

LAND IN FRONT OF MENARDS

SWC MISSOURI BLVD + STADIUM BLVD

JEFFERSON CITY, MO

Commerce Dr 12,136 (2023)

Stoneridge Pkwy

33,099 (2023)

Missouri Blvd 17,016 (2023)

50

STAPLES
that was easy.

W. Stadium Blvd

SITE

PETSMART
Academy

KOHL'S

sam's club

MENARDS

Walmart

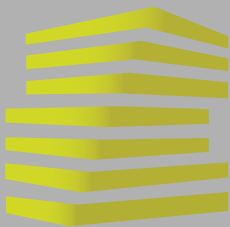
ALDI

Target

ORSCHELN
FARM & HOME



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commercial real estate



LAND IN FRONT OF MENARDS

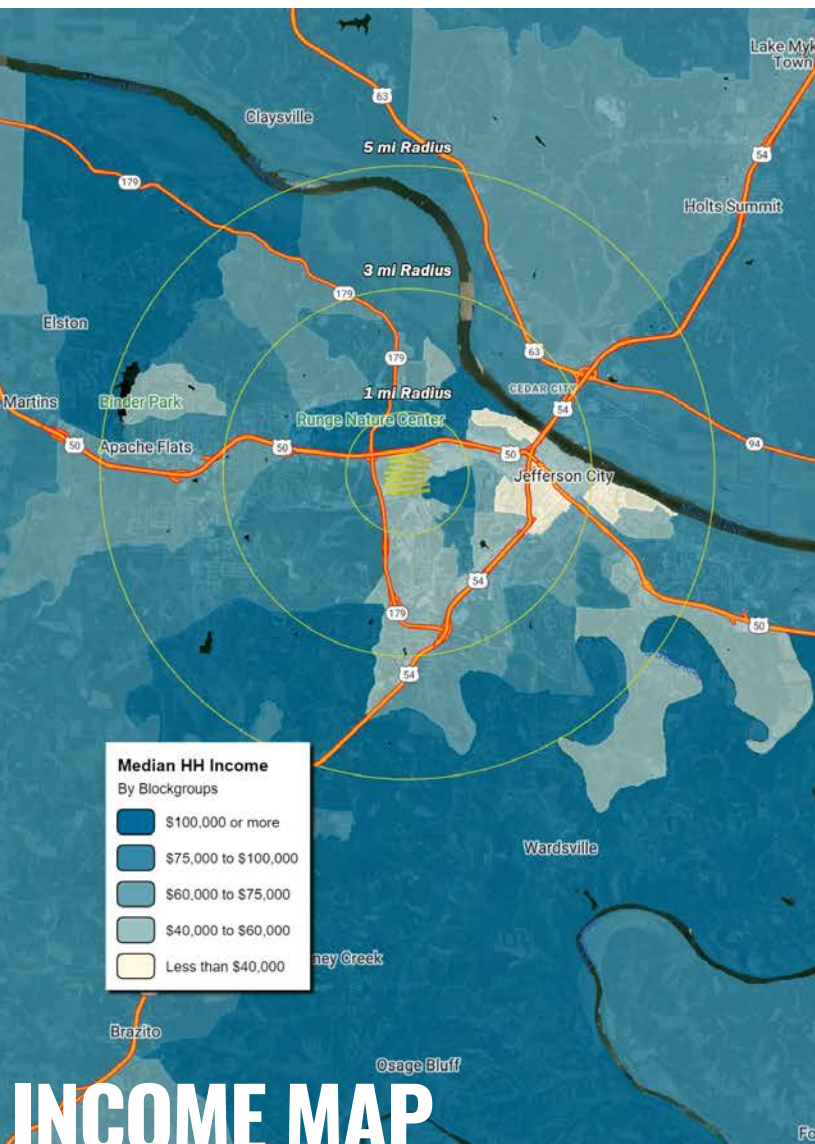
NEIGHBORHOOD VIBE

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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 mile	3 miles	5 miles
POPULATION	2,646	30,294	53,783
HOUSEHOLDS	1,151	13,693	23,415
EMPLOYEES	6,254	35,482	42,509
MED HH INCOME	\$101,684	\$70,294	\$71,882

AREA RETAIL | RESTAURANTS

KOHL'S

PETSMART

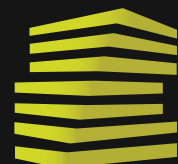


sam's club.

MENARDS



five BELOW

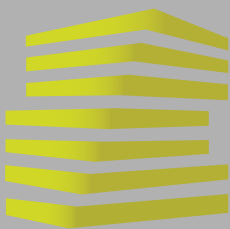


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SITE PLAN & DETAILS

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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



LAND IN FRONT OF MENARDS

MARKET AERIAL

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