8088 Watson Road MARLBOROUGH, MO

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



DEMOGRAPHICS: PROPERTY HIGHLIGHTS 2-Commercial Buildings • U.S. Census 1-Mile 3-Mile 5-Mile Yorkshire Animal Hospital (will be vacating) 1,694 SF • plus basement St. Louis Organics (month-to-month lease) 2,389 SF **Population** 13,427 115,884 303,502 • 94 Feet of Watson Road Frontage 0.26 Acres Zoned C-1 Commercial Allows for most Retail/ Households 6,353 50,696 137,524 **Commercial and Office Uses** LOCATION HIGHLIGHTS **Average HH Income** \$114,727 \$129,173 \$123,084 Watson Road-High Traffic Retail Office Corridor • • 42,176 Vehicles Per Day at the intersection of Watson and Laclede Station Rds. Number of Business 320 3,365 11,087 17,906 Vehicles Per Day on Watson Road High Density/Population/Employment Area **Number of Employees** 4,605 40,993 153,895 • 550 Apartments located directly behind the Property Yorkshire Shopping Center Across from Property

For more information, please contact:

Cardinal **R**ealty **G**roup **REAL ESTATE & ACQUISITIONS** WITHOUT LIMITATIONS



Mobile: (314) 607-2928 Office: (636) 225-0385 E-mail: Hal@cardinalrealtygroup.com Website: www.cardinalrealtygroup.com





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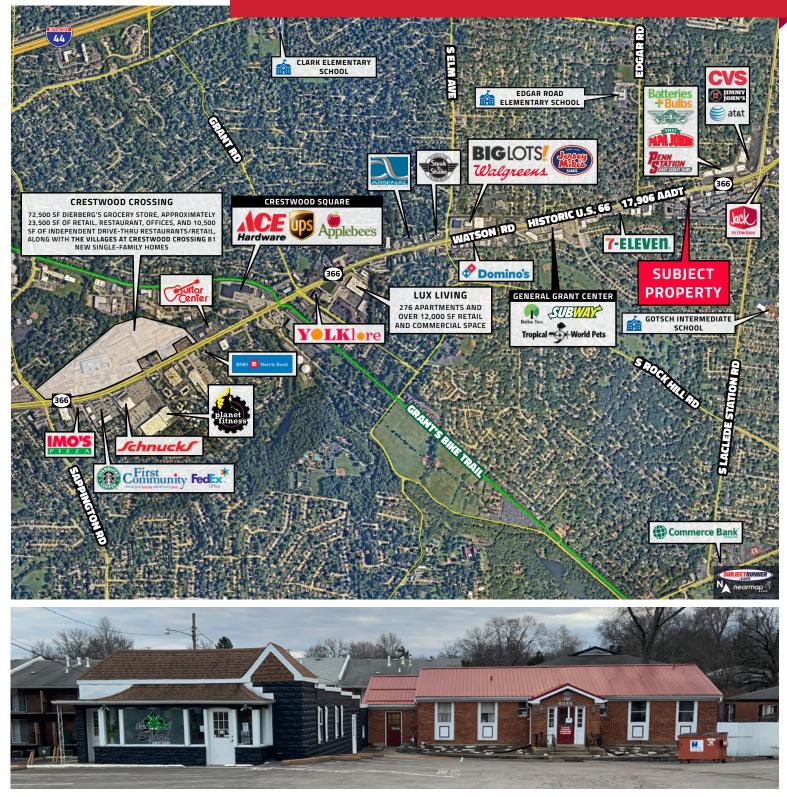
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