

# JEFFERSON COUNTY PLAZA

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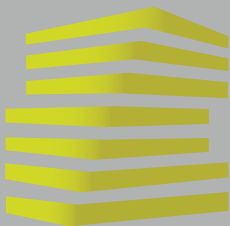
ARNOLD, MO



**LOCATION.**  
commercial real estate

**1,600 - 1,958 SF AVAILABLE FOR LEASE**  
**0.50 ACRE OUTPARCEL AVAILABLE FOR SALE, BTS, OR GROUND LEASE**





# JEFFERSON COUNTY PLAZA

## NEIGHBORHOOD VIBE

JOE LODES

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BEN WEIS

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## INCOME MAP

### 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
<b>POPULATION</b>	<b>11,938</b>	<b>46,480</b>	<b>96,282</b>
<b>HOUSEHOLDS</b>	<b>4,552</b>	<b>17,940</b>	<b>37,311</b>
<b>EMPLOYEES</b>	<b>3,479</b>	<b>9,758</b>	<b>21,037</b>
<b>MED HH INCOME</b>	<b>\$77,501</b>	<b>\$77,182</b>	<b>\$85,574</b>

### AREA RETAIL | RESTAURANTS

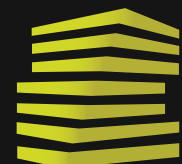


Schnucks



Great Clips

Goodcents  
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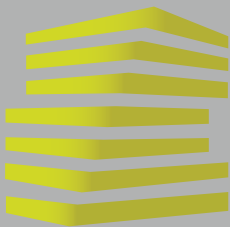
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## SITE PLAN

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#### TENANT ROSTER

C-1	XIST FITNESS	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

- 1,600 - 1,958 SF AVAILABLE FOR LEASE IN ARNOLD, MO
- 0.5 ACRE OUTLOT AVAILABLE FOR SALE, GROUND LEASE, OR BTS
- CO-ANCHORED BY HOME DEPOT, TARGET, AND XIST FITNESS
- 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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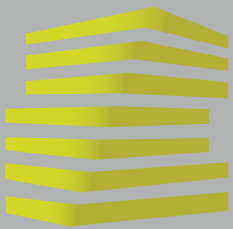


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## MARKET AERIAL

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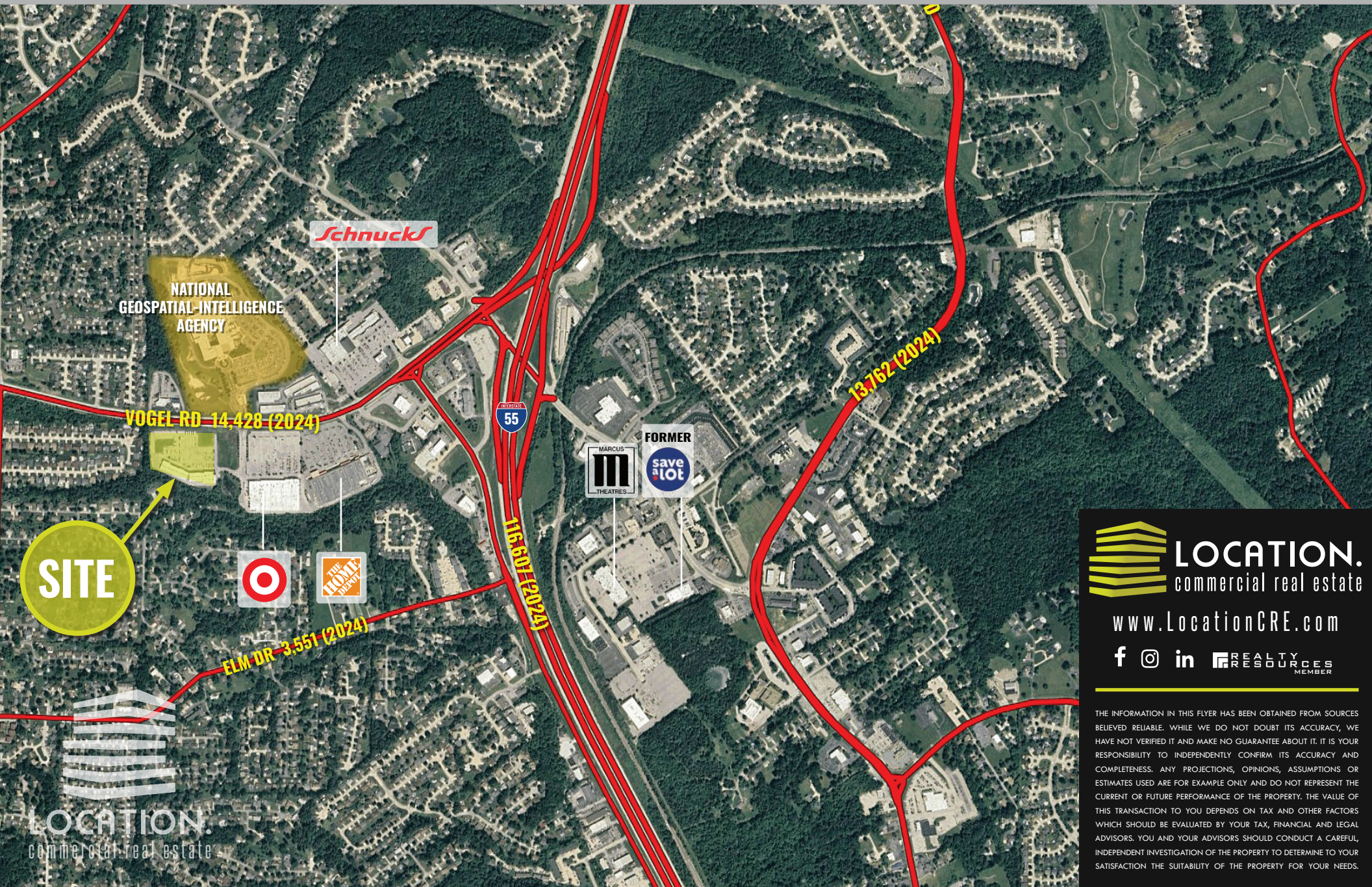
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