WEBSTER GROVES, MO 63119

RETAIL PROPERTY FOR SALE



DEMOGRAPHICS:

| U.S. Census | 1-Mile | 3-Mile | 5-Mile |
|---------------------|----------|----------|----------|
| Population | 12,300 | 105,000 | 268,000 |
| Median HH Income | \$86,600 | \$84,500 | \$79,800 |
| Median Age | 45 | 44 | 43 |
| Number of Employees | 3,181 | 51,900 | 141,000 |

PROPERTY HIGHLIGHTS

- 2-Building Commercial Property.
- 1238 Retail Showroom.
- 1000 SF Warehouse Addition with 8-foot drive-in door.
- 1158 Rear Storage Building with 16-foot drive-in door.
- Each Building Separately Metered for Gas and Electric.
- Property Developed in 1961.
- 73 Feet of Watson Rd Frontage.
- 0.30 Acre Lot (13,068 SF).
- High Traffic Counts-13,313 AAWDT.
- C-Commercial Zoning.
- Center Turn Lane for easy access to Property.
- Great Webster Groves Location-Just West of S. Elm Ave on Watson Rd.



For more information, please contact:



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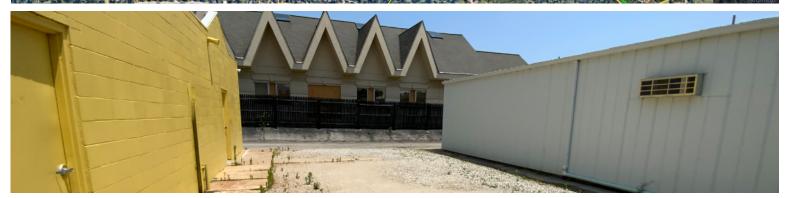






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CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

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RETAIL PROPERTY FOR SALE

INTERIOR & EXTERIOR PHOTOS















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