



LOCATION.  
commercial real estate

# FOR SALE OR LEASE

1820 SOUTHWEST BOULEVARD

JEFFERSON CITY, MO

**SITE**  
1.15 Acres

DOLLAR TREE

Southridge Dr 11,858 (2024)

Schulte's  
FRESH FOODS  
LOCALLY OWNED  
SINCE 1958

MO Lottery  
HEADQUARTERS

Bubba Ln

EconoLodge

Culver's

McDonald's

JEFFERSON  
BANK  
there's more

17,406 (2024)

26,048 (2024)

US  
54

2,297 (2024)

UNITED STATES  
POSTAL SERVICE

TACO  
BELL

EAGLE  
Stop

31,607 (2024)

PHILLIPS  
66

Ellis Blvd

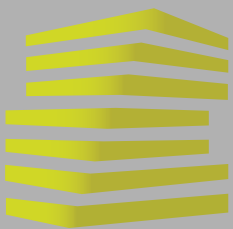
First Mid

14,308 (2024)

SONIC

Break  
TIME

## 1.15 ACRES AT SIGNALIZED INTERSECTION



# 1820 SOUTHWEST BLVD

## NEIGHBORHOOD VIBE

ADAM PRESENT

314.818.1550x107 (OFFICE)

314.560.0781 (MOBILE)

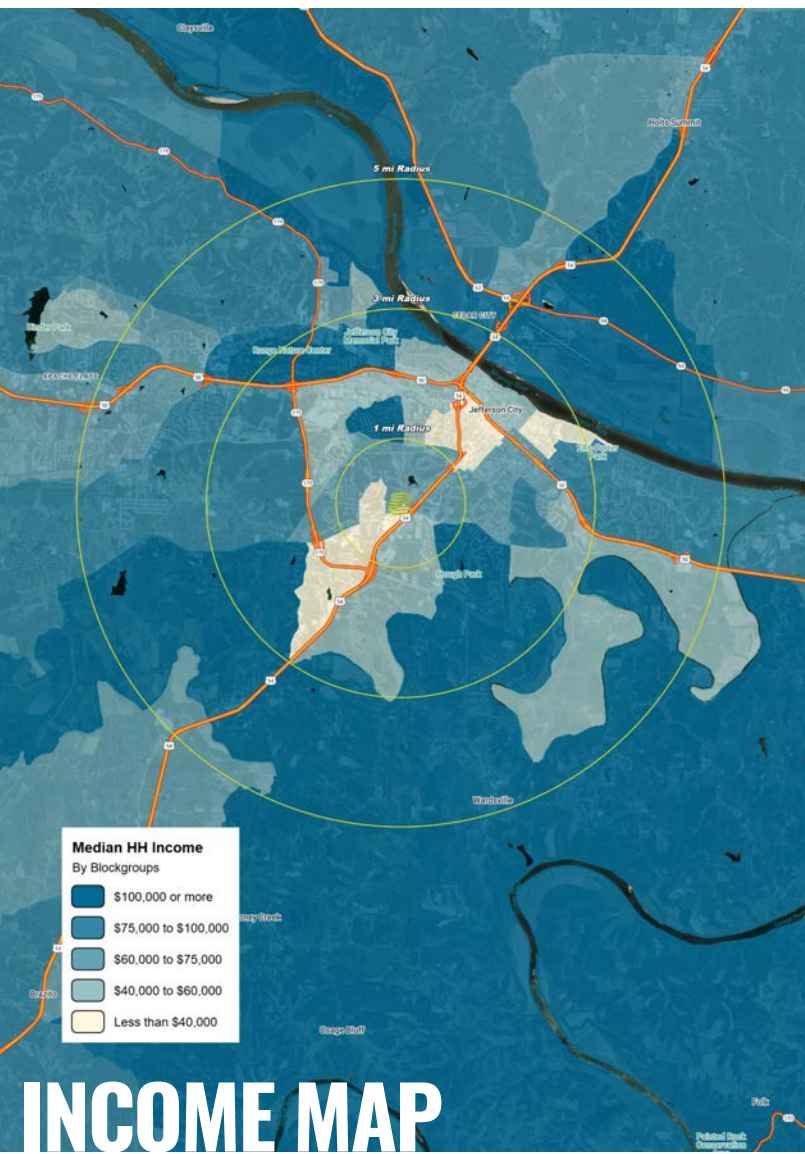
Adam.Present@LocationCRE.com

MIKE PETTIT

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636.288.5412 (MOBILE)

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### TRADE AREA OVERVIEW

Jefferson City, named for President Thomas Jefferson, is the capital of Missouri. Jefferson City is on the northern edge of the Ozark Plateau on the southern side of the Missouri River near known as Mid-Missouri. It is also at the western edge of one of the major wine-producing regions of the Midwest, the Missouri Rhineland. The cityscape is dominated by the domed Capitol, which rises from a bluff overlooking the Missouri River to the north; Lewis and Clark passed the bluff on their historic expedition upriver before Europeans established any settlement there.

Jefferson City is home to Lincoln University, a historically black college founded in 1866 and later designated as a land-grant university. The city's top employers include the State of Missouri, Scholastic, Capital Region Medical Center, Jefferson City Public Schools and St. Mary's Health Center.

In 2013, Jefferson City was named America's "Most Beautiful Small Town" by Rand McNally.

### DEMOGRAPHICS

|                      | 1 mile          | 3 miles         | 5 miles         |
|----------------------|-----------------|-----------------|-----------------|
| <b>POPULATION</b>    | <b>4,311</b>    | <b>29,104</b>   | <b>51,453</b>   |
| <b>HOUSEHOLDS</b>    | <b>1,873</b>    | <b>12,655</b>   | <b>21,801</b>   |
| <b>EMPLOYEES</b>     | <b>3,994</b>    | <b>35,841</b>   | <b>43,372</b>   |
| <b>AVG HH INCOME</b> | <b>\$81,255</b> | <b>\$87,238</b> | <b>\$97,357</b> |

### AREA RETAIL | RESTAURANTS



**ROSS**  
DRESS FOR LESS

Dillard's

HyVee

JCPenney

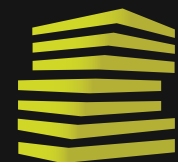


Wendy's

OLD NAVY

Walgreens

T.J. maxx



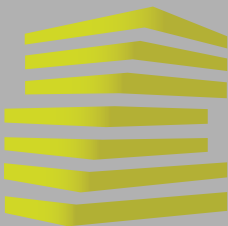
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REALTY  
RESOURCES  
MEMBER

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# 1820 SOUTHWEST BLVD

## ZOOM AERIAL + DETAILS

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- **SIGNALIZED INTERSECTION**
- **1.15 ACRES**
- **CROSS ACCESS TO ADJACENT RETAIL CENTER**
- **ACROSS FROM SCHULTE'S GROCERY WITH 830,300 ANNUAL VISITORS**
- **EASY ACCESS TO US-54, LAKE OF THE OZARKS AND THE STATE CAPITOL**

| LEASED RETAILERS                | ANNUAL VISITORS |
|---------------------------------|-----------------|
| TACO BELL                       | 287,900         |
| CULVER'S                        | 568,600         |
| SCHULTE'S                       | 830,300         |
| SCHNUCK'S<br>(ON MISSOURI BLVD) | 586,800         |
| SONIC                           | 482,100         |



**Mike@LocationCRE.com**

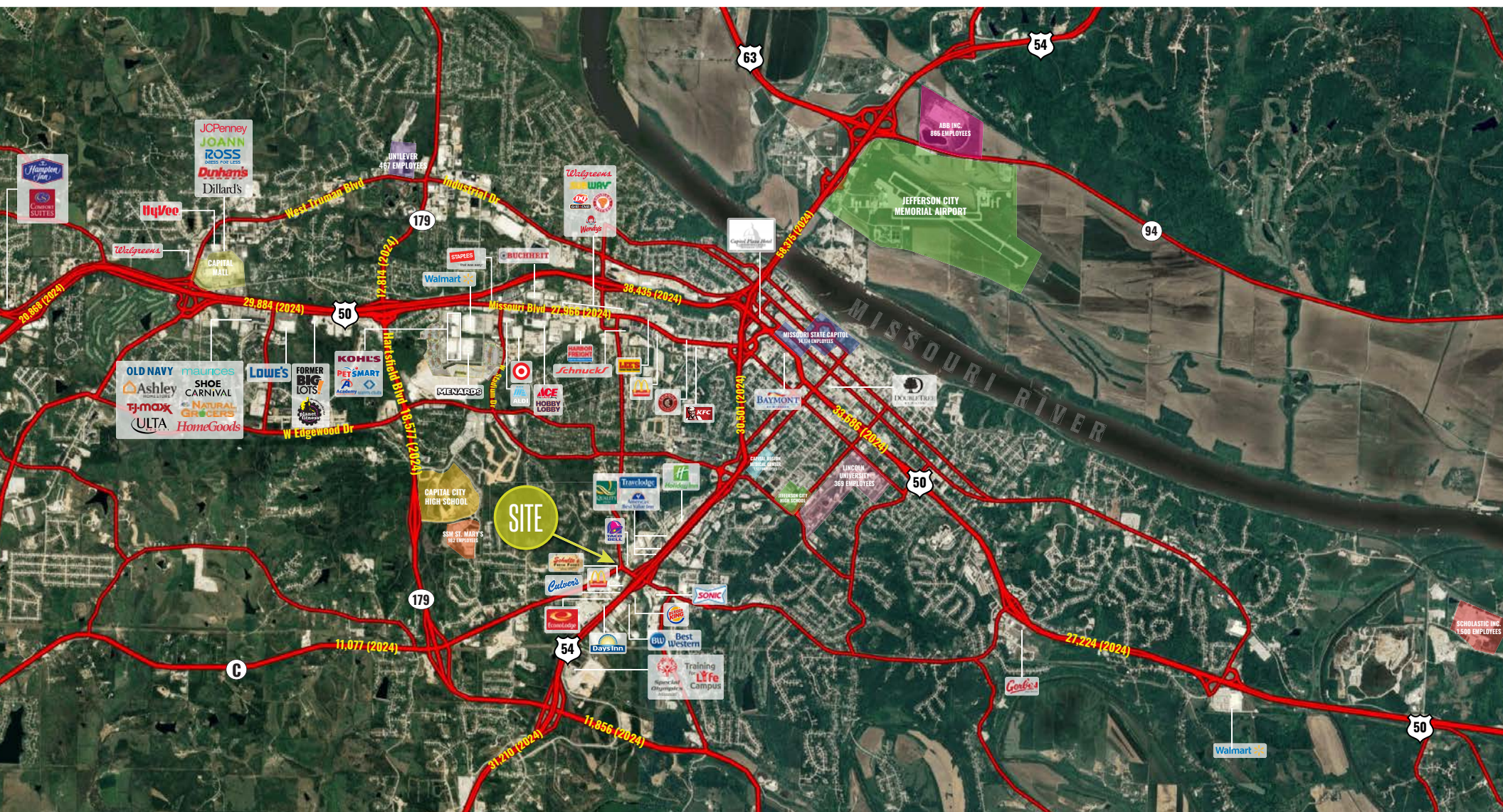


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