

# GROUND LEASE OPPORTUNITY

1134-1140 JEFFCO BLVD

ARNOLD, MO

SITE

INTERSTATE 55

KOHL'S

ALDI

UNITED STATES POSTAL SERVICE

Sugarfina

TREK BICYCLE STORE

MATTRESS FIRM

McALISTER'S DELI

First BAN SportClips HAIRCUTS SHOE CARNIVAL

Walmart

AspenDental

Applebees

CVS pharmacy

QT

petco

Once upon a child

SALLY BEAUTY

Schnucks

SEVEN 7 BREW

Jack in the box

Bank of America

CHASE

BMO

HOBBY LOBBY

planet fitness

O'Reilly AUTO PARTS

Cane's CORNED BEEFERS

verizon

SSM Health

RIDGECREST DR

ANN DR

MCCLEIN DR

ARNOLD MALL

BERRYWOOD DR

LONE STAR DR

RIDGE DR

CHRISTY DR

BANDANA'S SMALL TOWN SERVICE

DRURY INNA SUITES

141

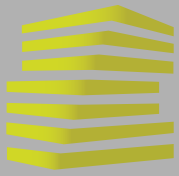
US 61

17,742 (2025)

17,742 (2025)



LOCATION.  
commercial real estate



# 1134-1140 JEFFCO BLVD

## NEIGHBORHOOD VIBE

JOE LODES

KEVIN SHAPIRO

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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.

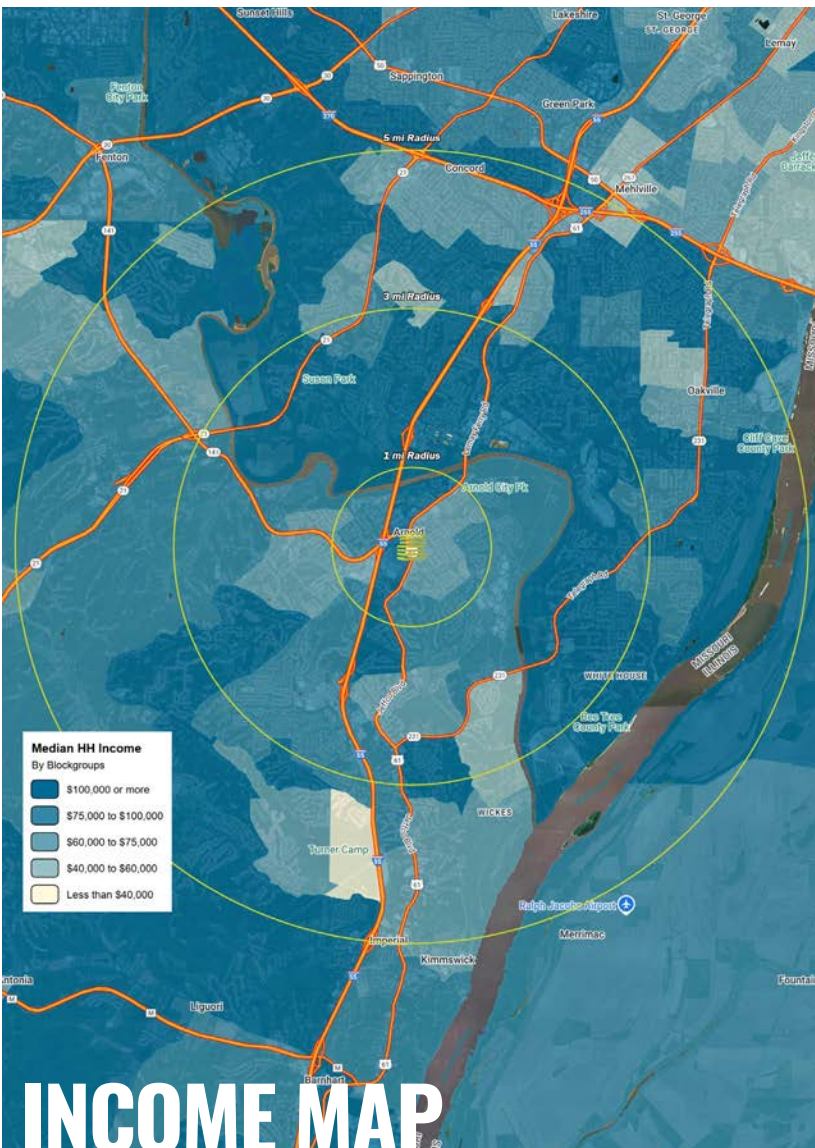
ARNOLD IS SERVED BY THE FOX C-6 SCHOOL DISTRICT, WHICH INCLUDES SIX ELEMENTARY SCHOOLS, TWO MIDDLE SCHOOLS, AND ONE HIGH SCHOOL. THE DISTRICT IS KNOWN FOR ITS HIGH ACADEMIC STANDARDS AND COMMITMENT TO STUDENT SUCCESS. IN ADDITION TO PUBLIC SCHOOLS, ARNOLD IS ALSO HOME TO SEVERAL PRIVATE SCHOOLS, INCLUDING 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 mile          | 5 mile          |
|----------------------|-----------------|-----------------|-----------------|
| <b>POPULATION</b>    | <b>4,713</b>    | <b>32,210</b>   | <b>74,257</b>   |
| <b>HOUSEHOLDS</b>    | <b>1,911</b>    | <b>12,719</b>   | <b>28,737</b>   |
| <b>EMPLOYEES</b>     | <b>584</b>      | <b>7,488</b>    | <b>17,511</b>   |
| <b>MED HH INCOME</b> | <b>\$67,798</b> | <b>\$89,949</b> | <b>\$94,775</b> |

### AREA RETAIL | RESTAURANTS

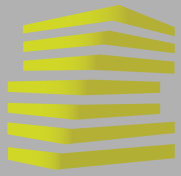


## INCOME MAP



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



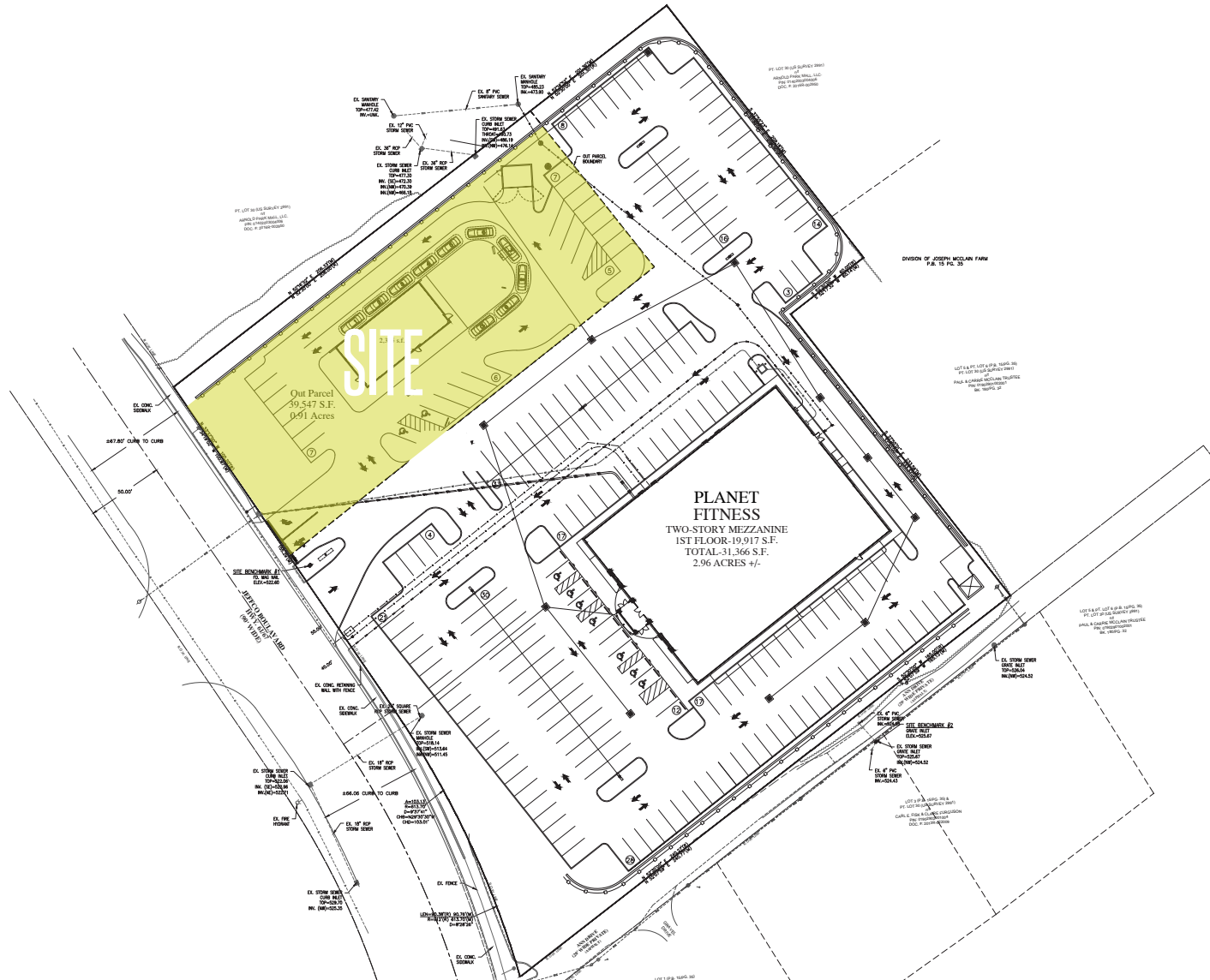
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## SITE PLAN & DETAILS

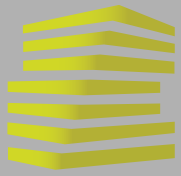
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- **0.91 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT**
- **GREAT VISIBILITY TO NEARLY 20,000 VPD ON JEFFCO BLVD**
- **BRAND NEW PLANET FITNESS OPENING FALL 2026**
- **SUBJECT SITE IS BEING BROUGHT UP TO WITHIN 5+/- FT OF JEFFCO BLVD GRADE**
- **CALL BROKER FOR PRICING**



1134-1140 JEFFCO BLVD  
 MARKET AERIAL

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