

CAPITAL MALL

3600 COUNTRY CLUB DR

JEFFERSON CITY, MO

ROSS
DRESS FOR LESS



LOCATION.
commercial real estate





CAPITAL MALL

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
POPULATION	26,011	46,853	60,100
HOUSEHOLDS	10,847	19,995	25,457
EMPLOYEES	16,397	39,656	44,769
MED HH INCOME	\$77,287	\$69,108	\$70,618

AREA RETAIL | RESTAURANTS



ROSS
DRESS FOR LESS

Dillard's



HyVee

JCPenney

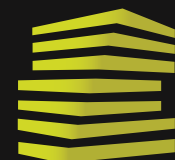
ULTA
BEAUTY

Wendy's

OLD NAVY

Walgreens

TJ-maxx



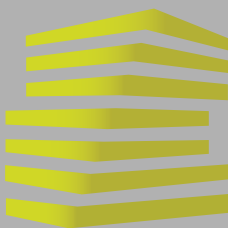
LOCATION.
commercial real estate



REALTY
RESOURCES
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



CAPITAL MALL

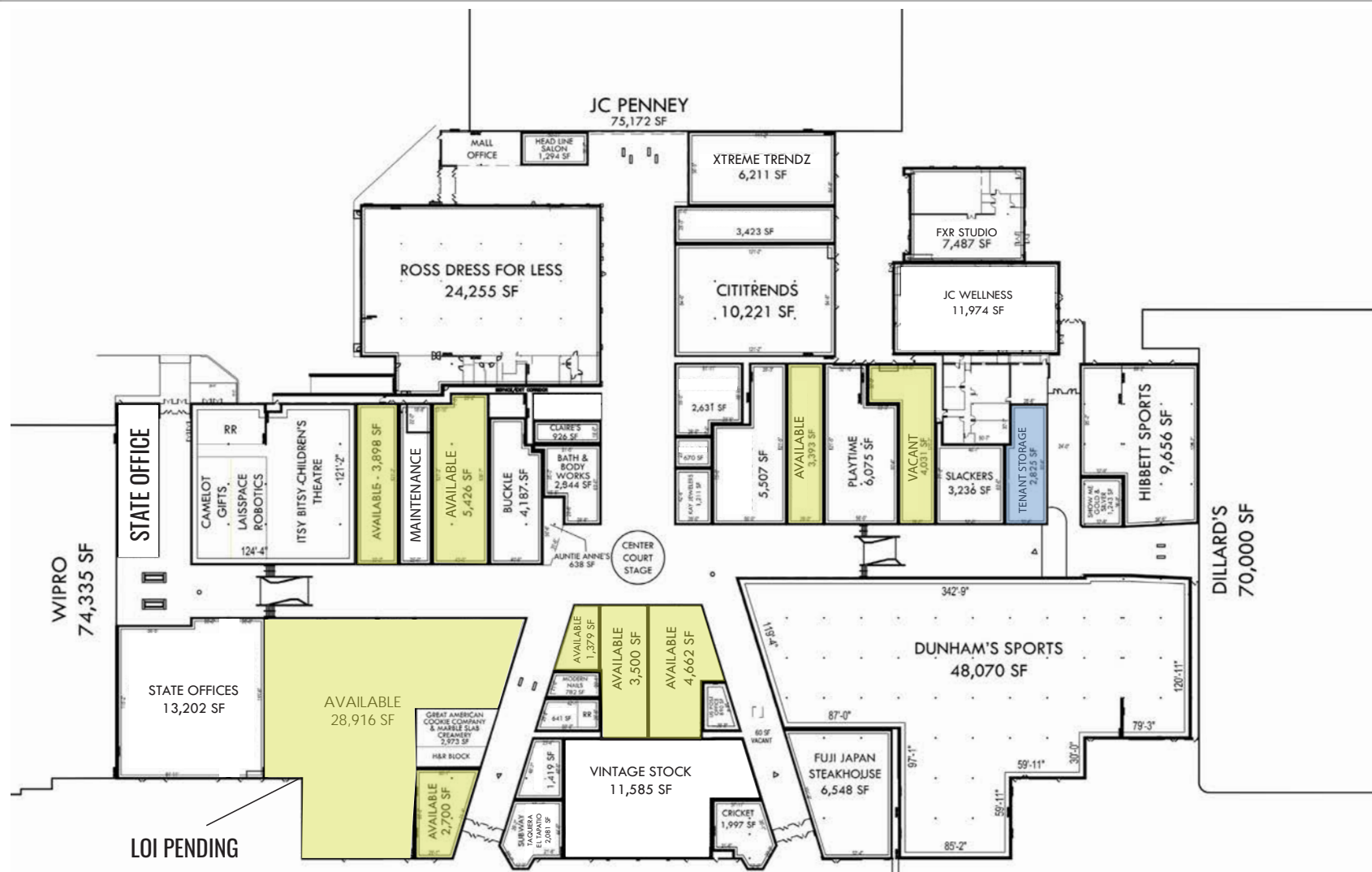
LEASE PLAN & DETAILS

SCOTT BITNEY

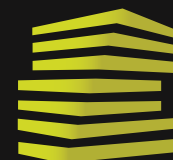
314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com

BILL SIEMS

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



- 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



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



CAPITAL MALL

ZOOM AERIAL

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



LOCATION.

commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



CAPITAL MALL

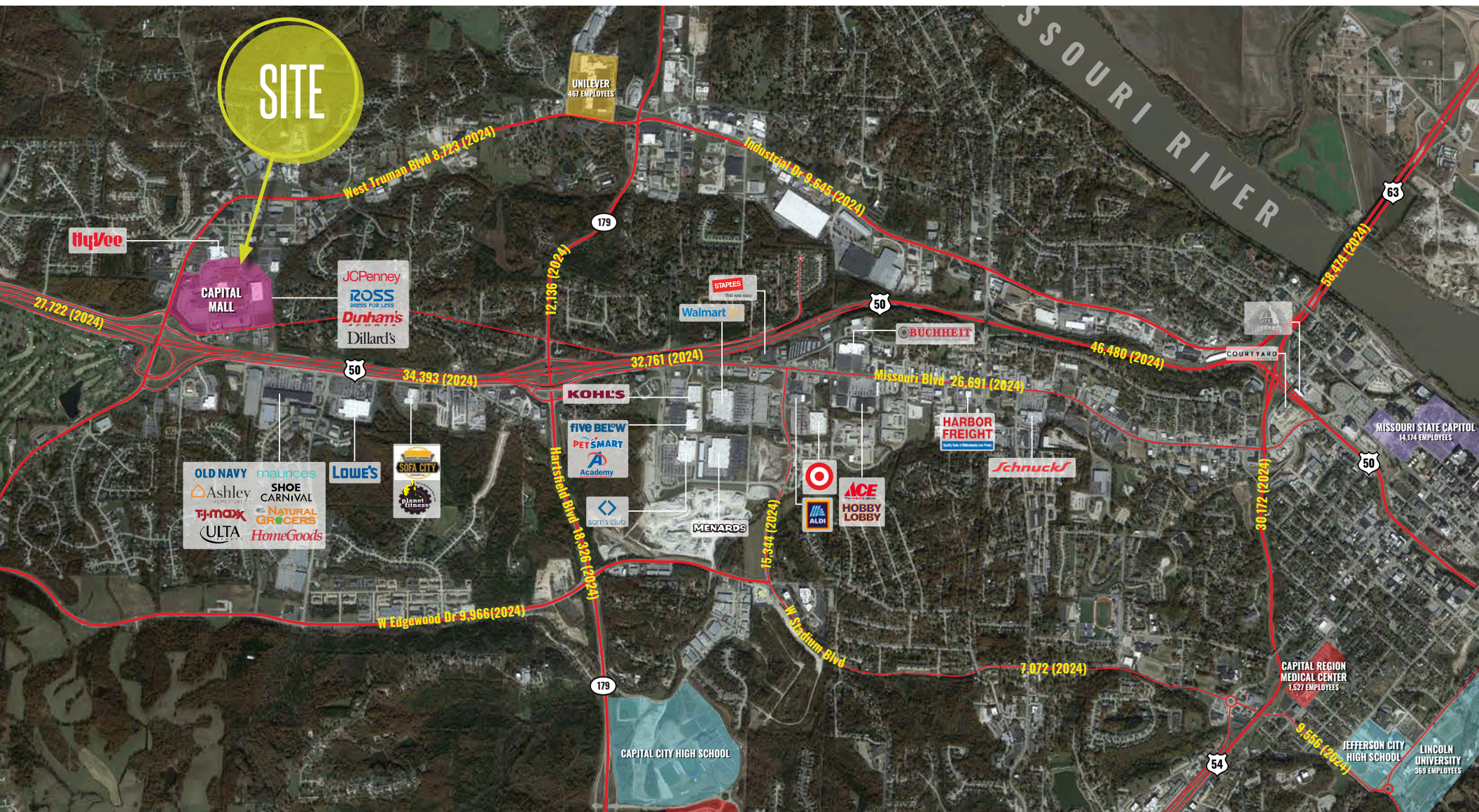
MARKET AERIAL

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



LOCATION.

commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.