

FOR SALE

Lindenwood Park

4206

WATSON RD





4206 Watson Rd

Details + Demographics

EMILY ACKLEY

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Property Highlights

- Single-tenant retail investment with Blueprint Coffee in place
• Strong in-place lease with multiple renewal options
• Passive, investor-owner opportunity
• Prime Watson Road location in thriving South St. Louis trade area
• Excellent access to I-44, Chippewa, Arsenal, and River Des Peres
• Surrounded by dense residential communities including:
- South Hampton, The Hill, Maplewood, Tower Grove, Shrewsbury, Webster Groves
• Strong area demographics and established consumer base
• Near major retail hubs including Target and Schnucks
• Brand-new roof with 20-year warranty
• New HVAC system
• Sale Price: \$515,000

DEMOGRAPHICS

Table with 4 columns: Metric, 1 mi, 3 mi, 5 mi. Rows include Population, Median HH Income, Population Median Age, and Households.



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Area Overview

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