



LOCATION.
commercial real estate

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

JEFFERSON
BANK
there's more



MO Lottery
PLAY IT FORWARD
HEADQUARTERS

Culver's



Bubba Ln

26,048 (2024)



31,607 (2024)



Ellis Blvd

14,308 (2024)

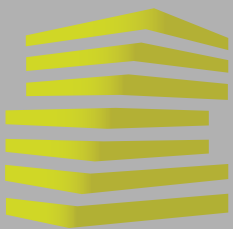
First Mid



Break
TIME

1.15 ACRES AT SIGNALIZED INTERSECTION





1820 SOUTHWEST BLVD

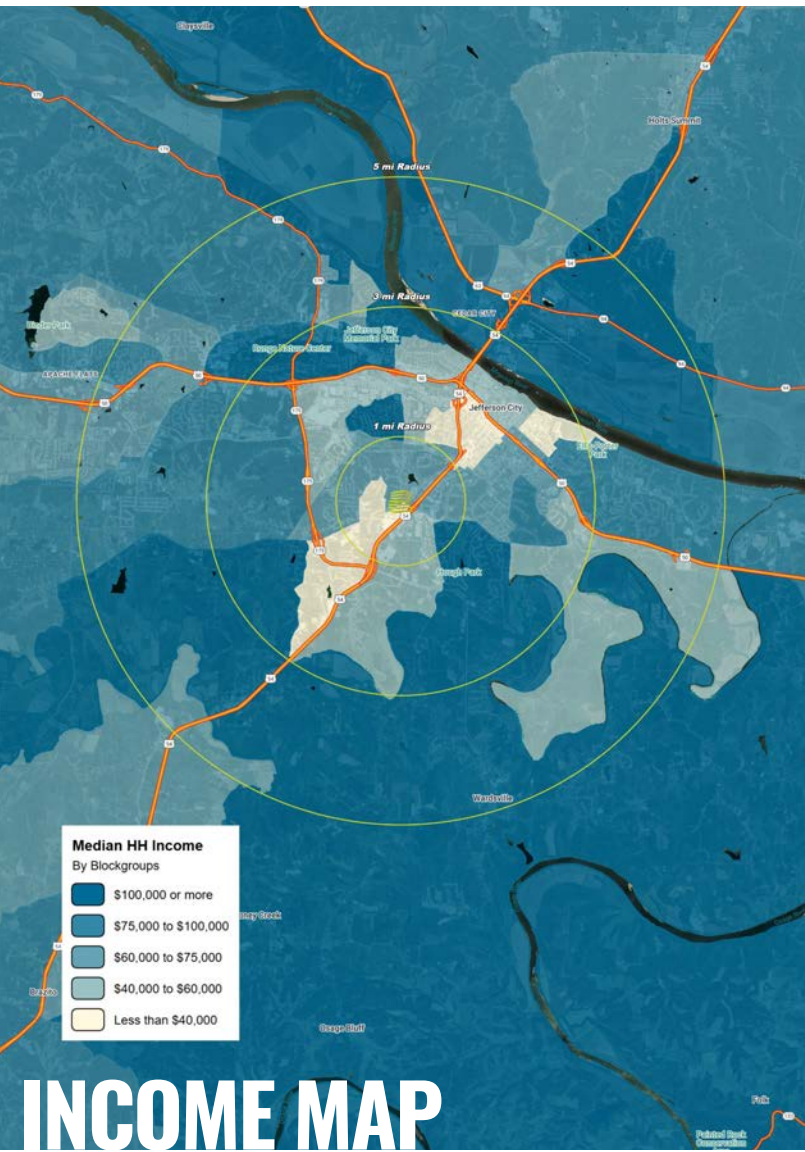
NEIGHBORHOOD VIBE

MIKE PETIT

314.818.1550 x108

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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
POPULATION	4,311	29,104	51,453
HOUSEHOLDS	1,873	12,655	21,801
EMPLOYEES	3,994	35,841	43,372
AVG HH INCOME	\$81,255	\$87,238	\$97,357

AREA RETAIL | RESTAURANTS



ROSS
DRESS FOR LESS

Dillard's

HyVee

JCPenney

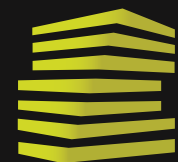


Wendy's

OLD NAVY

Walgreens

T.J. maxx



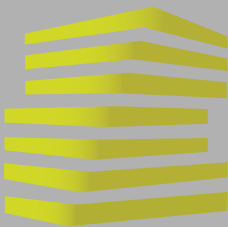
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1820 SOUTHWEST BLVD

ZOOM AERIAL + DETAILS

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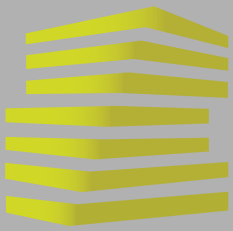
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- **SIGNALIZED INTERSECTION**
- **1.15 ACRES**
- **CROSS ACCESS TO ADJACENT RETAIL CENTER**
- **ACROSS FROM SCHULTE'S GROCERY WITH 830,300 ANNUAL VISITORS**
- **EASY ACCESS TO US-54, LAKE OF THE OZARKS AND THE STATE CAPITOL**

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



1820 SOUTHWEST BLVD

CONCEPTUAL PLANS

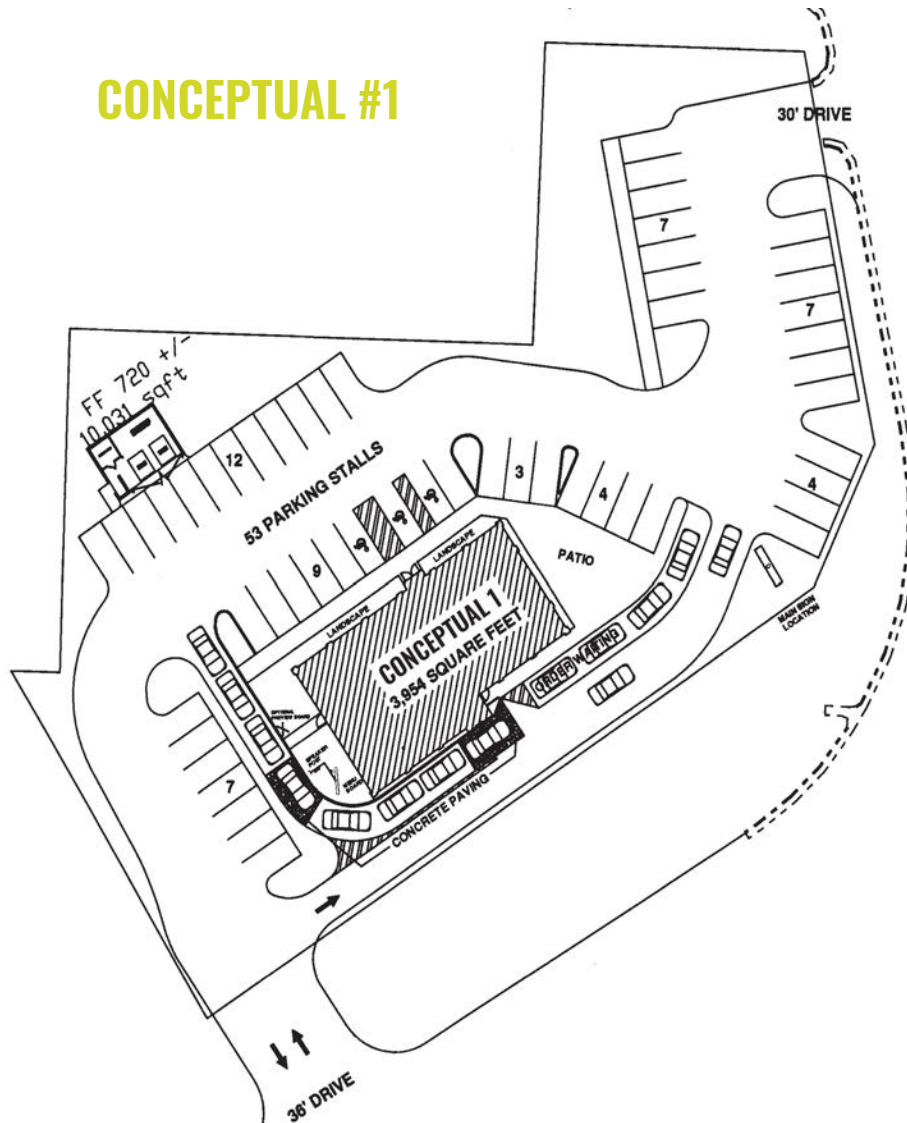
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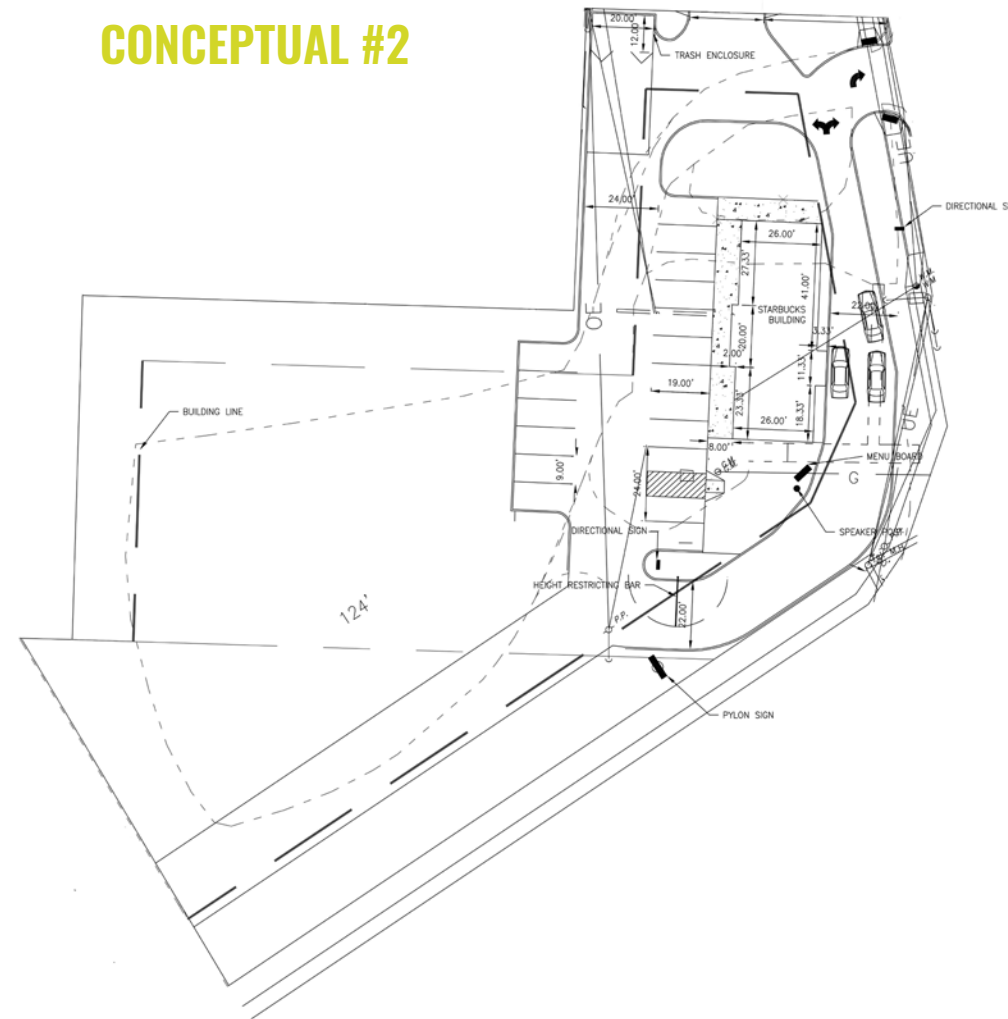
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CONCEPTUAL #1



CONCEPTUAL #2

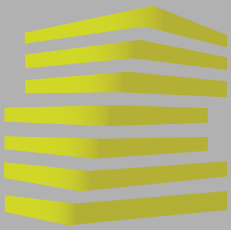


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MARKET AERIAL

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