

AVAILABLE FOR LEASE OR SALE

FREESTANDING 23,812 SF BUILDING

2500 MISSOURI BLVD, JEFFERSON CITY, MO

RETAIL



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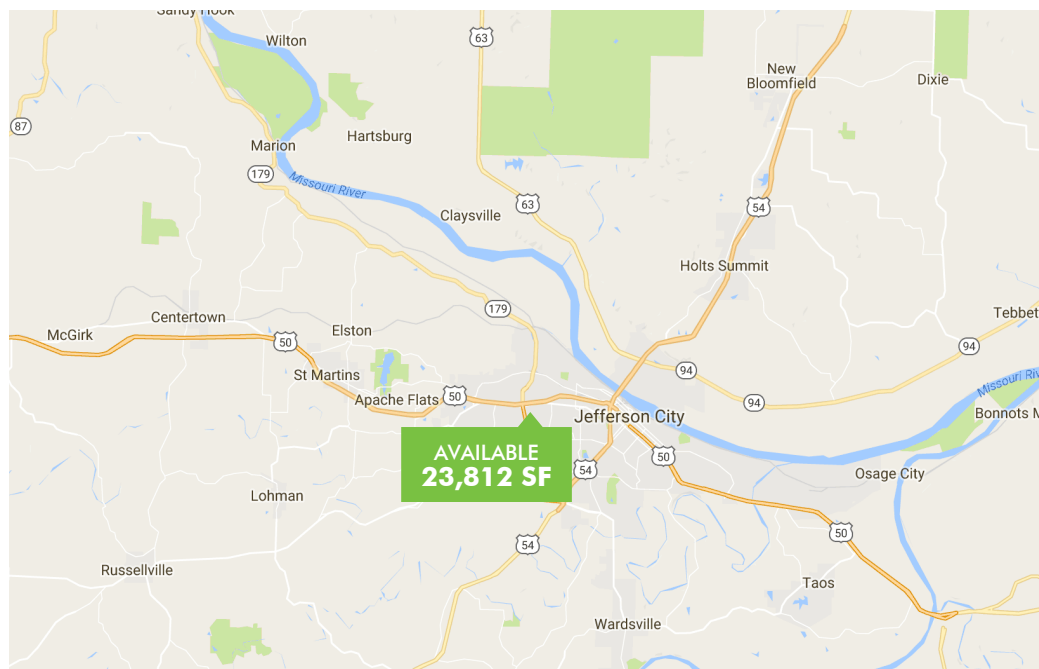


PROPERTY INFO

- + Freestanding 23,812 SF building available for lease
- + Currently occupied by Staples
PLEASE DO NOT DISTURB
- + Site enjoys direct visibility from US-50 (31,000 VPD) and Missouri Blvd (22,500 VPD)
- + Located across the street from Walmart, Kohl's, Dick's, Sam's Club, Menards and Petsmart

SALE PRICE: \$3,050,000

LEASE RATE: \$12.00/SF + NNN



AREA DEMOGRAPHICS

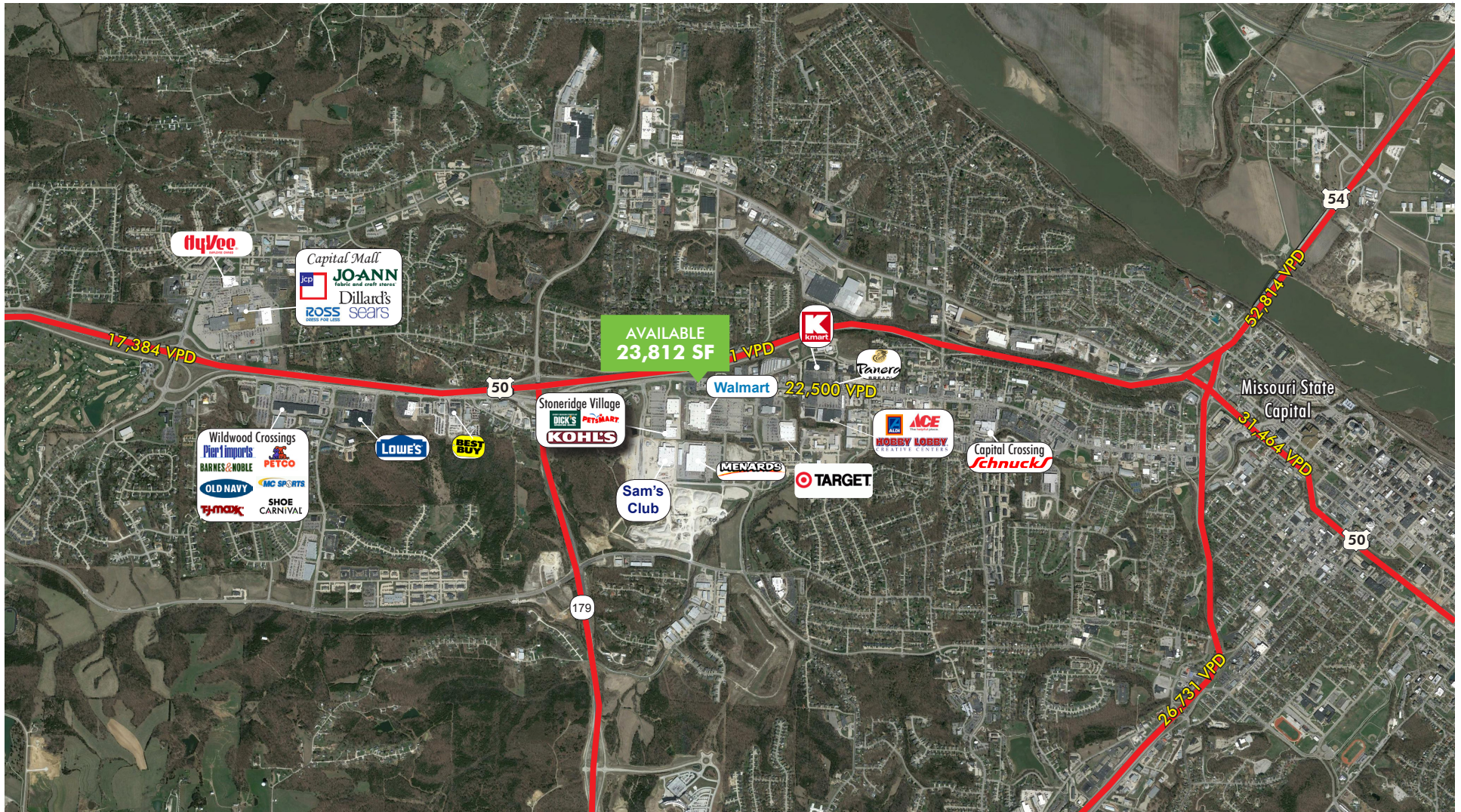
	1 MILES	3 MILES	5 MILES
Population	2,752	29,523	53,293
Average Household Income	\$87,307	\$64,050	\$66,888
Median Household Income	\$76,347	\$46,773	\$50,888
Households	1,205	13,098	22,269

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TRADE AREA AERIAL

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SITE AERIAL

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