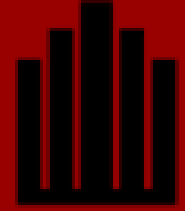


General Grant Shopping Center · Marlborough, MO · 63119

FOR LEASE

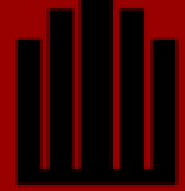




PROPERTY HIGHLIGHTS

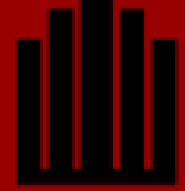
- General Grant Center is a 75,000 SF retail shopping center in Marlborough Missouri.
- The property is undergoing extensive renovations including new paint, façade work, roofs, HVAC, and a new store front over the former Orlandos space.
- Just minutes from the new Dierbergs, General Grant is the next major neighborhood shopping center.
- 17,000 VPD along Watson Road.
- Located at a signalized intersection
- Pad opportunity available
- Vacancies ranging for 19,185 SF to 1,218 SF





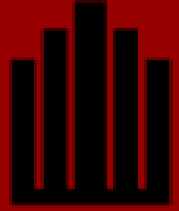
General Grant Shopping Center · Marlborough, MO · 63119



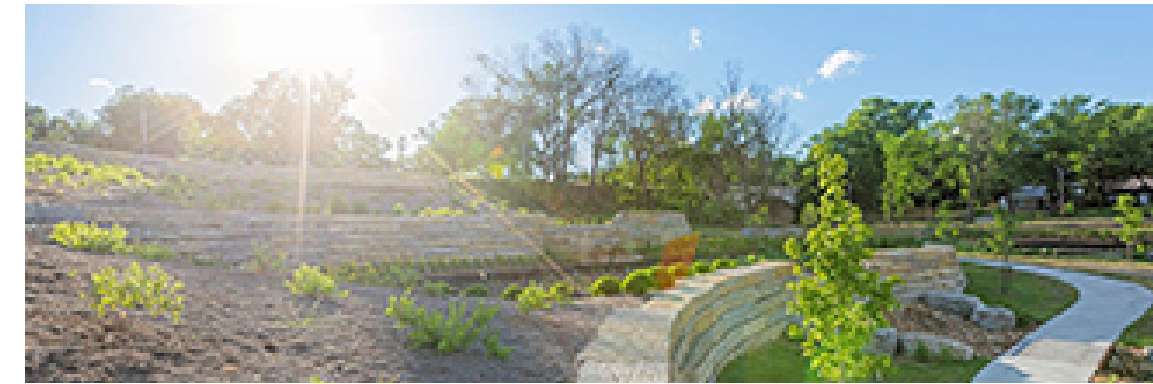


General Grant Shopping Center · Marlborough, MO · 63119





PROFILE: MARLBOROUGH, MO



Location

Growth & Accessibility

- Centrally located in St. Louis County, Marlborough offers convenient access to major corridors including Interstate 44 and nearby Interstate 64/40.
- Its proximity to downtown St. Louis and surrounding employment centers makes it an attractive option for commuters and small businesses alike.

Demographics

Family-Friendly and Diverse

- Marlborough is known for its welcoming atmosphere, long-standing residents, and strong neighborhood pride.
- The community includes a mix of families, young professionals, and retirees, creating a balanced and stable residential base.
- Affordable housing options and a close-knit environment make Marlborough appealing to a wide range of residents.

Business Friendly

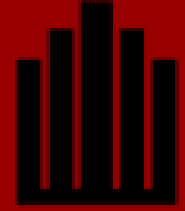
Momentum & Opportunity

- Marlborough benefits from its strategic location near major commercial and retail districts within St. Louis.
- The city supports local businesses through accessibility, engagement, and proximity to regional economic activity.
- Continued investment in retail, dining, and development contributes to long-term growth potential.

Community

Close-Knit and Connected

- Marlborough offers a small-town feel with the convenience of being part of the greater St. Louis region.
- Residents enjoy nearby parks, community spaces, and local events that encourage neighborhood interaction and recreation.
- The city's friendly character, established homes, and accessible services make it a comfortable and desirable place to live.



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

14,500 | 118,000 | 312,000



Average Household Income

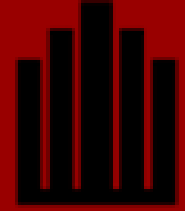
\$74,000 | \$93,500 | \$89,000



Est. Households

5,900 | 48,500 | 128,000

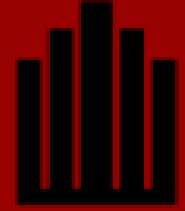




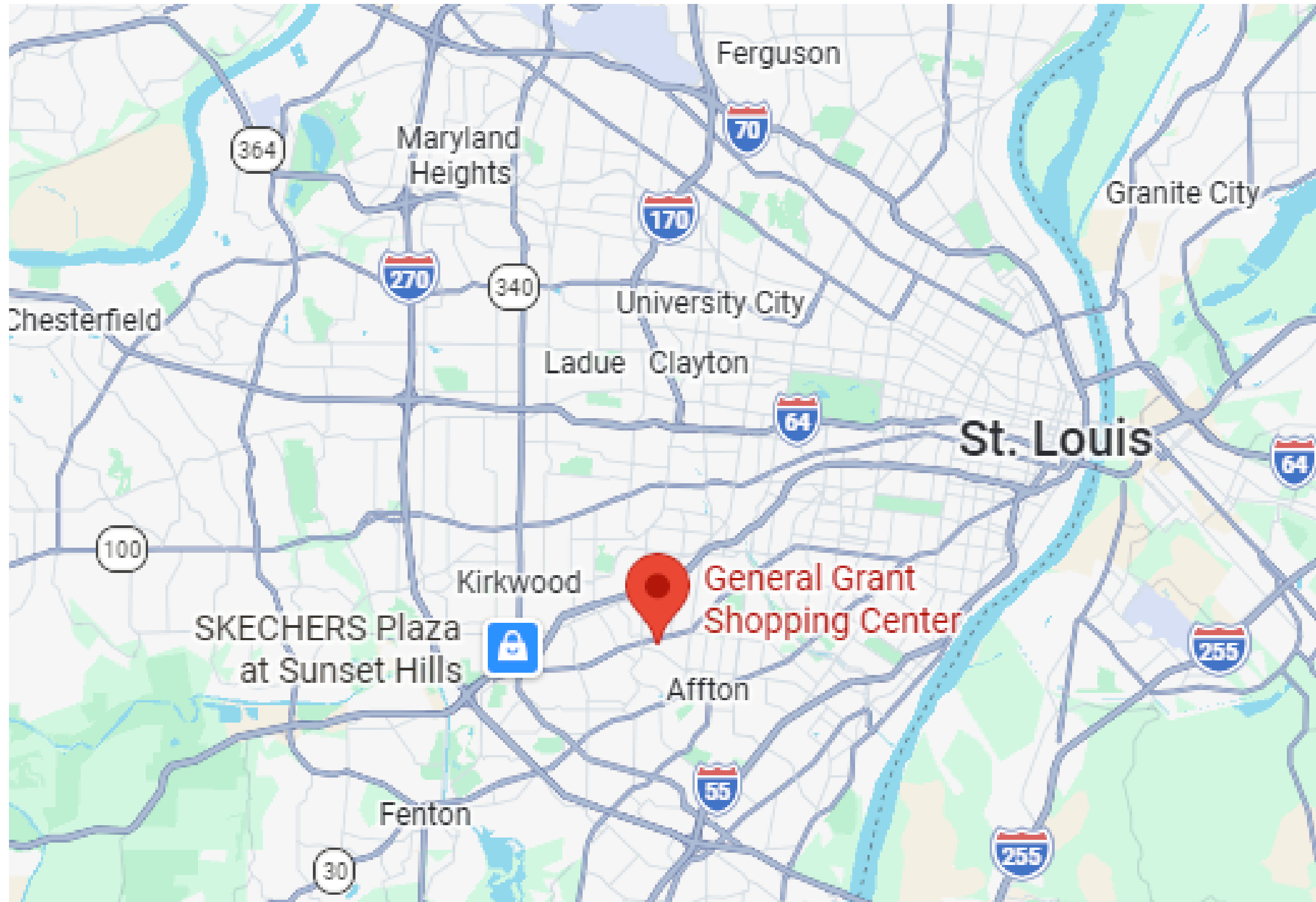
General Grant Shopping Center · Marlborough, MO · 63119

LOCATION





LOCATION



Nick Bahn

Office: 314.849.5858

Cell: 314.322.2020

Nick@bahnrealty.com