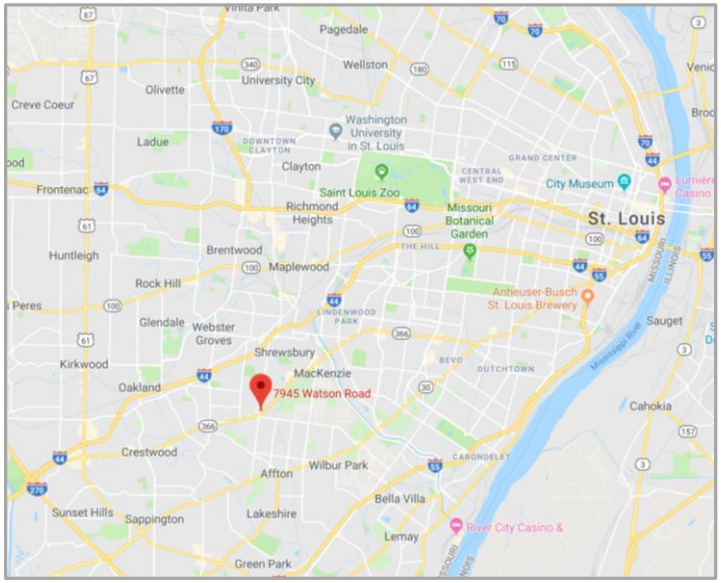
FREESTANDING BUILDING FOR SUBLEASE

7945 WATSON RD| ST. LOUIS, MO 63119

SCOUT REALTY GROUP

INFORMATION

RETAIL FOR SUBLEASE



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PROPERTY DESCRIPTION

- 1,710 SF former White Castle available for Sublease
- Located on the signalized corner of Watson Road & Laclede Station Road
- Excellent signage and visibility
- Kitchen equipment and furnishing remain in the space including hood system, exterior walk-in fridge and freezer
- Building is drive-thru equipped
- Landlord receptive to direct lease for qualified tenant
- Asking $66,000 annual base rent NNN

DEMOS	1 MILE	3 MILE	5 MILE
TOTAL POP	13,181	113,969	303,003
MED HH/$	$60,072	$75,003	$69,878
DAYTIME POP	5,567	41,865	158,065

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13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

MARKET AERIAL

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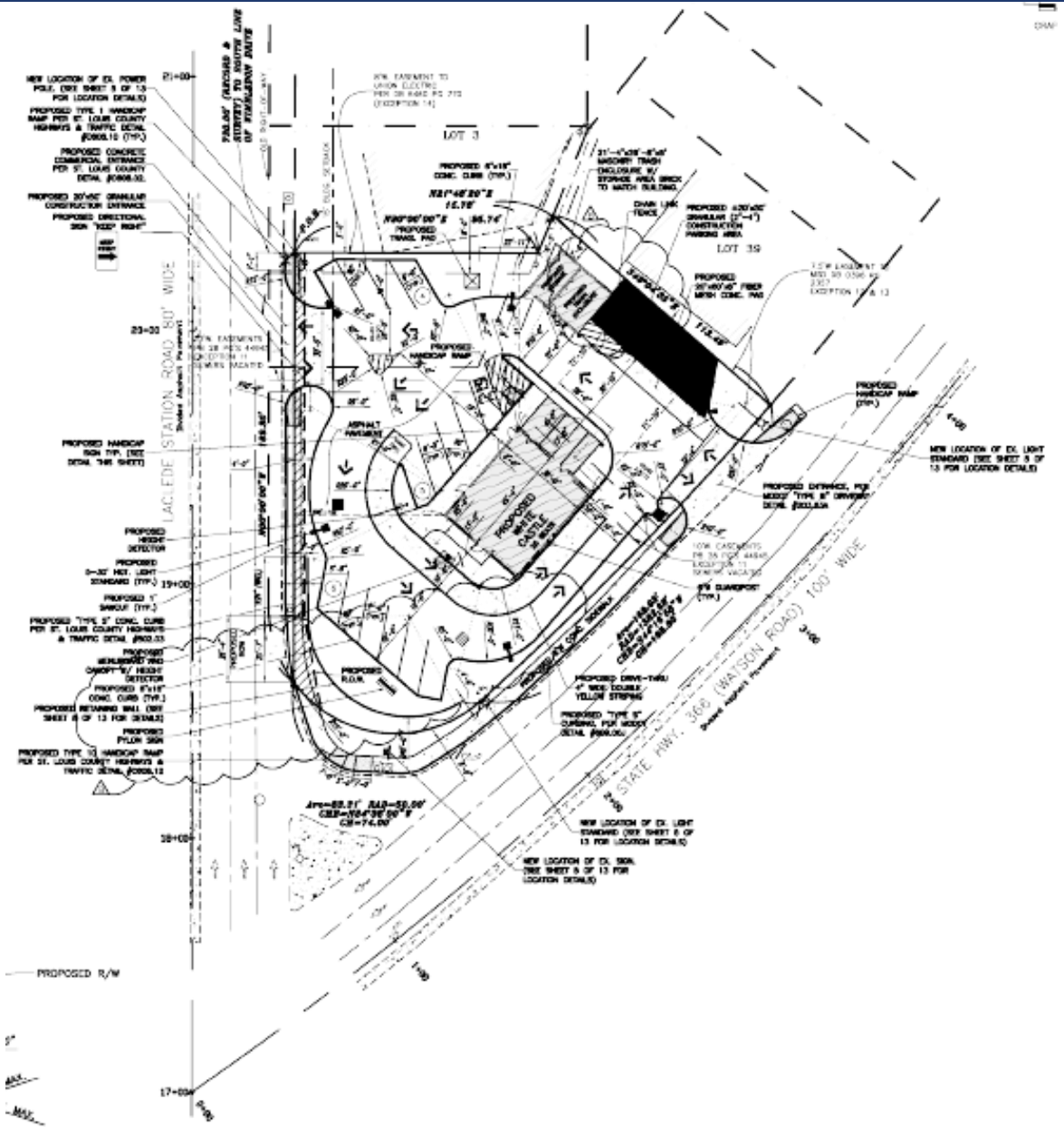
SITE PLAN



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