

# CAPITAL MALL

3600 COUNTRY CLUB DR

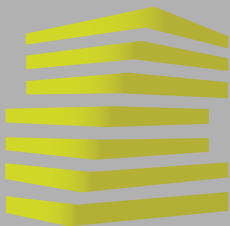
JEFFERSON CITY, MO

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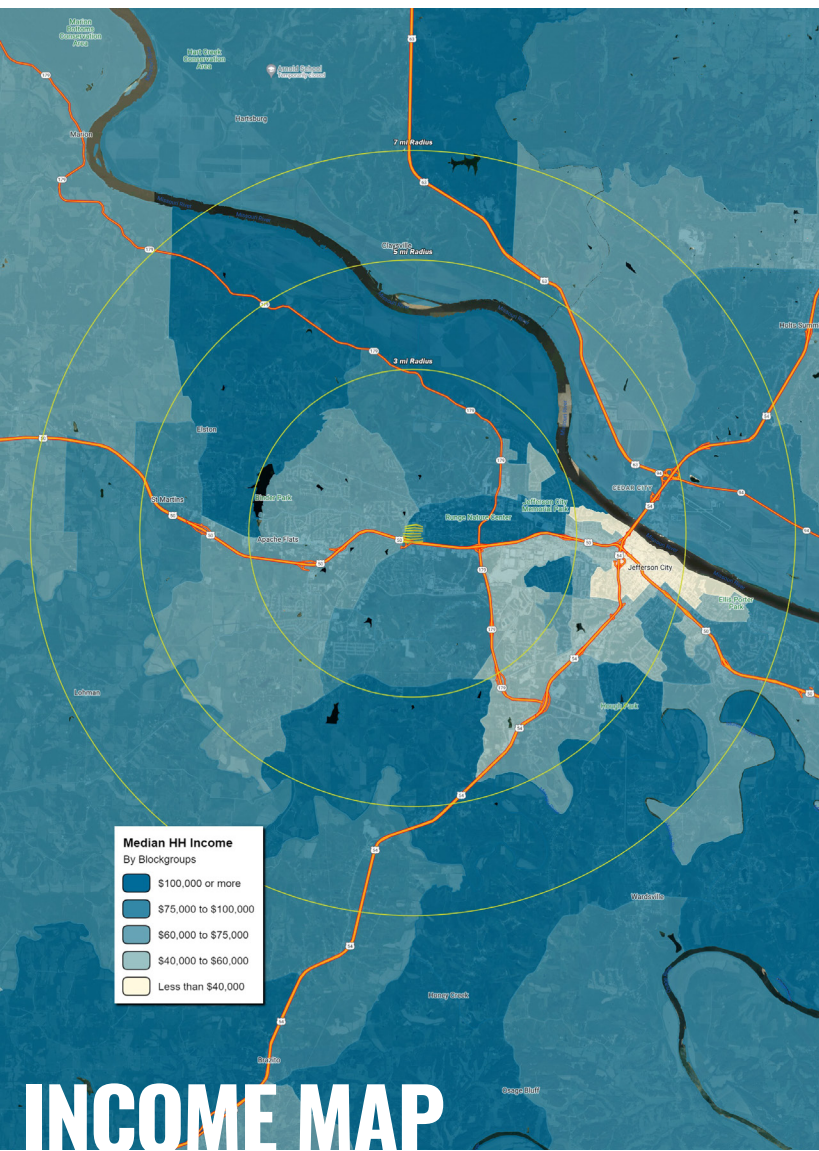
## NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com



### 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

	3 mile	5 miles	7 miles
<b>POPULATION</b>	<b>26,011</b>	<b>46,853</b>	<b>60,100</b>
<b>HOUSEHOLDS</b>	<b>10,847</b>	<b>19,995</b>	<b>25,457</b>
<b>EMPLOYEES</b>	<b>16,397</b>	<b>39,656</b>	<b>44,769</b>
<b>MED HH INCOME</b>	<b>\$77,287</b>	<b>\$69,108</b>	<b>\$70,618</b>

### AREA RETAIL | RESTAURANTS

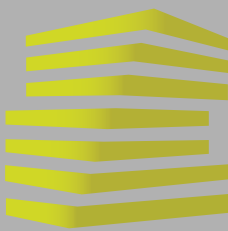


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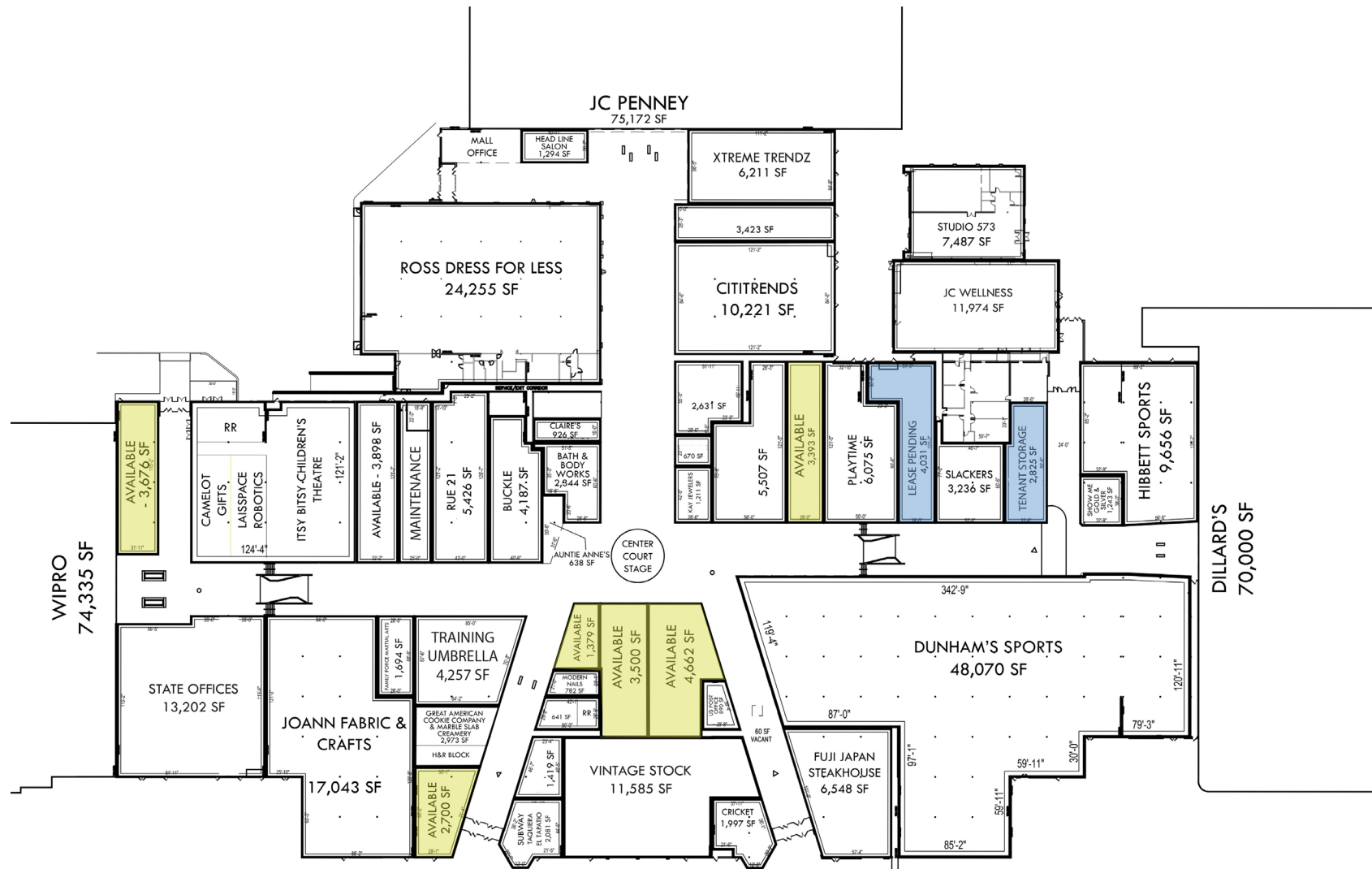
## LEASE PLAN & DETAILS

SCOTT BITNEY

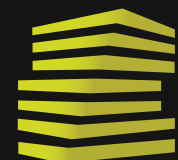
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- CAPITAL MALL HAS RECENTLY COMPLETED A MULTI-MILLION DOLLAR REDEVELOPMENT, WITH EXTENSIVE UPGRADES TO THE EXTERIOR AS WELL AS MALL CORRIDORS.
- EASY INGRESS/EGRESS FROM A SIGNALIZED INTERSECTION.
- TREMENDOUS VISIBILITY: OVER 35,000 CARS PASS CAPITAL MALL DAILY ON HIGHWAY 50, THE MAJOR ARTERY RUNNING THROUGH JEFFERSON CITY, CREATING A GREAT OPPORTUNITY FOR BOX AND EXTERIOR "STREETSCAPE" RETAIL
- PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION

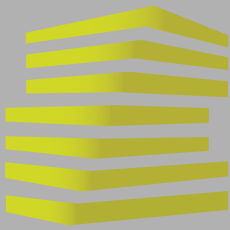


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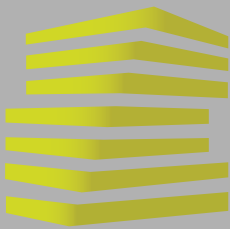
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## MARKET AERIAL

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