

8088 Watson Road
MARLBOROUGH, MO

RARE OPPORTUNITY TO OWN A LANDMARK PROPERTY ON HISTORIC RT 66 (WATSON RD)



NEW PRICE: \$295,000

DEMOGRAPHICS:

U.S. Census	1-Mile	3-Mile	5-Mile
Population	13,427	115,884	303,502
Households	6,353	50,696	137,524
Average HH Income	\$114,727	\$129,173	\$123,084
Number of Business	320	3,365	11,087
Number of Employees	4,605	40,993	153,895

PROPERTY HIGHLIGHTS

- 2-Commercial Buildings
- Yorkshire Animal Hospital (will be vacating) 1,694 SF plus basement
- St. Louis Organics (month-to-month lease) 2,389 SF
- 94 Feet of Watson Road Frontage
- 0\,.26 Acres
- Zoned C-1 Commercial Allows for most Retail/ Commercial and Office Uses

LOCATION HIGHLIGHTS

- Watson Road-High Traffic Retail Office Corridor
- 42,176 Vehicles Per Day at the intersection of Watson and Laclede Station Rds.
- 17,906 Vehicles Per Day on Watson Road
- High Density/Population/Employment Area
- 550 Apartments located directly behind the Property
- Yorkshire Shopping Center Across from Property



For more information, please contact:



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