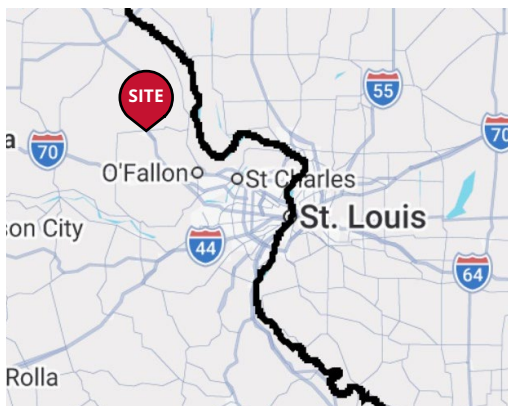


Do Not Disturb Existing Tenant



2026 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

3,232 | 15,311 | 28,116



Daytime Population

4,102 | 9,163 | 14,230



Median Household Income

\$56,558 | \$88,936 | \$94,106

RETAIL FOR SUBLEASE

1 Merlin Drive | Troy, Missouri 63379

4,698 SF on 0.98 Acres | Lease Rate: \$125,000/year, NNN

PROPERTY DETAILS

Free-standing restaurant sublease through January 31, 2035,
plus 4 - 5 year options

Potential for redevelopment on a ground lease basis

Prominently located building with pylon signage at highway intersection

168 seats, 61 parking spaces

Highway 47 - 25,439 VPD

Jim Rosen, CCIM

314.785.7625

jrosen@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

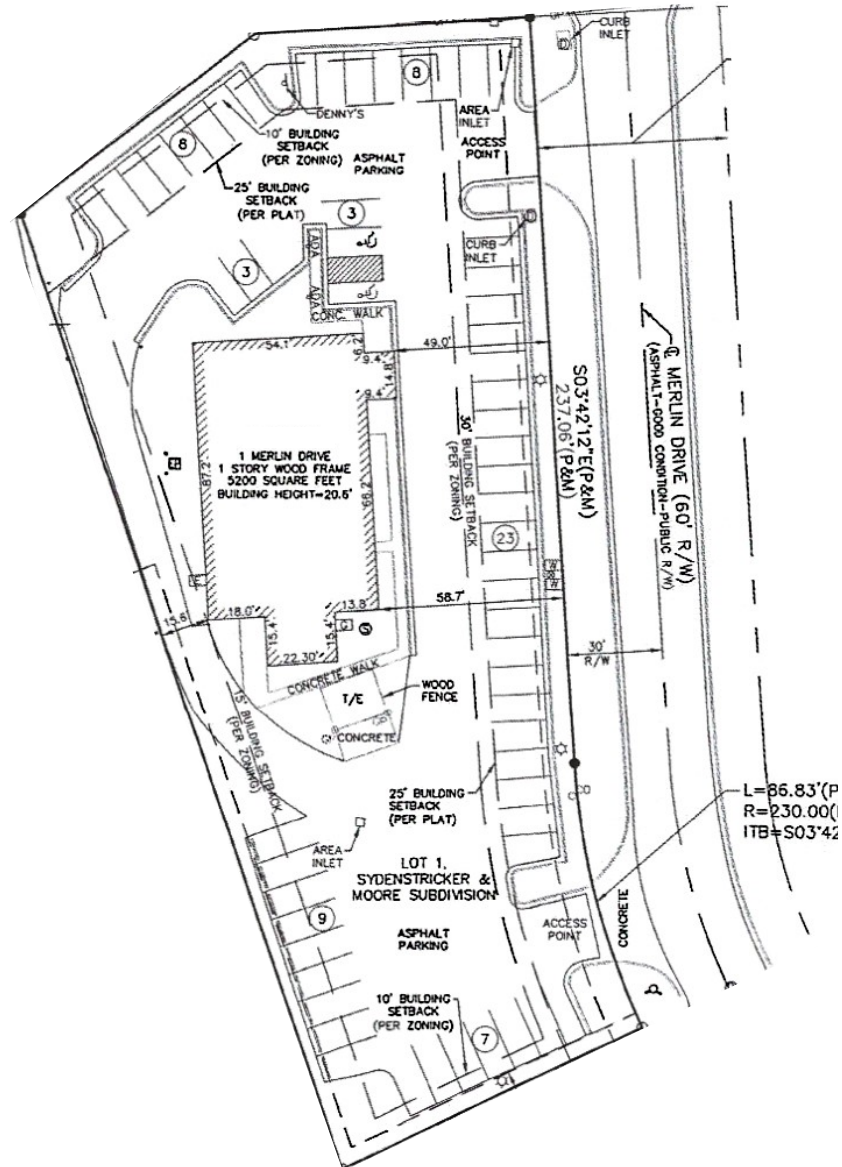
The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial





Site Plan



Space Plan

