

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Jefferson City, Missouri 65109 | 715 Stoneridge Parkway | Store #1118



AVAILABLE SF:  
UP TO 24,800 SF  
FRONTAGE:  
UP TO 98'  
ZONING:  
C-2 General Commercial  
RATES:  
CALL FOR RATES

AREA ANCHORS:

**KOHL'S**

Walmart

**MENARDS**

**TARGET**

**DICK'S**  
SPORTING GOODS

**BEST BUY**

Sams  
CLUB

**LOWE'S**  
Home Improvement Warehouse

**PET SMART**

JCPenney T.J.maxx

- Signalized intersection
- Great co-tenancy
- Growing market
- State capital city

**DEMOGRAPHICS 3-MILE 5-MILE 7-MILE**

2017 Population	28,807	51,907	63,265
Daytime Population	59,859	75,948	82,617
Average HH Income	\$69,617	\$70,969	\$73,466
Median HH Income	\$55,647	\$59,438	\$60,852

**TRAFFIC COUNTS**

Highway 50: 33,000 VPD  
Missouri Blvd: 15,000 VPD

**PACE**

PROPERTIES

Joe Ciapciak, Managing Director - Brokerage  
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John Shuff, Vice President - Brokerage  
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A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS  
Stan Johnson Co.

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**Buckle** **Brue21**  
 VICTORIA'S SECRET **JO-ANN**  
 Dillard's **JCPenney**  
**ROSS** **GNC**  
 DRESS FOR LESS LIVE WELL  
**GQT** **SHOE DEPT.**  
**Party City** **HIBBETT**  
 SPORTS

**BARNES & NOBLE** **dressbarn**  
**maurices** **OLD NAVY**  
**TJ-maxx** **ASHLEY**  
**HomeGoods** **Pier 1 imports**  
**ULTA** **petco** **SHOE CARNIVAL**



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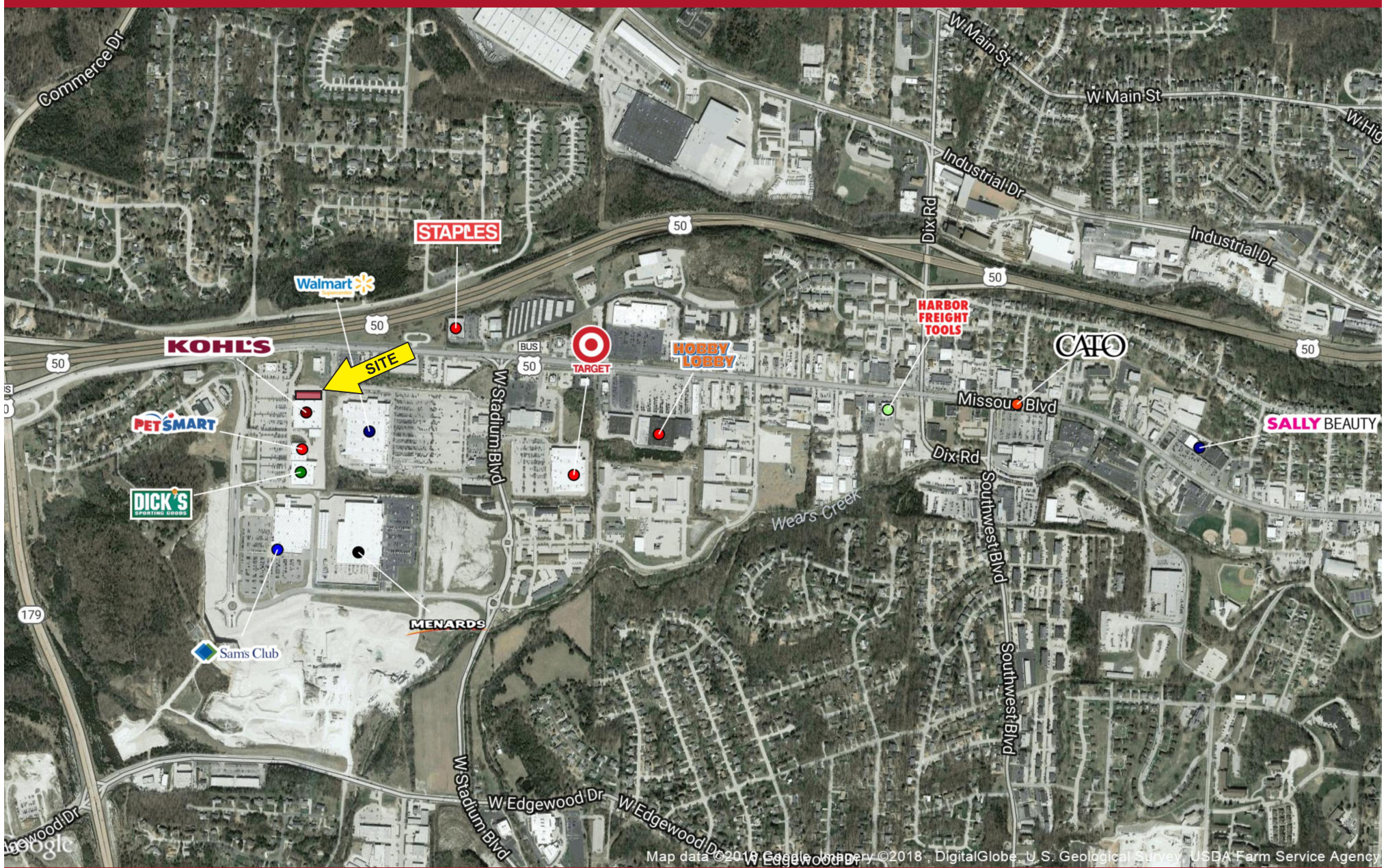
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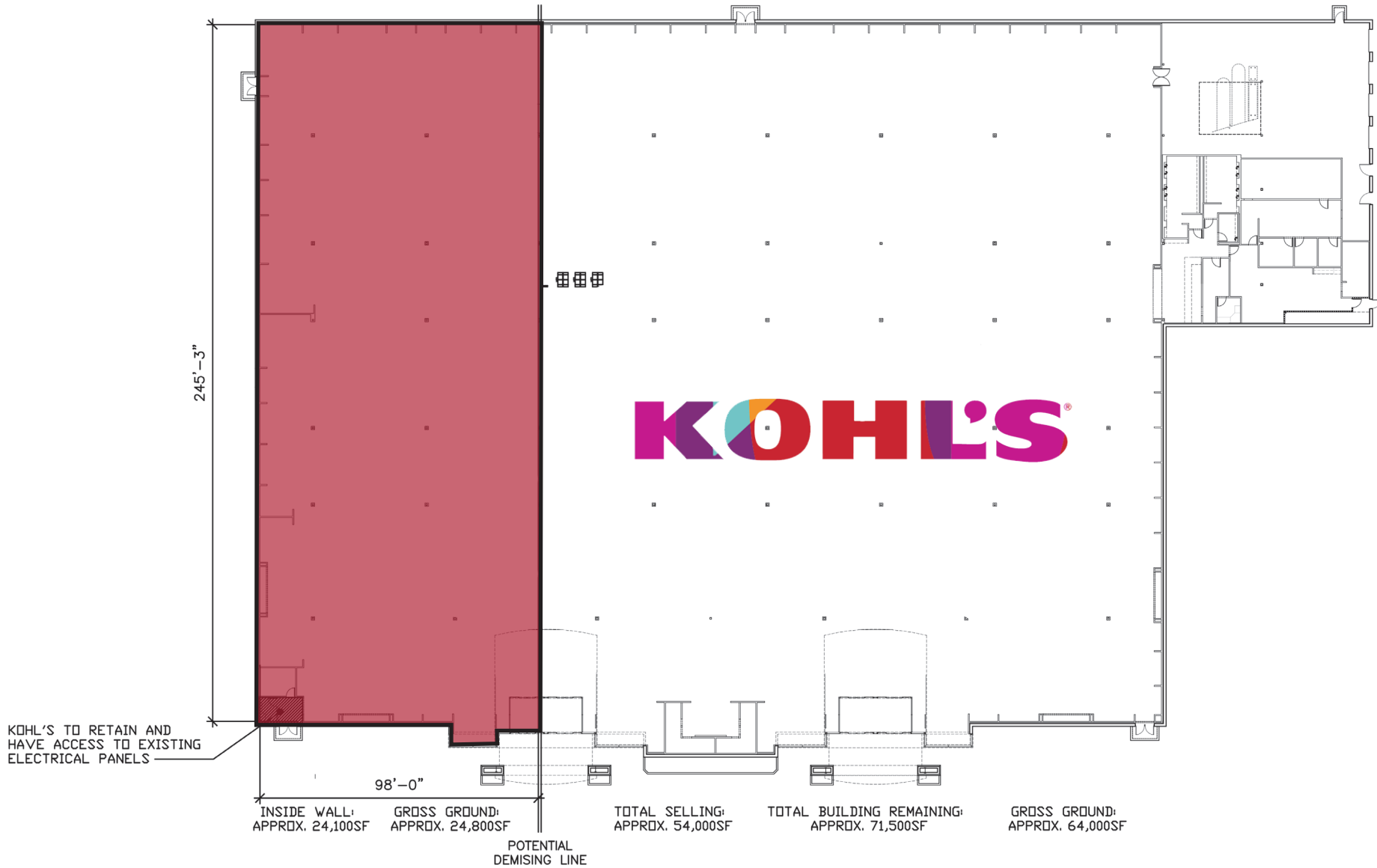
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