

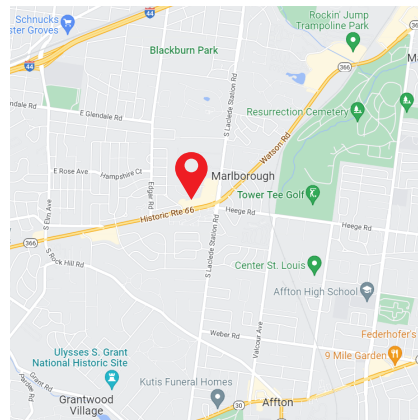


GENERAL GRANT CENTER

8400 Watson Road | St. Louis, MO 63119

PROPERTY HIGHLIGHTS

- 25,719 total SF available
- 19,185 SF, 1,218 SF, 375 SF, and 1,635 SF
- Solid demos
- Abundant parking
- Potential redevelopment of vacant Orlando's
- Recently renovated



FOR LEASE

DEMOGRAPHICS

	1 Mi.	3 Mi.	5 Mi.
Population	12,844	105,043	276,186
Med. HH Income	\$70,421	\$77,320	\$73,078
# of Households	6,419	48,452	132,581

TRAFFIC VOLUME

Watson Road	16,917 VPD
Laclede Station Road	24,928 VPD
S. Elm/Rock Hill Road	17,917 VPD

FOR MORE INFO CONTACT:

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WM. BOUDOURES CO.
8029 Clayton Road
St. Louis, MO 63117
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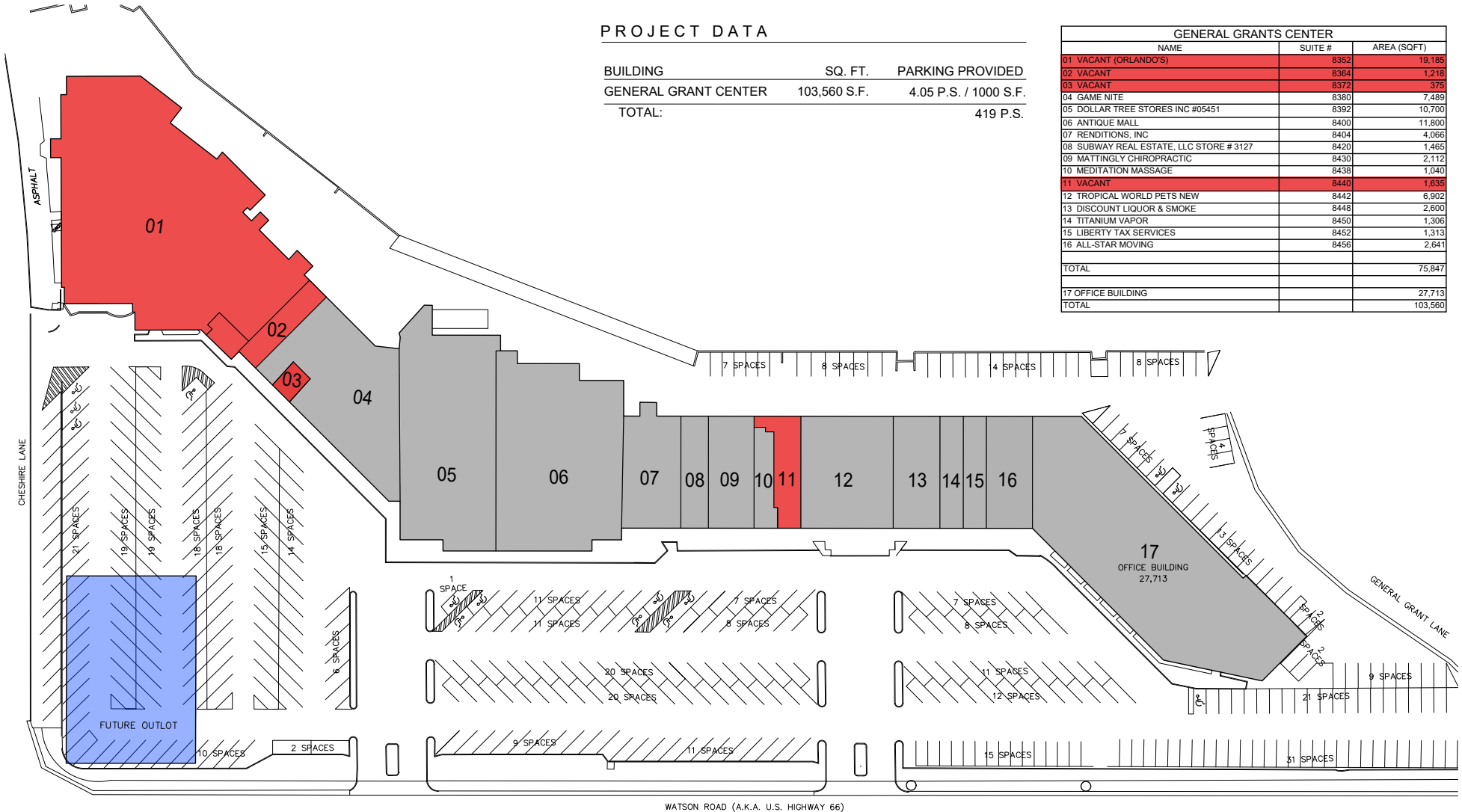


SITE PLAN

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	1,465
09 MATTINGLY CHIROPRACTIC	8430	2,112
10 MEDITATION MASSAGE	8438	1,040
11 VACANT	8440	1,635
12 TROPICAL WORLD PETS NEW	8442	6,902
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



LEASE PLAN
SCALE: 1/8" = 1'-0"

GENERAL GRANT CENTER