

JEFFERSON COUNTY PLAZA

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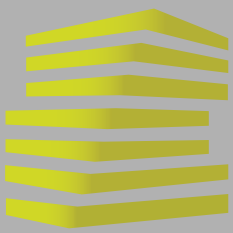
ARNOLD, MO



LOCATION.
commercial real estate

1,600 - 21,767 SF AVAILABLE FOR LEASE

0.50 ACRE OUTPARCEL AVAILABLE FOR SALE OR GROUND LEASE



JEFFERSON COUNTY PLAZA

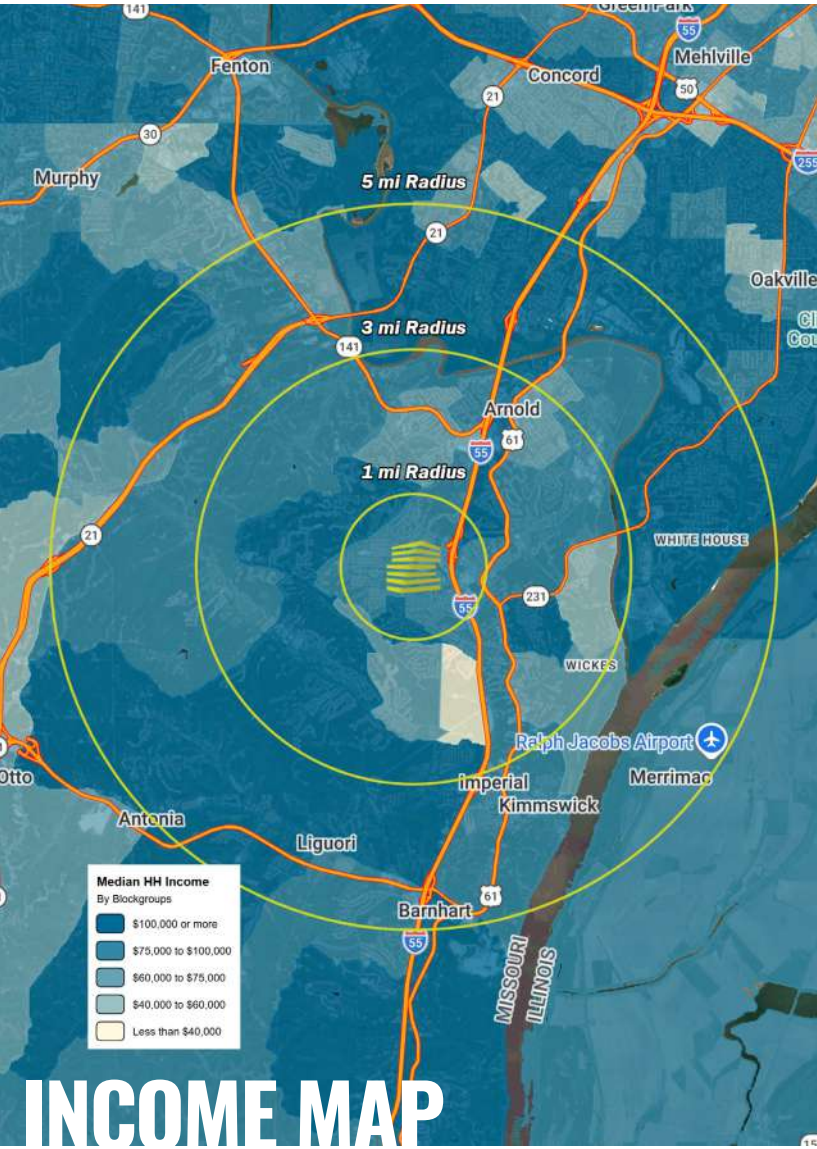
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TRADE AREA OVERVIEW

ARNOLD IS A CITY LOCATED IN JEFFERSON COUNTY, MISSOURI, SITUATED ALONG I-55 AT THE CONFLUENCE OF THE MERAMEC AND MISSISSIPPI RIVERS. IT IS APPROXIMATELY 20 MILES SOUTHWEST OF DOWNTOWN ST. LOUIS, AND THE LARGEST CITY IN JEFFERSON COUNTY KNOWN FOR ITS FRIENDLY COMMUNITY, BEAUTIFUL PARKS, AND EXCELLENT SCHOOLS.

ARNOLD HAS A RICH HISTORY, WITH EVIDENCE OF HUMAN OCCUPATION DATING BACK OVER 10,000 YEARS. EUROPEAN SETTLEMENT BEGAN IN THE EARLY 1800S, AND THE CITY WAS INCORPORATED IN 1972. TODAY, ARNOLD IS A THRIVING COMMUNITY WITH A STRONG ECONOMY, NUMEROUS SHOPPING AND DINING OPTIONS, AND EASY ACCESS TO OUTDOOR RECREATION OPPORTUNITIES.

ONE OF ARNOLD'S MOST POPULAR ATTRACTIONS IS THE ARNOLD RECREATION CENTER, WHICH FEATURES A STATE-OF-THE-ART FITNESS CENTER, INDOOR AND OUTDOOR POOLS, AN ICE RINK, AND A VARIETY OF RECREATIONAL PROGRAMS AND CLASSES. THE CITY IS ALSO HOME TO A NUMBER OF BEAUTIFUL PARKS AND TRAILS, INCLUDING ARNOLD CITY PARK, FERD B. LANG PARK, AND THE MERAMEC GREENWAY TRAIL.

ARNOLD IS SERVED BY THE FOX C-6 SCHOOL DISTRICT, WHICH INCLUDES SIX ELEMENTARY SCHOOLS, TWO MIDDLE SCHOOLS, AND ONE HIGH SCHOOL. THE DISTRICT IS KNOWN FOR ITS HIGH ACADEMIC STANDARDS AND COMMITMENT TO STUDENT SUCCESS. IN ADDITION TO PUBLIC SCHOOLS, ARNOLD IS ALSO HOME TO SEVERAL PRIVATE SCHOOLS, INCLUDING LUTHERAN HIGH SCHOOL SOUTH AND ST. JOHN'S LUTHERAN SCHOOL.

JEFFERSON COLLEGE-ARNOLD IS AN EXPANSION CAMPUS OF JEFFERSON COLLEGE'S MAIN CAMPUS IN NEARBY HILLSBORO, MISSOURI. THE 40,000 SQUARE FOOT CAMPUS OPENED IN 2007 AND IS A TWO-YEAR COLLEGE OFFERING ASSOCIATE DEGREES.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	11,611	45,954	94,824
HOUSEHOLDS	4,571	18,191	37,352
EMPLOYEES	3,718	10,521	21,497
MED HH INCOME	\$88,279	\$88,161	\$95,250

AREA RETAIL | RESTAURANTS

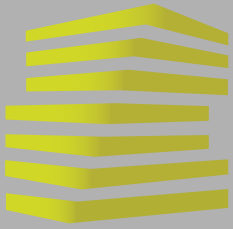


Schnucks



Great Clips





JEFFERSON COUNTY PLAZA

SITE PLAN

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JEFFERSON COUNTY PLAZA TENANT ROSTER

C-1	XIST FITNESS AVAILABLE 9/1/26	21,767 SF
3811	AVAILABLE (CURRENT NAIL SALON)	1,600 SF
3809	GOODFELLAS MOVING	1,600 SF
3801	DPU DANCE STUDIO	7,600 SF
3797	AVAILABLE	1,958 SF
3783	MERAMEC DERMATOLOGY	7,526 SF
OUTLOT 1	DOBBS TIRE & AUTO CENTER	± 1.7 AC
OUTLOT 2	AVAILABLE	± 0.5 AC

- JUNIOR ANCHOR: 21,767 SF AVAILABLE FOR LEASE | LANDLORD WILL SUBDIVIDE (AVAILABLE 9/1/26)
- SMALL SHOP: 1,600 - 1,958 SF AVAILABLE FOR LEASE
- 0.5 ACRE OUTLOT AVAILABLE FOR SALE OR GROUND LEASE
- CO-ANCHORED BY HOME DEPOT AND TARGET
- CENTER IS LOCATED SOUTH OF VOGEL ROAD ACROSS FROM NATIONAL GEOSPATIAL-INTELLIGENCE AGENCY
- CLOSE PROXIMITY TO I-55
- PLEASE CONTACT BROKER FOR MORE INFORMATION



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