

# LAND IN FRONT OF MENARDS

SWC MISSOURI BLVD + STADIUM BLVD

JEFFERSON CITY, MO

SITE

Commerce Dr 19,859 (2022)

Stoneridge Pkwy

32,182 (2022)

Missouri Blvd 26,346 (2022)

W. Stadium Blvd

sam's club

PETSMART  
Academy

KOHL'S

MENARDS

Walmart

STAPLES  
that was easy.

ALDI

Target

ORSCHELN  
FARM & HOME



LOCATION.  
commercial real estate





# LAND IN FRONT OF MENARDS

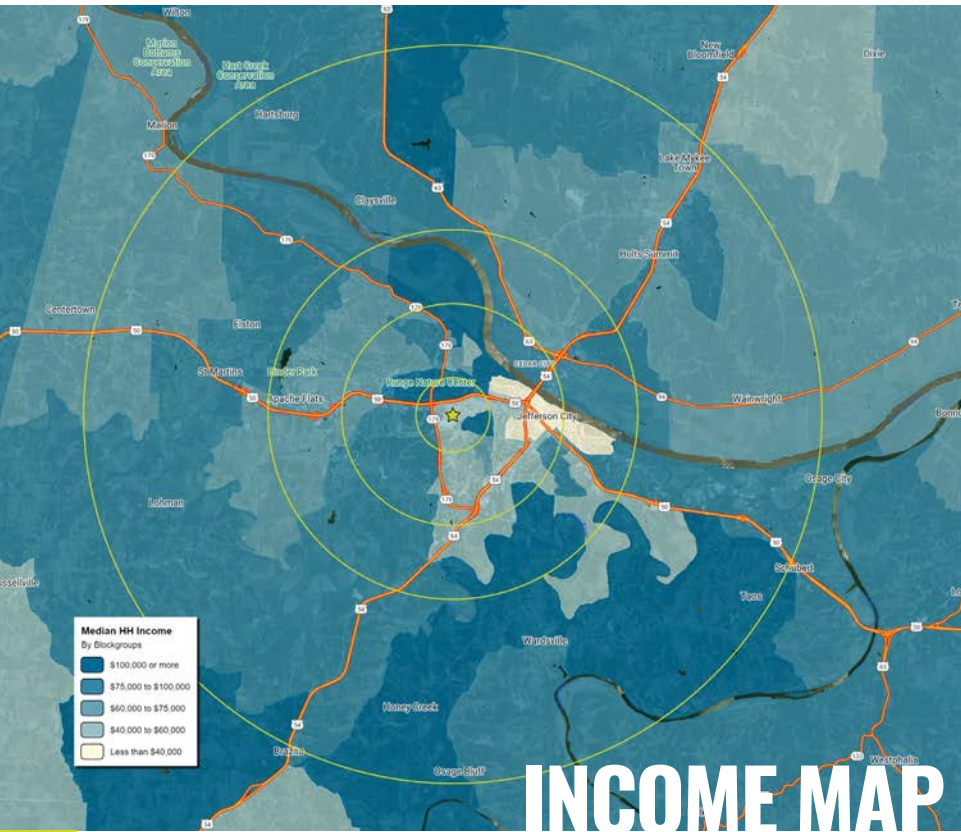
## NEIGHBORHOOD VIBE

SCOTT BITNEY

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314.276.4673 (MOBILE)  
Scott@LocationCRE.com

BILL SIEMS

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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.



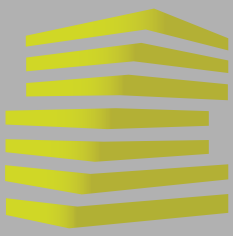
**ANNUAL DEMOGRAPHICS**

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				2,568	29,650	53,477
				1,119	13,215	22,848
				\$103,863	\$89,920	\$94,040



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## SITE PLAN & DETAILS

SCOTT BITNEY

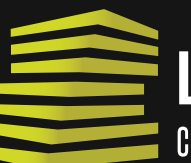
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- LAND IN FRONT OF MENARDS, SITUATED IN THE CORE OF THE REGIONAL TRADE AREA
- IDEALLY LOCATED JUST OFF HIGHWAY 50 NEAR HIGHWAY 179
- OUTSTANDING ACCESS WITH MAJOR INFRASTRUCTURE IMPROVEMENTS ON STONERIDGE PARKWAY AND STADIUM BOULEVARD
- AREA RETAILERS INCLUDE WALMART SUPERCENTER, KOHL'S, SAM'S CLUB, PETSMART, DICKS SPORTING GOODS, MENARDS AND TARGET



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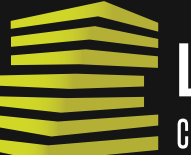
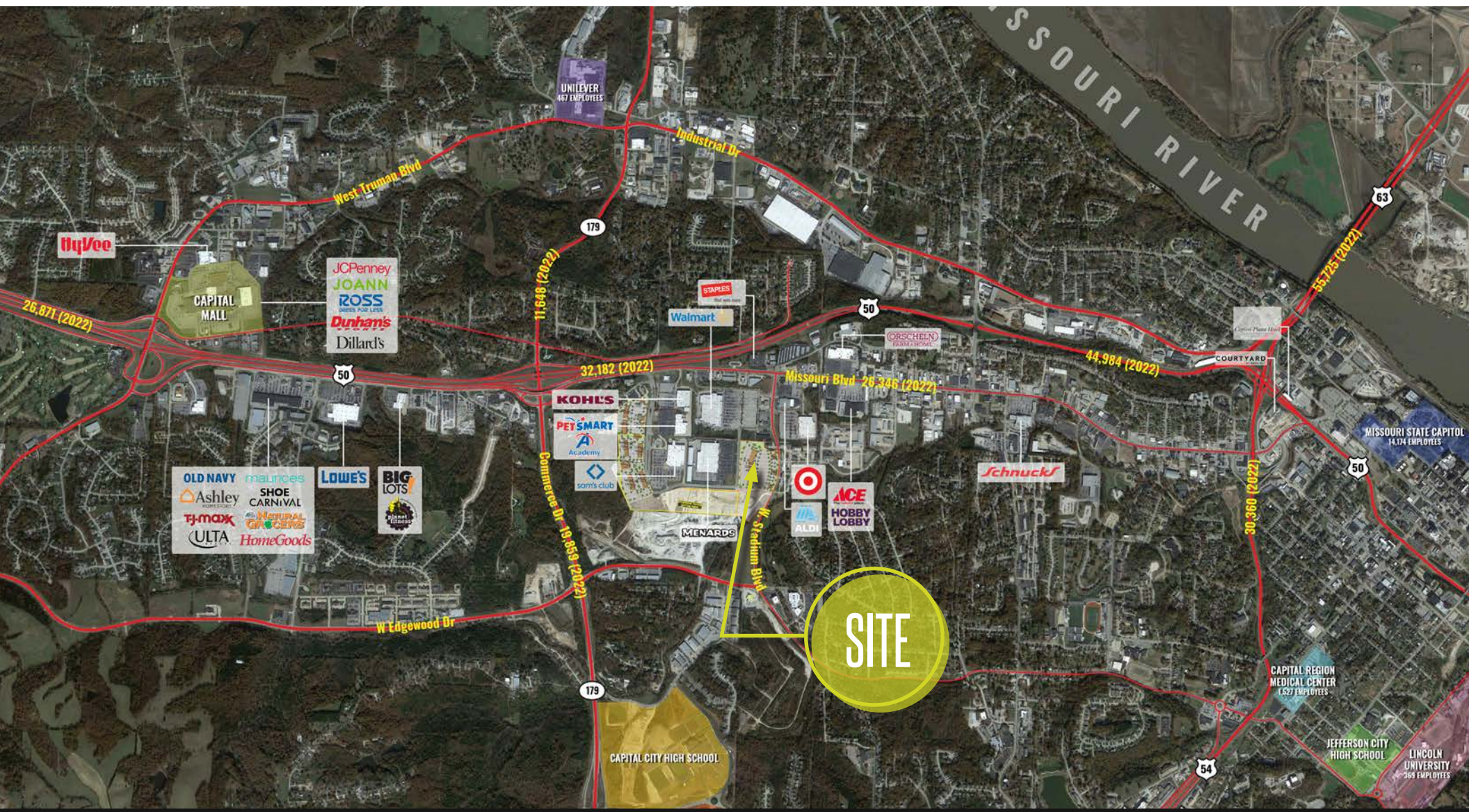


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## MARKET AERIAL

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