

LEASE OR GROUND LEASE OPPORTUNITY



2106 Missouri Blvd Jefferson City, MO 65109

FOR LEASE:

Lease Rate - \$6,030 Month NNN

Building Size – 8,040 SF Free Standing Building

Land Size – Approximately .65 Acres

Building Lease or Ground Lease Opportunity Available

LOCATION HIGHLIGHTS

- Prime Location with Excellent Access and Visibility
- Located adjacent to Wendy's and Popeye's
- Busy Retail Corridor
- Near other national retailers including Hobby Lobby, Target, Wal-Mart, and Menards



ESTIMATED 2015 POPULATION	1 mile	3 miles	5 miles
Population	7,293	29,652	53,902
Households	3,417	12,990	23,014
Avg. Income	\$61,964	\$62,384	\$66,422



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