

For Lease

GENERAL GRANT CENTER

8400 Watson Rd., St. Louis, MO 63119

AVAILABLE

1,040 SF, 1,218 SF, 1,635 SF, 2,641 SF

11,800 SF, 19,185 SF



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Google Earth

DEMOGRAPHICS

| | 1Mi | 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

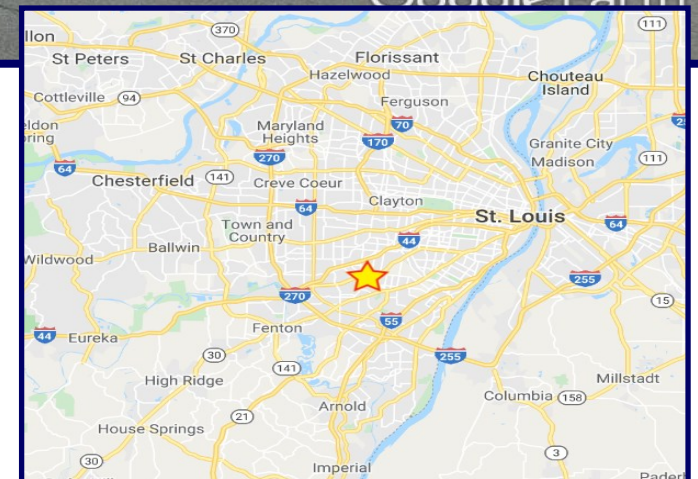
| | |
|----------------------|------------|
| Watson Road | 16,917 vpd |
| Laclede Station Rd. | 24,928 vpd |
| S. Elm/Rock Hill Rd. | 17,917 vpd |

CALL FOR DETAILS

Thomas Egan

314-725-1997

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GENERAL GRANT CENTER

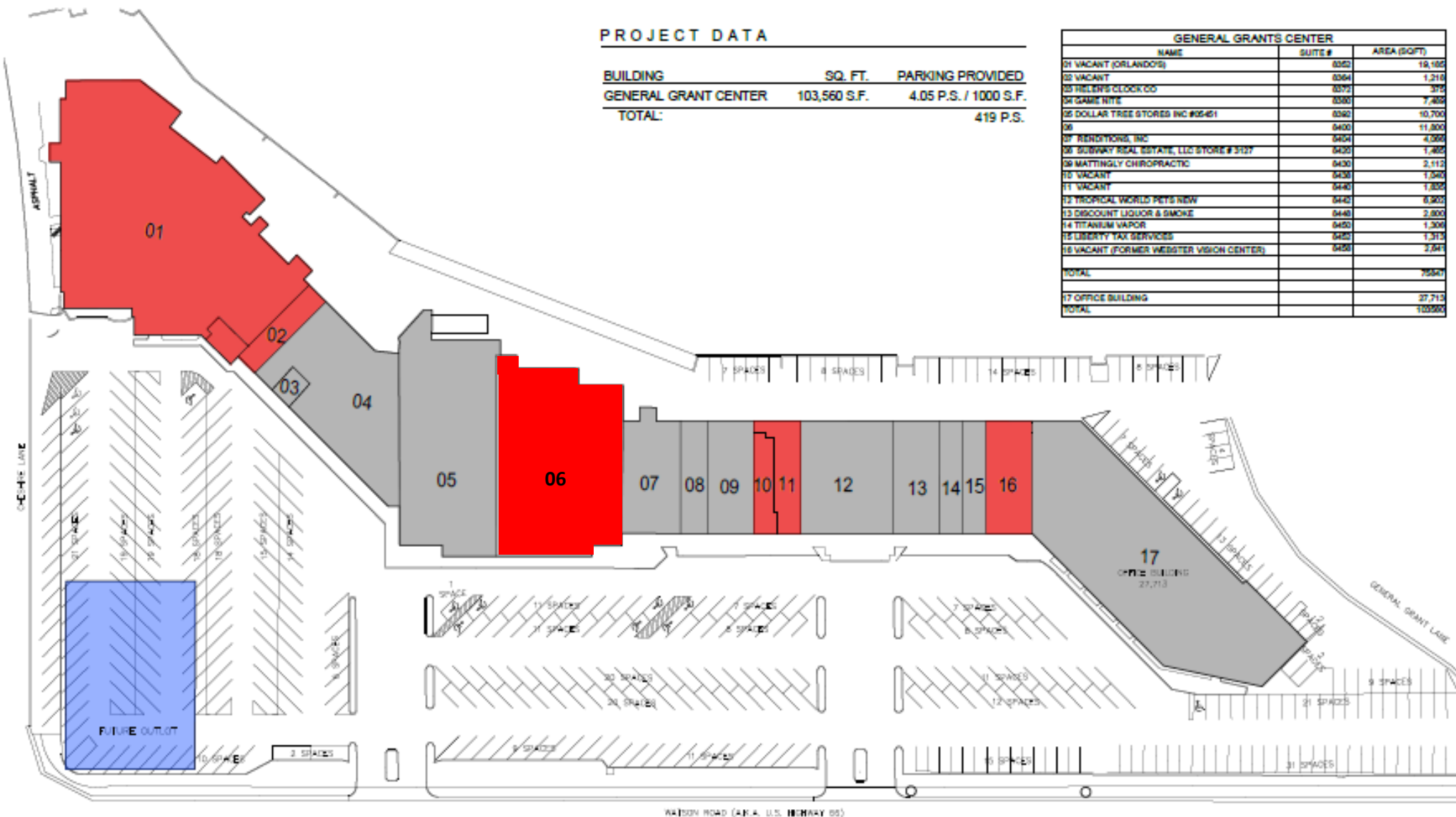
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PROJECT DATA

| 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) | 0302 | 19,185 |
| 02 VACANT | 0304 | 1,210 |
| 03 HILBENS CLOCK CO | 0312 | 375 |
| 04 GAME NITE | 0300 | 7,485 |
| 05 DOLLAR TREE STORES INC #05451 | 0300 | 10,700 |
| 06 | 0400 | 11,800 |
| 07 RENDYONS, INC | 0401 | 4,050 |
| 08 SUBWAY REAL ESTATE, LLC STORE # 3127 | 0401 | 1,825 |
| 09 MATTINGLY CHIROPRACTIC | 0430 | 2,113 |
| 10 VACANT | 0430 | 1,385 |
| 11 VACANT | 0440 | 1,825 |
| 12 TROPICAL WORLD PETS NEW | 0442 | 6,505 |
| 13 DISCOUNT LIQUOR & SMOKE | 0440 | 2,800 |
| 14 TITANIUM VAPOR | 0450 | 1,300 |
| 15 LIBERTY TAX SERVICES | 0425 | 1,315 |
| 16 VACANT (FORMER WEBSTER VISION CENTER) | 0425 | 2,841 |
| TOTAL | | 75501 |
| 17 OFFICE BUILDING | | 27,713 |
| TOTAL | | 103200 |



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

GENERAL GRANT CENTER



ST. LOUIS,
19-081

MISSOURI
01-07-20