



ADVANCED TRAINING AND REHAB

State Farm

Goodcents

STATE FARM

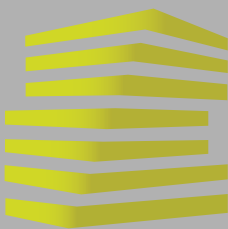
HEALTHY

VOGEL ROAD CENTER

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

ARNOLD, MO





VOGEL ROAD CENTER

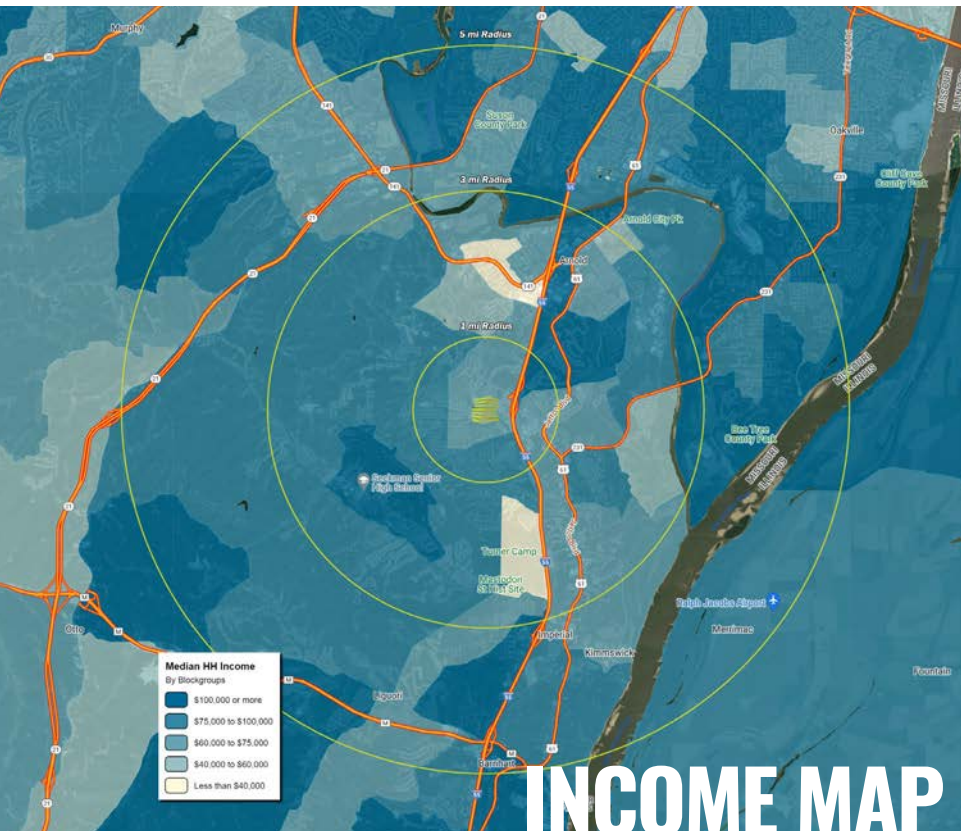
NEIGHBORHOOD VIBE

ALEX APTER

JOE LODES

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INCOME MAP

ANNUAL DEMOGRAPHICS

POPULATION



1 MILE
11,325

3 MILES
48,531

5 MILES
97,376

HOUSEHOLDS



1 MILE
4,332

3 MILES
18,808

5 MILES
37,776

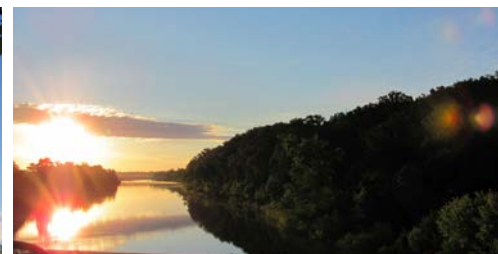
AVG HH INCOME



1 MILE
\$89,656

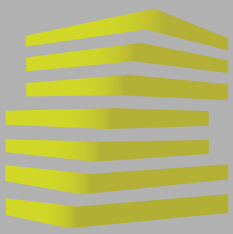
3 MILES
\$98,338

5 MILES
\$114,110



Arnold, Missouri, is a suburban community situated along I-55 at the confluence of the Meramec and Mississippi Rivers. Incorporated in 1972, Arnold has a fantastic small town atmosphere and is 15 miles southwest of St. Louis. With a population of 20,808 and an area of 11.2 square miles, Arnold is the largest city in Jefferson County. Its population is expected to increase 3.5% over the next ten years to 22,435. In 2008, Money magazine ranked Arnold as the 12th best and most affordable city to live in the United States. Arnold is a growing city with new commercial, residential and industrial expansion. The top employers in Arnold include Fox C-6 School District, Convergys Corporation, a customer and information management company, Walmart, LMC Industries, a "state-of-the-art," highly automated, full-service molding company and Metal Container Corporation, a can manufacturing and distributing company.

Arnold is served by Fox C-6 School District. The school district has obtained a perfect score on Missouri's Annual Performance Report for the past five years. Fox High School has received an A+ Designation and the School District has received a "Distinction in Performance" from the State of Missouri for 11 years in a row. 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 with a 2016-2017 total enrollment of 4,742.



VOGEL ROAD CENTER

SITE PLAN + DETAILS

ALEX APTER

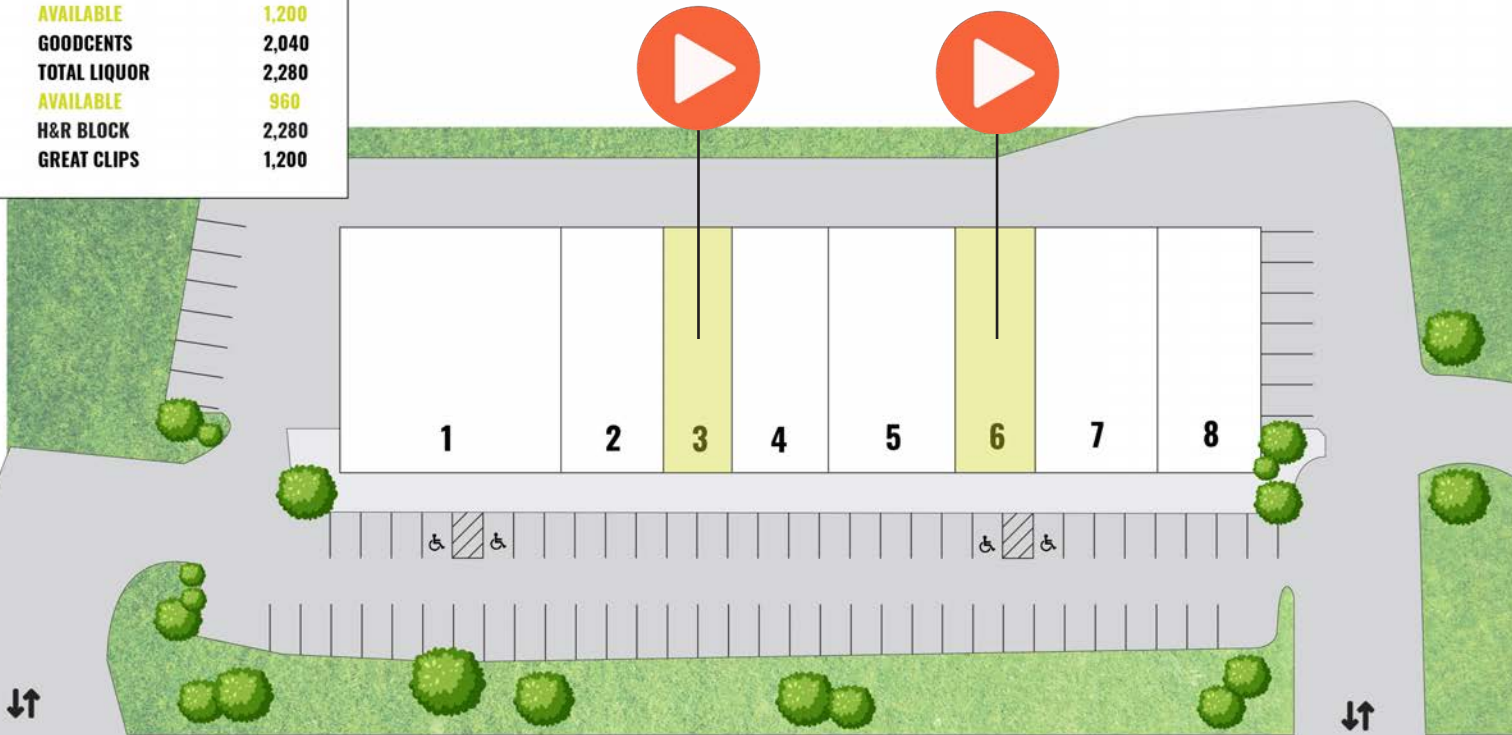
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VOGEL ROAD CENTER ARNOLD, MO

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

VOGEL RD 13,846 VPD (2022)

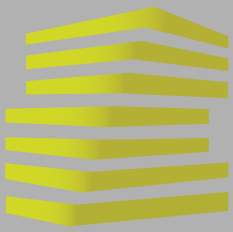


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PHOTOS

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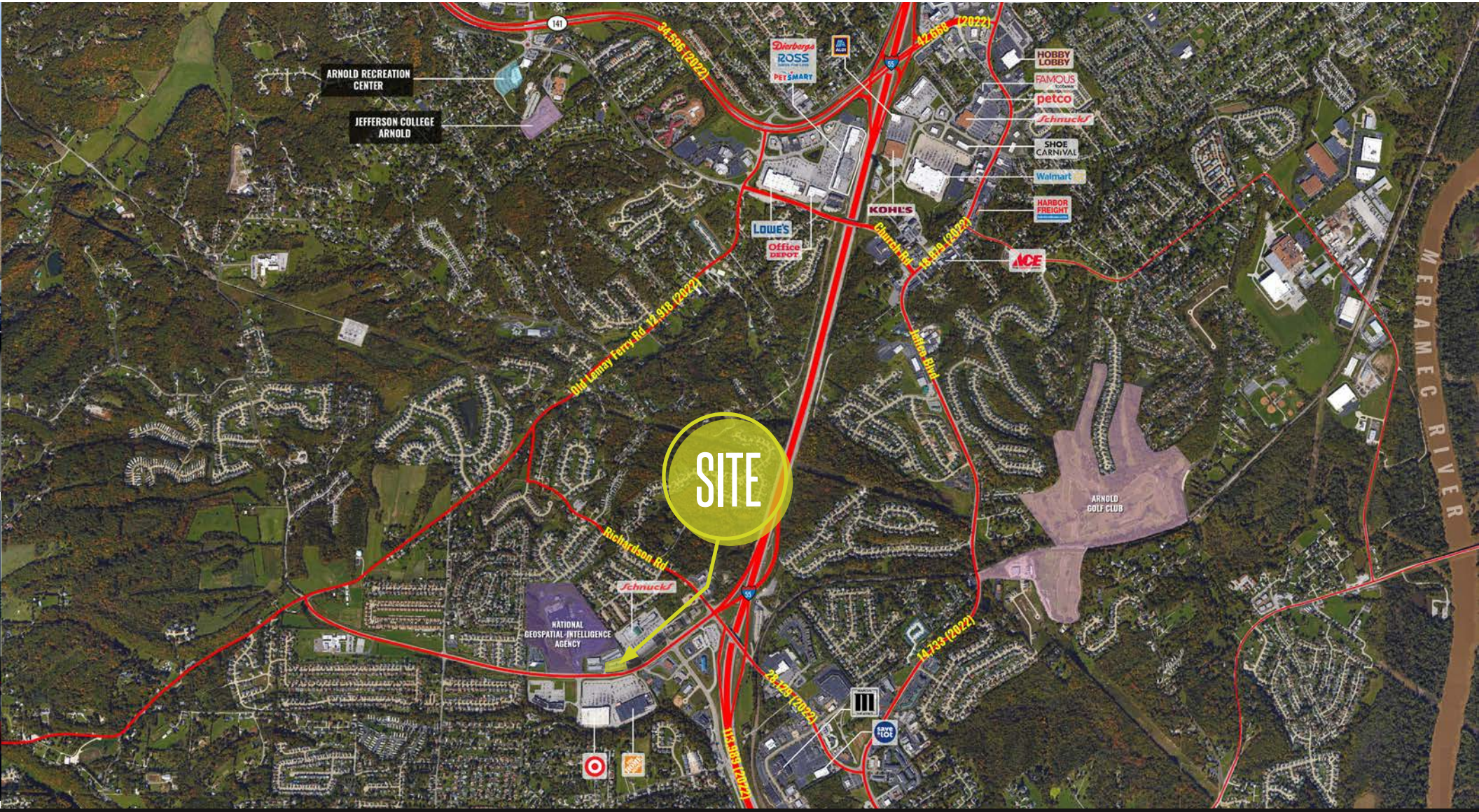
MARKET AERIAL

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