

# JEFFERSON COUNTY PLAZA

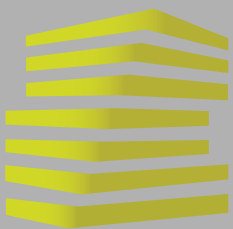
3 8 2 9 V O G E L R O A D

ARNOLD, MO



LOCATION.  
commercial real estate

**1,600 - 1,958 SF AVAILABLE FOR LEASE**  
**0.50-1.70 ACRE OUTPARCEL AVAILABLE FOR SALE, BTS, OR GROUND LEASE**



# JEFFERSON COUNTY PLAZA

## NEIGHBORHOOD VIBE

JOE LODES

314.818.1564 (OFFICE)

314.852.8234 (MOBILE)

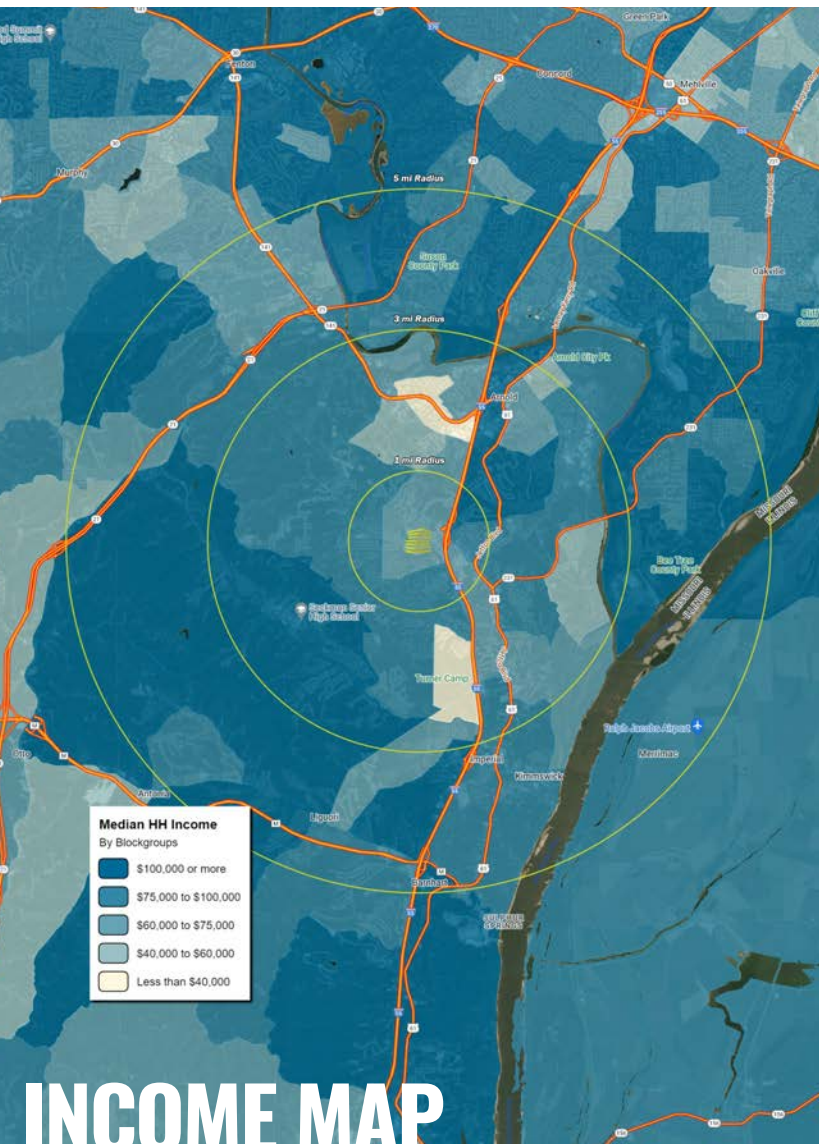
Joe@LocationCRE.com

BEN WEIS

314.818.1563 (OFFICE)

314.629.6532 (MOBILE)

Ben@LocationCRE.com



### TRADE AREA OVERVIEW

ARNOLD IS A CITY LOCATED IN JEFFERSON COUNTY, MISSOURI, SITUATED ALONG I-55 AT THE CONFLUENCE OF THE MERAMEC AND MISSISSIPPI RIVERS. IT IS APPROXIMATELY 20 MILES SOUTHWEST OF DOWNTOWN ST. LOUIS, AND THE LARGEST CITY IN JEFFERSON COUNTY KNOWN FOR ITS FRIENDLY COMMUNITY, BEAUTIFUL PARKS, AND EXCELLENT SCHOOLS.

ARNOLD HAS A RICH HISTORY, WITH EVIDENCE OF HUMAN OCCUPATION DATING BACK OVER 10,000 YEARS. EUROPEAN SETTLEMENT BEGAN IN THE EARLY 1800S, AND THE CITY WAS INCORPORATED IN 1972. TODAY, ARNOLD IS A THRIVING COMMUNITY WITH A STRONG ECONOMY, NUMEROUS SHOPPING AND DINING OPTIONS, AND EASY ACCESS TO OUTDOOR RECREATION OPPORTUNITIES.

ONE OF ARNOLD'S MOST POPULAR ATTRACTIONS IS THE ARNOLD RECREATION CENTER, WHICH FEATURES A STATE-OF-THE-ART FITNESS CENTER, INDOOR AND OUTDOOR POOLS, AN ICE RINK, AND A VARIETY OF RECREATIONAL PROGRAMS AND CLASSES. THE CITY IS ALSO HOME TO A NUMBER OF BEAUTIFUL PARKS AND TRAILS, INCLUDING ARNOLD CITY PARK, FERD B. LANG PARK, AND THE MERAMEC GREENWAY TRAIL.

ARNOLD IS SERVED BY THE FOX C-6 SCHOOL DISTRICT, WHICH INCLUDES SIX ELEMENTARY SCHOOLS, TWO MIDDLE SCHOOLS, AND ONE HIGH SCHOOL. THE DISTRICT IS KNOWN FOR ITS HIGH ACADEMIC STANDARDS AND COMMITMENT TO STUDENT SUCCESS. IN ADDITION TO PUBLIC SCHOOLS, ARNOLD IS ALSO HOME TO SEVERAL PRIVATE SCHOOLS, INCLUDING LUTHERAN HIGH SCHOOL SOUTH AND ST. JOHN'S LUTHERAN SCHOOL.

JEFFERSON COLLEGE-ARNOLD IS AN EXPANSION CAMPUS OF JEFFERSON COLLEGE'S MAIN CAMPUS IN NEARBY HILLSBORO, MISSOURI. THE 40,000 SQUARE FOOT CAMPUS OPENED IN 2007 AND IS A TWO-YEAR COLLEGE OFFERING ASSOCIATE DEGREES.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>11,938</b>	<b>46,480</b>	<b>96,282</b>
<b>HOUSEHOLDS</b>	<b>4,552</b>	<b>17,940</b>	<b>37,311</b>
<b>EMPLOYEES</b>	<b>3,479</b>	<b>9,758</b>	<b>21,037</b>
<b>MED HH INCOME</b>	<b>\$77,501</b>	<b>\$77,182</b>	<b>\$85,574</b>

### AREA RETAIL | RESTAURANTS



TARGET

Schnucks

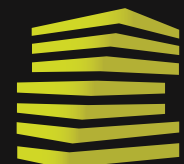


H&R BLOCK



Great Clips

Goodcents  
deli fresh subs



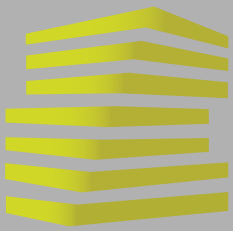
**LOCATION.**  
commercial real estate



REALTY  
RESOURCES  
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# JEFFERSON COUNTY PLAZA

## SITE PLAN

JOE LODES

314.818.1564 (OFFICE)

314.852.8234 (MOBILE)

Joe@LocationCRE.com

BEN WEIS

314.818.1563 (OFFICE)

314.629.6532 (MOBILE)

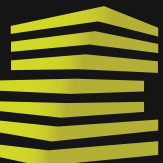
Ben@LocationCRE.com



### JEFFERSON COUNTY PLAZA TENANT ROSTER

C-1	XIST FITNESS	21,767 SF
3811	AVAILABLE (CURRENT NAIL SALON)	1,600 SF
3809	GOODFELLAS MOVING	1,600 SF
3801	DPU DANCE STUDIO	7,600 SF
3797	AVAILABLE	1,958 SF
3783	MERAMEC DERMATOLOGY	7,526 SF
OUTLOT 1	AVAILABLE	1.7 AC +/-
OUTLOT 2	AVAILABLE	0.5 AC +/-

- 1,600 - 1,958 SF AVAILABLE FOR LEASE IN ARNOLD, MO
- 0.5 - 1.70 ACRE OUTLOTS AVAILABLE FOR SALE, GROUND LEASE, OR BTS
- CO-ANCHORED BY HOME DEPOT, TARGET, AND XIST FITNESS
- CENTER IS LOCATED SOUTH OF VOGEL ROAD ACROSS FROM NATIONAL GEOSPATIAL-INTELLIGENCE AGENCY
- CLOSE PROXIMITY TO I-55
- PLEASE CONTACT BROKER FOR MORE INFORMATION

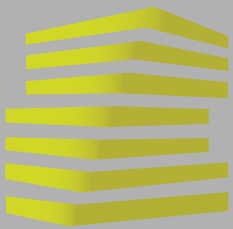


**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# JEFFERSON COUNTY PLAZA

## MARKET AERIAL

JOE LODES

314.818.1564 (OFFICE)

314.852.8234 (MOBILE)

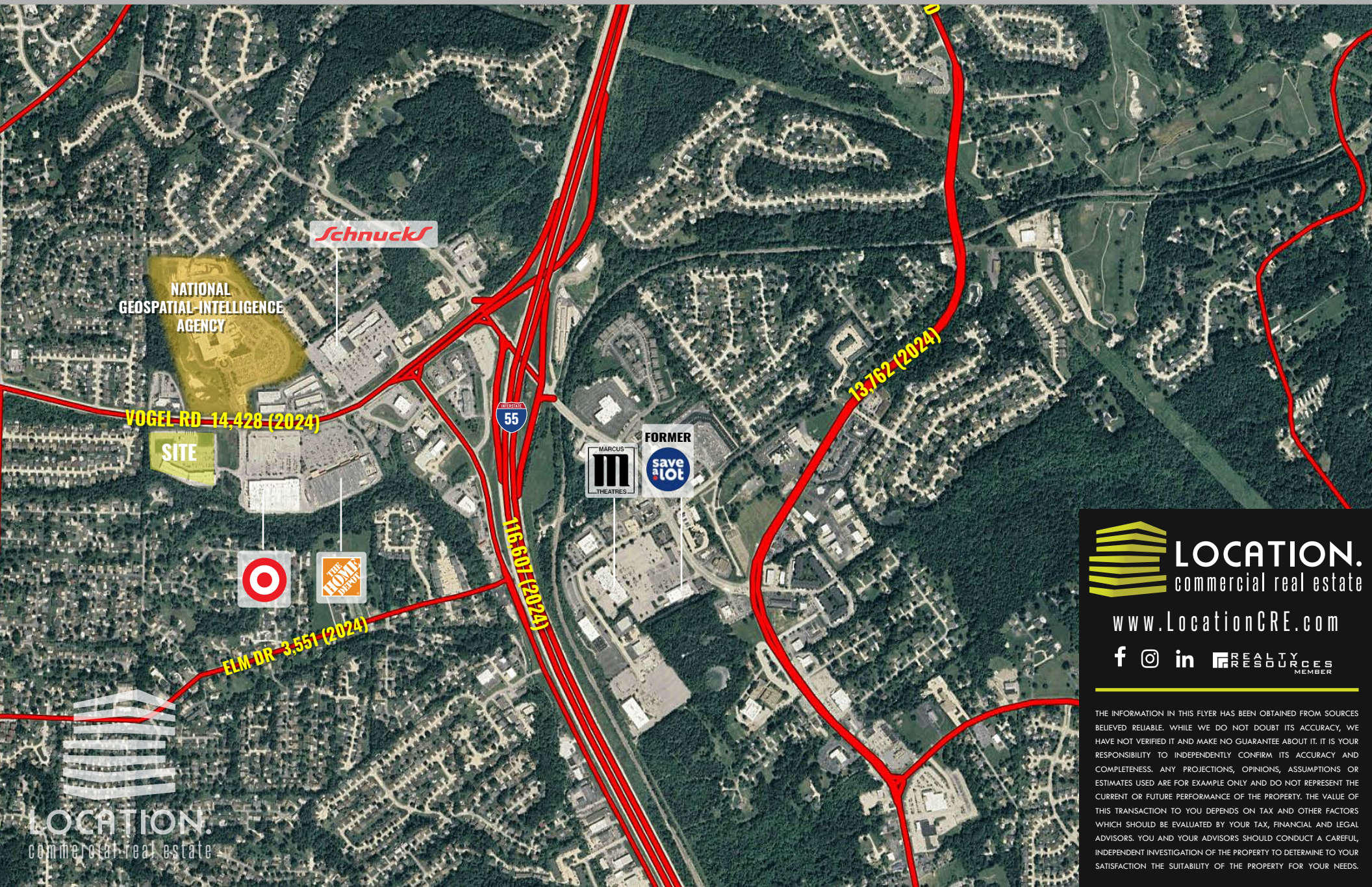
Joe@LocationCRE.com

BEN WEIS

314.818.1563 (OFFICE)

314.629.6532 (MOBILE)

Ben@LocationCRE.com



**LOCATION.**  
commercial real estate

[www.LocationCRE.com](http://www.LocationCRE.com)

f @ in REALTY RESOURCES MEMBER

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

