

The GRAND VILLAGE S H O P S

- Top Branson, MO Shopping Center, in the heart of famous Entertainment District
- Mid-Strip has emerged as a top retail submarket: 4 million annual visitors within .5 mi. radius





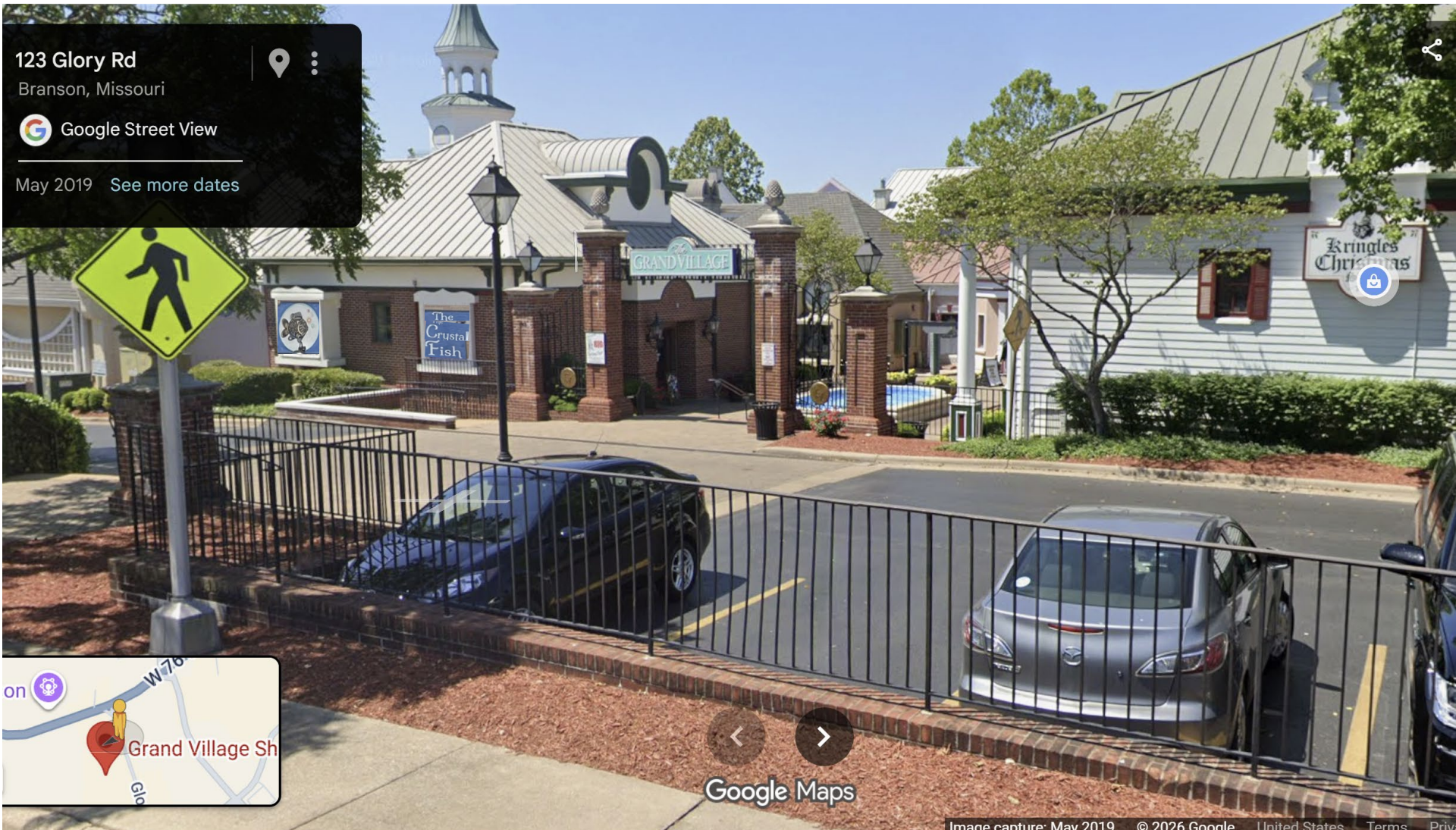
FOR LEASE: 1300sf available 1/1/2027

Rare End-Cap/Frontage Opportunity

- At East Entrance, next to Kringle's Christmas Shop (162k annual visitors)
- Direct visibility from Glory Rd and Aquarium exit (421k annual visitors)
- Prominent façade signage opportunity

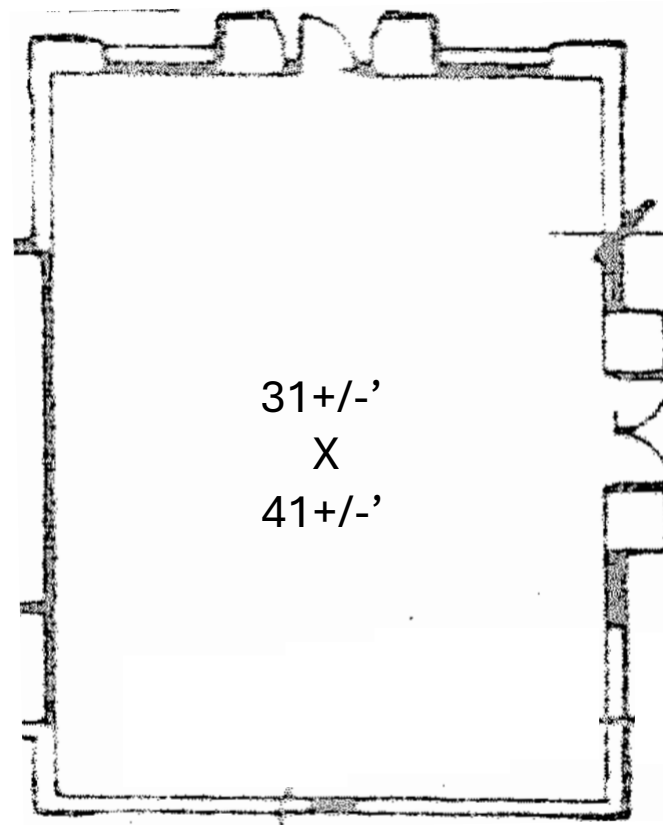


Southeast view from Glory Rd.





Suite #420
1,300 SF



Courtyard

East
Entrance

East Parking Lot



Grand Village has strong tourism draw and strong customer demographics

www.GrandVillageShops.com



- Grand Village Shops is an iconic Branson shopping destination, with **~700k annual visitors**. **Best of Branson and Best of Southwest MO award winner in 2025!**
- Eclectic collection of over 20+ unique retail shops, includes iconic anchors Mel's Hard Luck Diner (featuring singing servers), Kringle's Christmas Store (largest in Midwest), and Sugar Leaf Bakery/Café (perennial Best of Branson winner).
- Attracts a **customer demographic that is among the highest in Branson** (per Placer.AI): visitors' median HH income **+8%** vs. Missouri median, **+12%** vs. Aquarium, **+23%** vs. Tanger Outlets, and **+31%** vs. downtown Branson Main St.
- **Ready access** from two arterial roads from the north (Hwy 76 / "The Strip" – 17k vpd) and south (Green Mountain Rd. – 13k vpd).
- **Proven marketing/promotional program** to attract recurring tourism/customers.

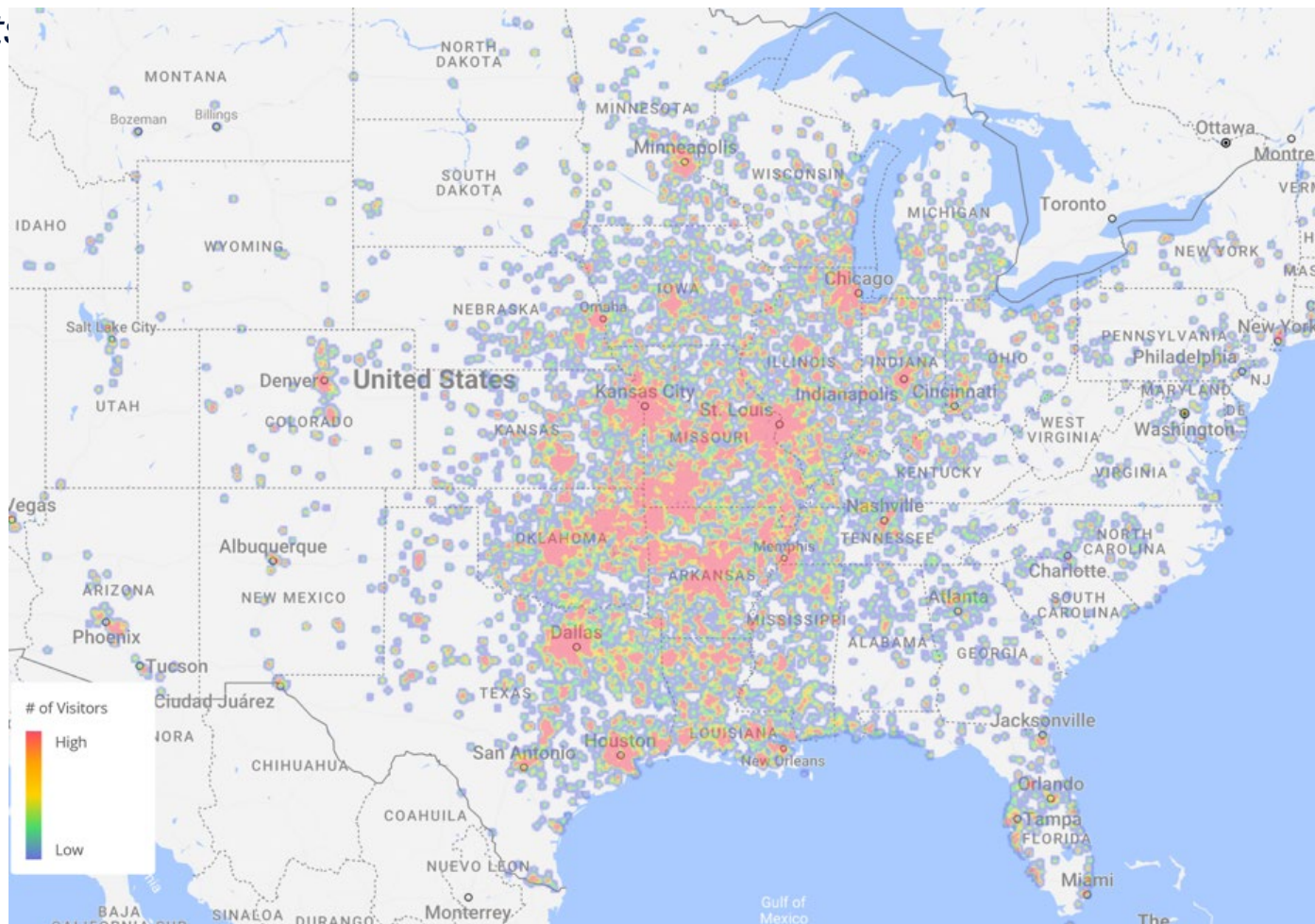
Why Branson?

- Top US vacation market: Branson welcomes **10+ million visitors** each year, and is consistently ranked in Tripadvisor's top-20 "Best of the Best" US vacation destination.
- Robust, growing retail market: 37% growth in Branson retail sales from 2019 to 2025.
- 4 million annual visits are generated within 0.5 miles of **Grand Village**.
- Branson has **limited seasonality**, with a March-December tourism season drawing Spring Break, Summer, Fall/Holiday season tourists.
- **Grand Village** is located in the Heart of The Branson Entertainment "Strip",



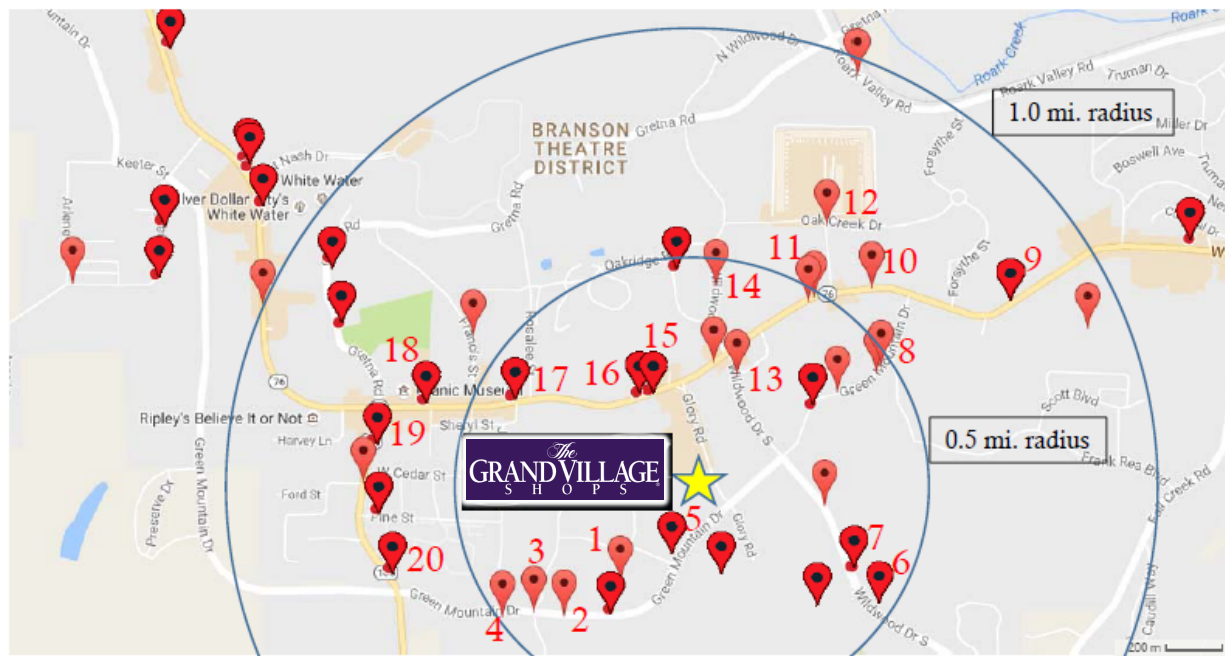
Branson has huge Mid-America draw providing *brand leverage* opportunity

- Top Branson “feeder” markets include St. Louis, Kansas City, Oklahoma City, Tulsa, Dallas, Chicago, Little Rock.
- Provides retailers with opportunity to leverage their Brand to/from major Midwest market.



High nearby lodging density

- High concentration of hotels/condos: More than **5,600** hotel/condo units are located within 1 mile of **Grand Village**.
- High concentration of potential restaurant/retail/entertainment customers



5,600+ hotel/condo units within 1 mile radius of Grand Village, including:

- | | |
|--|---|
| 1) Marriott's Willow Ridge Lodge – 414 condos | 11) Windmill Inn and Suites – 150 rooms |
| 2) Castle Rock Resort & Waterpark – 200 rooms | 12) Camden Hotel & Conference Center – 180 rooms |
| 3) The Stone Castle Hotel & Conference Center – 300 rooms | 13) Radisson Hotel Branson – 472 rooms |
| 4) Ozark Regal Hotel – 99 rooms | 14) Grand Plaza Hotel Branson – 199 rooms |
| 5) Holiday Inn Express Branson – Green Mountain Dr. – 120 rooms | 15) Clarion Hotel – 166 rooms |
| 6) Thousand Hills Golf Resort – 300 rooms | 16) Quality Inn on the Strip – 114 rooms |
| 7) Residence Inn by Marriott Branson – 85 rooms | 17) Hall of Fame Motel – 143 rooms |
| 8) Grand Oaks Hotel – 197 rooms | 18) Best Western Center Pointe Inn – 164 rooms |
| 9) Holiday Inn Express Hotel & Suites Branson 76 Central – 141 rooms | 19) Fairfield Inn & Suites by Marriott Branson – 96 rooms |
| 10) Hotel Grand Victorian – 151 rooms | 20) Branson Surrey Inn – 151 rooms |

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Leasing Representative:

Bob Huels

417-331-6708

Bob@CommercialOneBrokers.com

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