

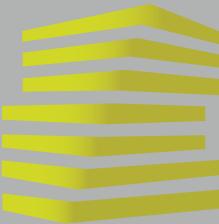
JEFFERSON CITY, MO

# THE BOULEVARD CENTER

2111 MISSOURI BOULEVARD



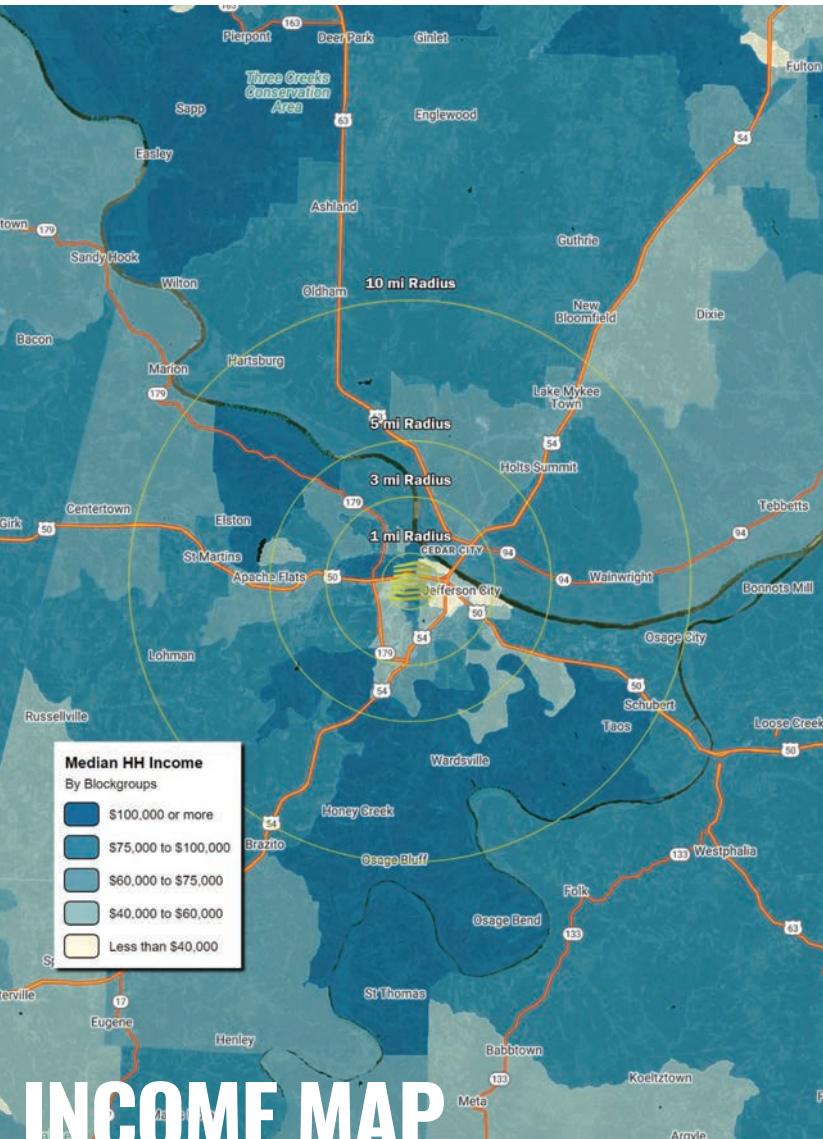
LOCATION.  
commercial real estate



# THE BOULEVARD CENTER

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## NEIGHBORHOOD VIBE



SCOTT BITNEY

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Scott@LocationCRE.com

MARNI OBERMAN

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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.

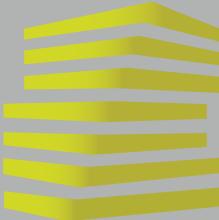
In 2013, Jefferson City was named America's "Most Beautiful Small Town" by Rand McNally.

### DEMOGRAPHICS

	1 miles	3 miles	5 miles	10 miles
<b>POPULATION</b>	<b>6,168</b>	<b>32,412</b>	<b>54,170</b>	<b>82,408</b>
<b>HOUSEHOLDS</b>	<b>2,844</b>	<b>13,653</b>	<b>22,976</b>	<b>32,708</b>
<b>EMPLOYEES</b>	<b>8,624</b>	<b>37,379</b>	<b>42,538</b>	<b>46,695</b>
<b>MED HH INCOME</b>	<b>\$78,409</b>	<b>\$73,825</b>	<b>\$80,264</b>	<b>\$83,387</b>

### AREA RETAIL | RESTAURANTS





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## LEASE PLAN & DETAILS



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- GREAT NEIGHBORHOOD CENTER WITH EXCELLENT VISIBILITY AND ACCESS TO MISSOURI BOULEVARD WITH OVER 26,000 VPD
- PYLON SIGN AVAILABLE
- CALL BROKER FOR PRICING

SUITE	TENANT	SF
1	The Joint	1,440
2	AVAILABLE	1,440
3	Top Nails	1,440
4	AVAILABLE	1,440
5-7	Eyemart Express	4,353
8	Jersey Mike's	1,440





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## MARKET AERIAL

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