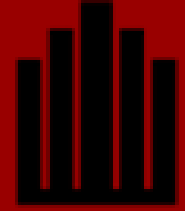


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FOR LEASE



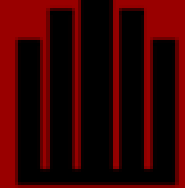


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PROPERTY HIGHLIGHTS

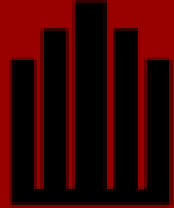
- General Grant Center is a 75,000 SF retail shopping center in Marlborough Missouri.
- The property is undergoing extensive renovations including new paint, façade work, roofs, HVAC, and a new store front over the former Orlandos space.
- Just minutes from the new Dierbergs, General Grant is the next 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





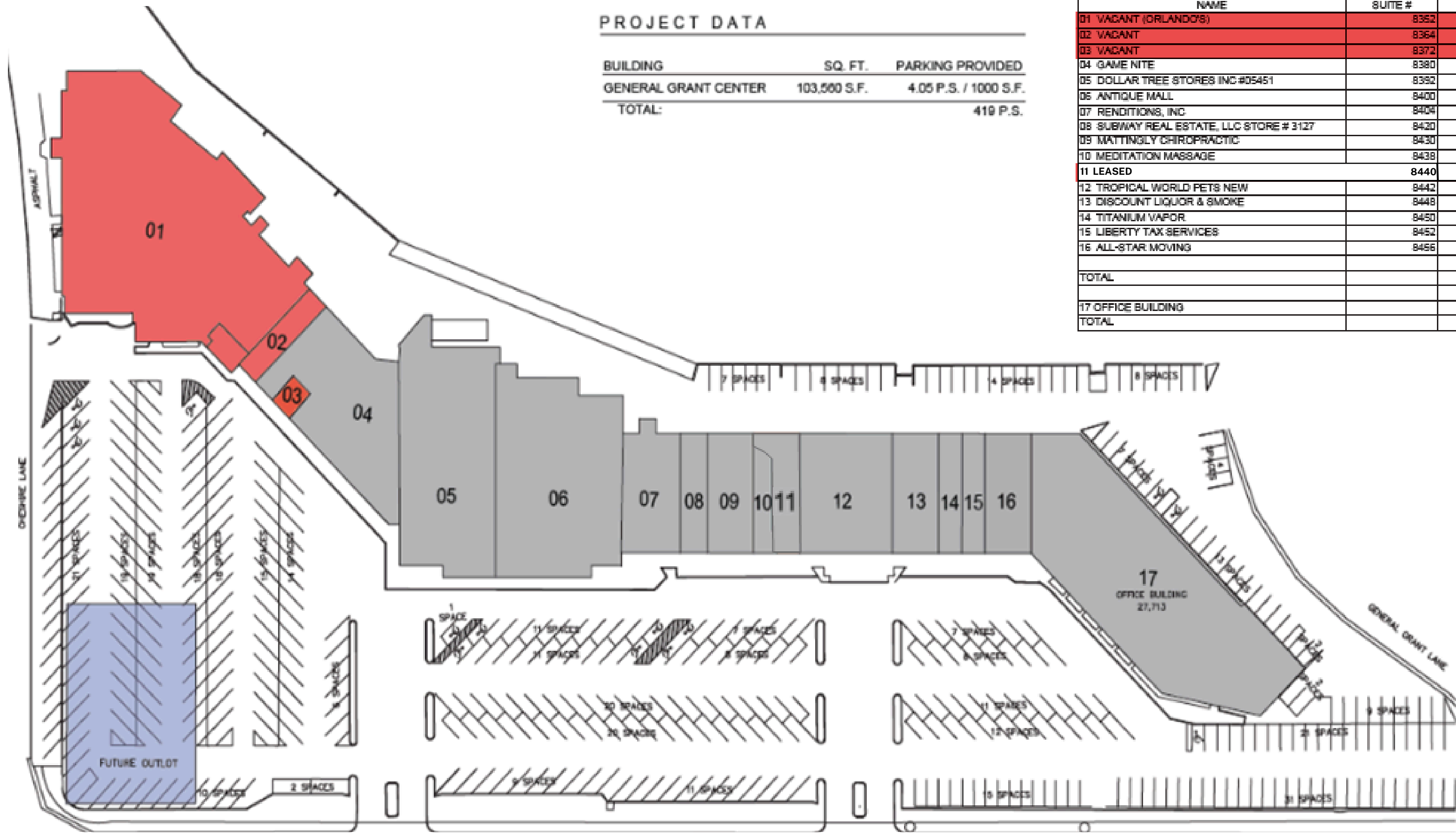
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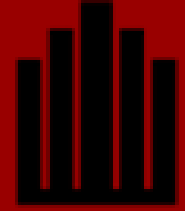
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PROPERTY SITEPLAN



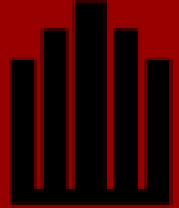
PROJECT DATA		
BUILDING	SQ. FT.	PARKING PROVIDED
GENERAL GRANT CENTER	103,560 S.F.	4.05 P.S. / 1000 S.F.
TOTAL:		419 P.S.

GENERAL GRANTS CENTER		
NAME	SUITE #	AREA (SQFT)
01 VACANT (ORLANDO'S)	8352	19,185
02 VACANT	8364	1,218
03 VACANT	8372	375
04 GAME NITE	8380	7,489
05 DOLLAR TREE STORES INC #05451	8392	10,700
06 ANTIQUE MALL	8400	11,800
07 RENDITIONS, INC.	8404	4,066
08 SUBWAY REAL ESTATE, LLC STORE # 3127	8420	1,466
09 MATTINGLY CHIROPRACTIC	8430	2,112
10 MEDITATION MASSAGE	8438	1,040
11 LEASED	8440	1,635
12 TROPICAL WORLD PETS NEW	8442	6,903
13 DISCOUNT LIQUOR & SMOKE	8448	2,600
14 TITANIUM VAPOR	8450	1,306
15 LIBERTY TAX SERVICES	8452	1,313
16 ALL-STAR MOVING	8456	2,641
TOTAL		75,847
17 OFFICE BUILDING		27,713
TOTAL		103,560



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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**

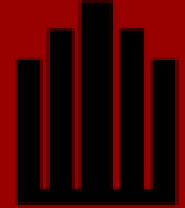
- Marlborough is known for its welcoming atmosphere, long-standing residents, and strong neighborhood pride.
- The community includes a mix of families, young professionals, and retirees, creating a balanced and stable residential base.
- Affordable housing options and a close-knit environment make Marlborough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



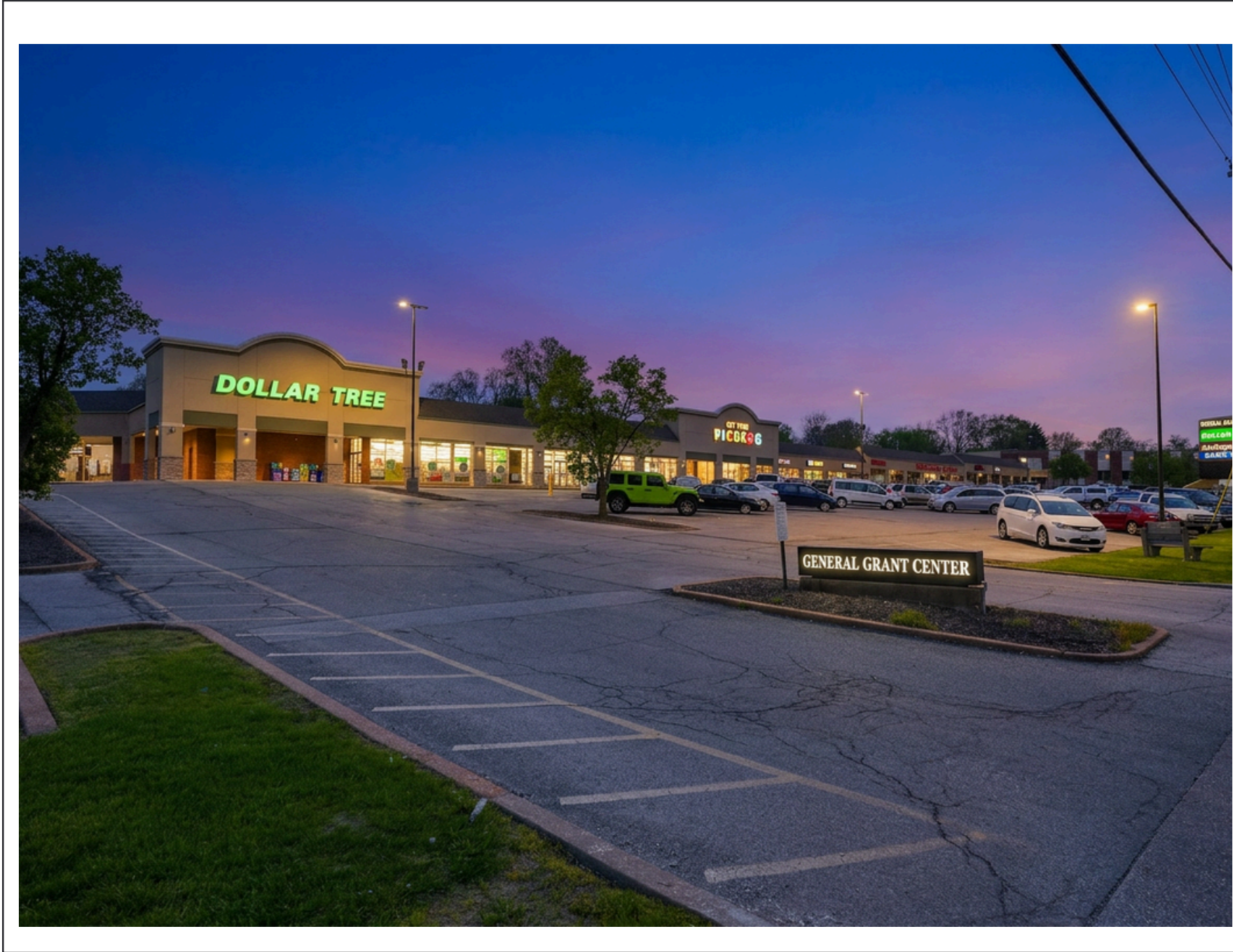
Average Household Income

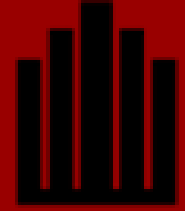
\$74,000 | \$93,500 | \$89,000



Est. Households

5,900 | 48,500 | 128,000

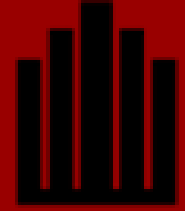




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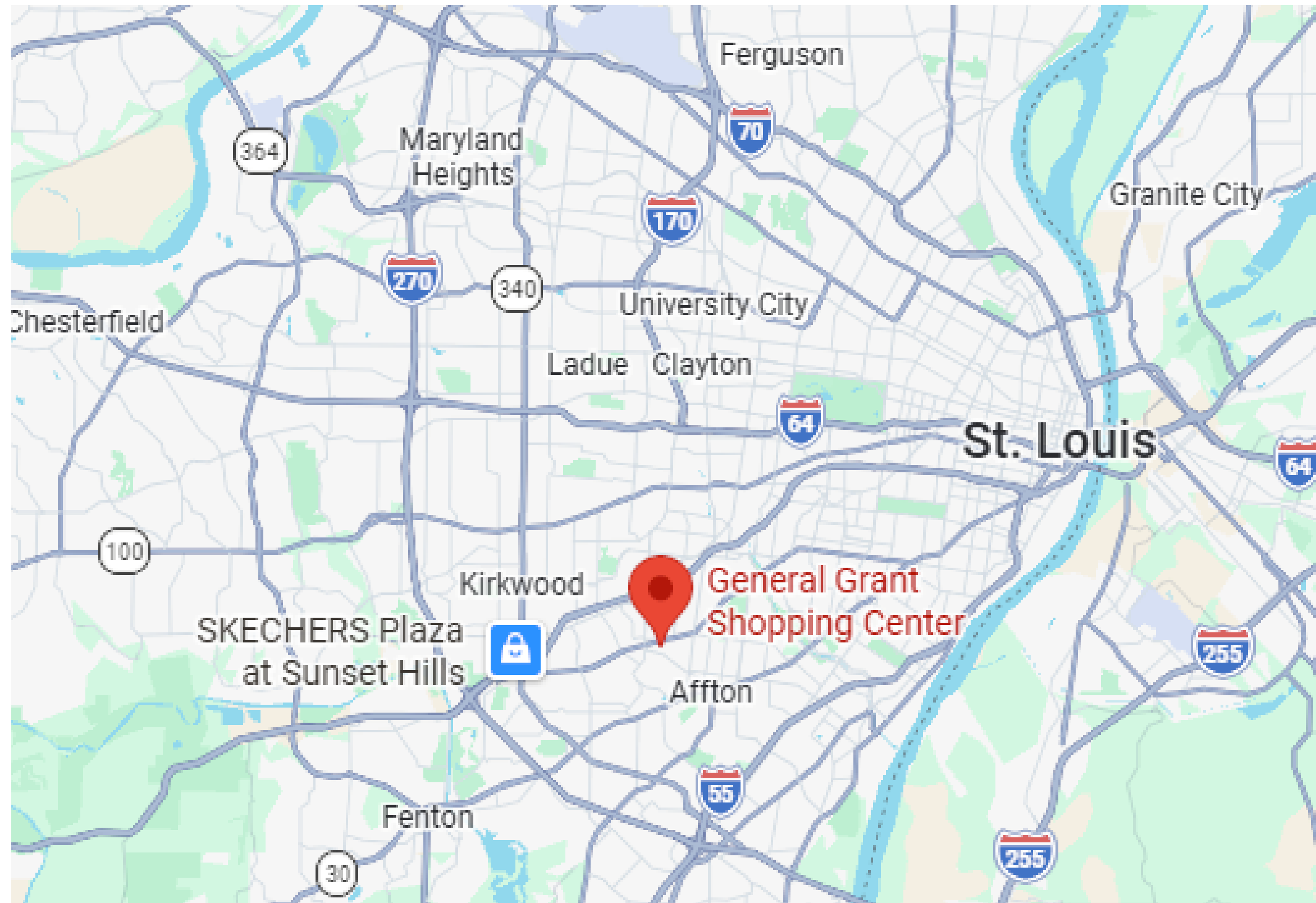
LOCATION





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LOCATION



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