



ADVANCED TRAINING AND REHAB

State Farm

Goodcents

STATE FARM

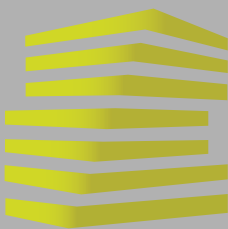
HEALTHY

VOGEL ROAD CENTER

3 8 6 0 V O G E L R O A D

ARNOLD, MO





VOGEL ROAD CENTER

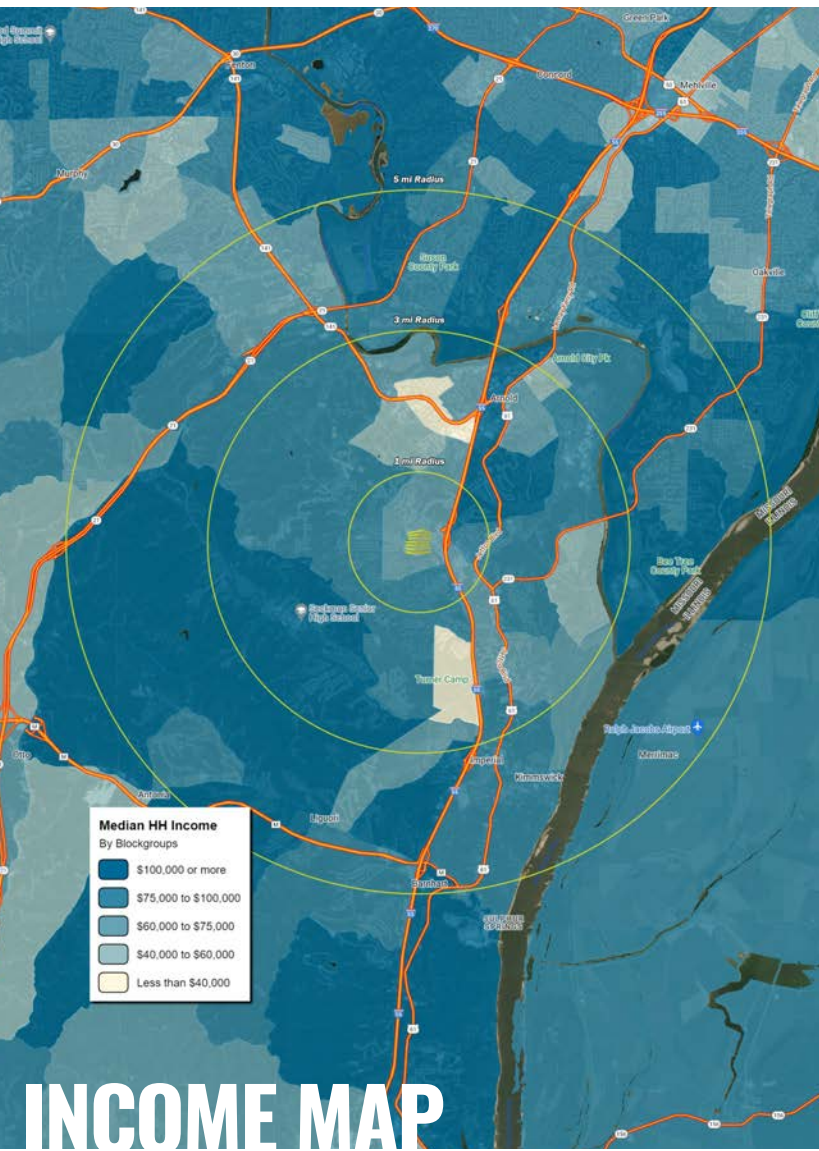
NEIGHBORHOOD VIBE

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INCOME MAP

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
POPULATION	11,325	48,531	97,376
HOUSEHOLDS	4,332	18,808	37,776
EMPLOYEES	3,494	13,336	20,938
MED HH INCOME	\$77,454	\$77,093	\$85,879

AREA RETAIL | RESTAURANTS



TARGET



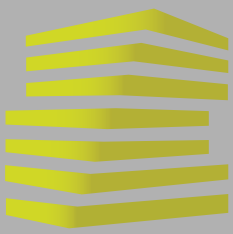
Great Clips



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VOGEL ROAD CENTER

SITE PLAN + DETAILS

ALEX APTER

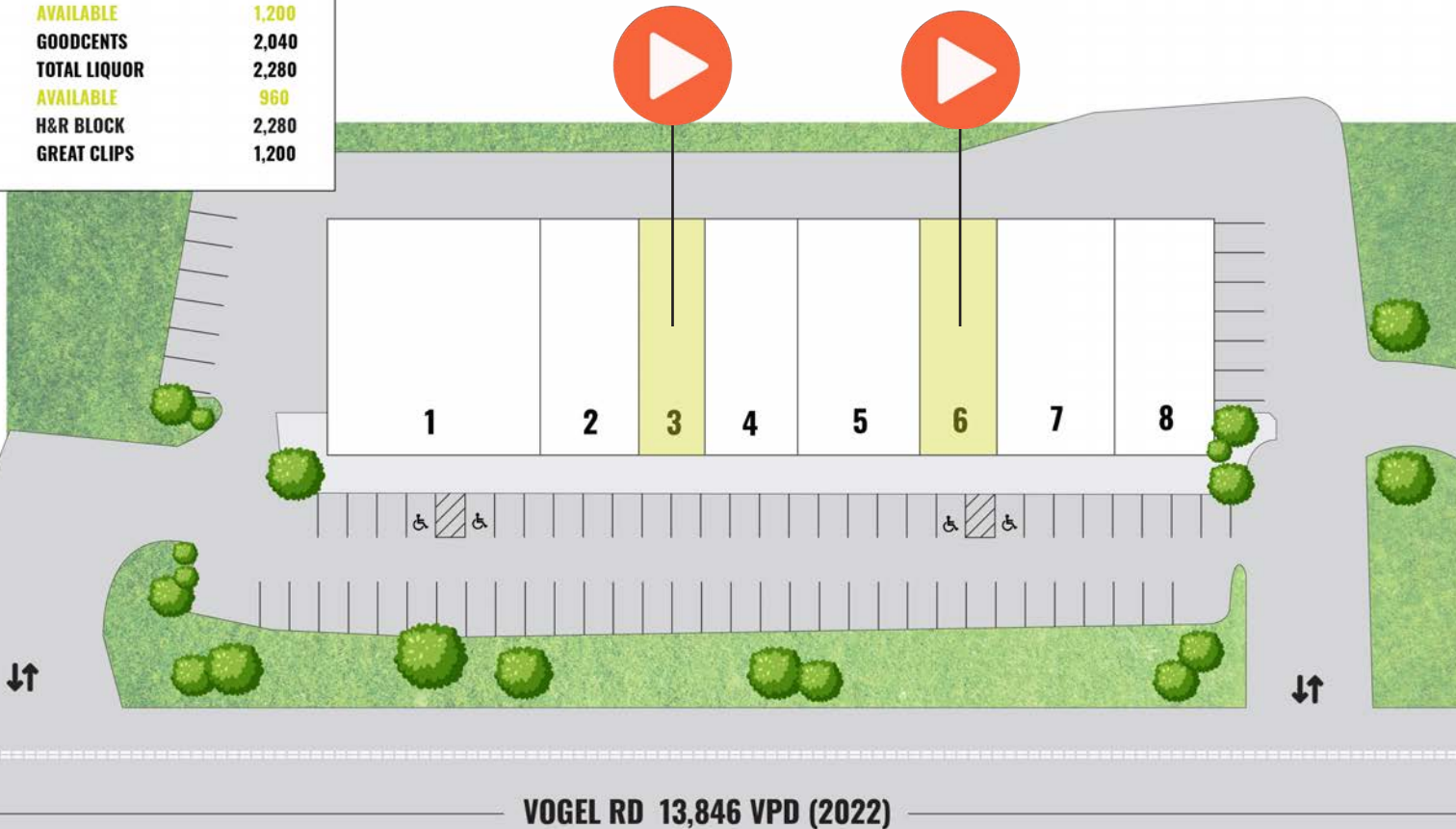
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VOGEL ROAD CENTER ARNOLD, MO

SUITE	TENANT	SF
1	ADVANCED TRAINING & REHAB	3,000
2	STATE FARM	1,440
3	AVAILABLE	1,200
4	GOODCENTS	2,040
5	TOTAL LIQUOR	2,280
6	AVAILABLE	960
7	H&R BLOCK	2,280
8	GREAT CLIPS	1,200



- BECOME PART OF A THRIVING BUSINESS COMMUNITY ALONGSIDE DISTINGUISHED NAMES SUCH AS ADVANCED TRAINING AND REHAB, STATE FARM, AND H&R BLOCK LOCATED IN JEFFERSON COUNTY.
- 960 SF AND 1,200 SF AVAILABLE FOR LEASE
- STRATEGIC RETAIL POSITIONING NESTLED ACROSS THE STREET FROM RETAILERS INCLUDING TARGET (1.5M ANNUAL VISITS) AND HOME DEPOT (536.3K ANNUAL VISITS) ON VOGEL ROAD *VISIT DATA PROVIDED BY PLACER.AI
- PLEASE CONTACT BROKERS FOR PRICING DETAILS AND LEASING OPTIONS

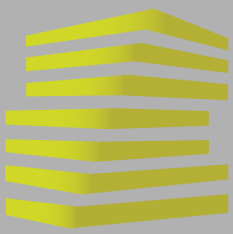


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PHOTOS

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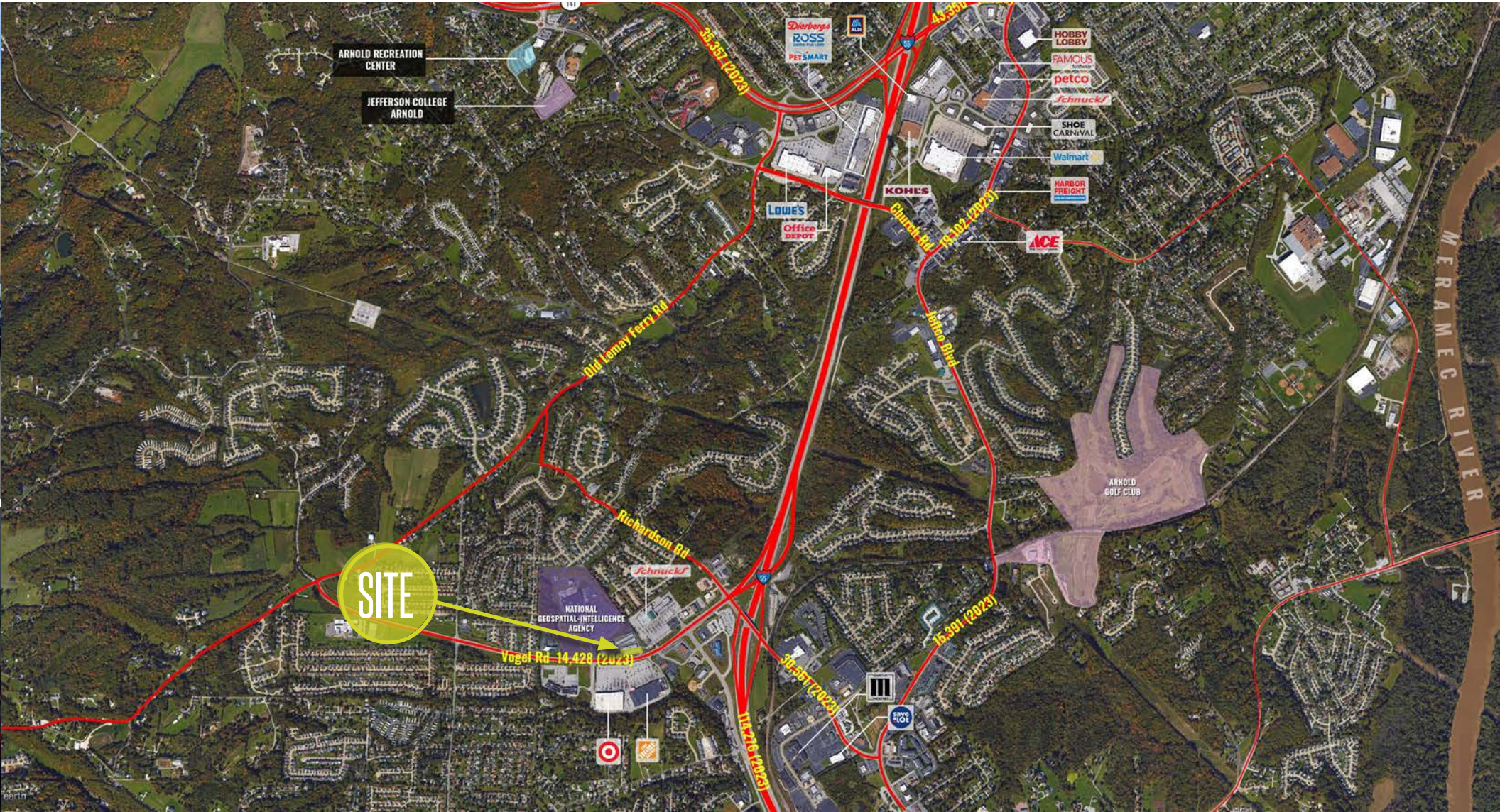
MARKET AERIAL

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