

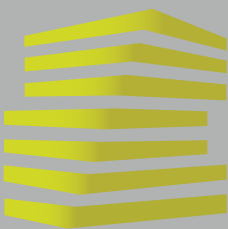
JEFFERSON CITY, MO

THE BOULEVARD CENTER

2111 MISSOURI BOULEVARD



LOCATION.
commercial real estate



THE BOULEVARD CENTER

NEIGHBORHOOD VIBE

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314.276.4673 (MOBILE)

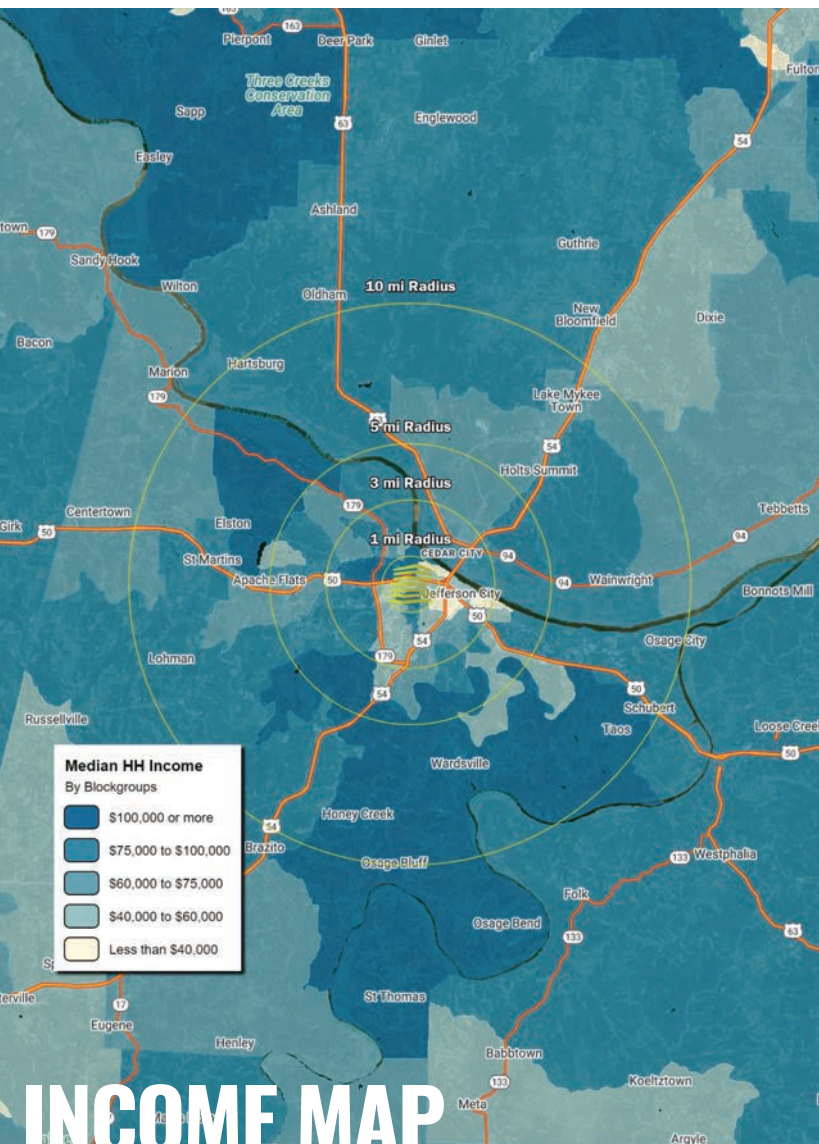
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INCOME MAP

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

AREA RETAIL | RESTAURANTS

Schnucks **Walmart**

ALDI

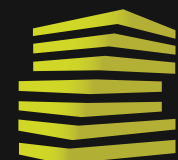
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Quality Tools at Ridiculously Low Prices

TARGET

HOBBY LOBBY

ACE
The helpful place.

sam's club

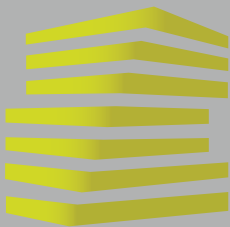


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LEASE PLAN & DETAILS

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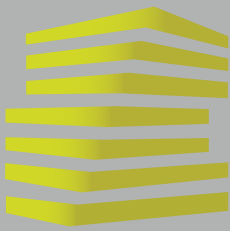
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- **GREAT NEIGHBORHOOD CENTER WITH EXCELLENT VISIBILITY AND ACCESS TO MISSOURI BOULEVARD WITH OVER 26,000 VPD**
- **PYLON SIGN AVAILABLE**
- **CALL BROKER FOR PRICING**

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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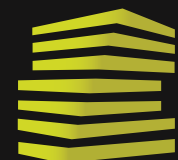
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