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commercial real estate



CAPITAL MALL • 3600 COUNTRY CLUB DRIVE

LOCATED AT HIGHWAY 50 & TRUMAN BOULEVARD, CAPITAL MALL, AT 560,000 SQUARE FEET, SERVES THE MID-MISSOURI AND JEFFERSON CITY MARKET. RETAIL AND OUTPARCELS FOR LEASE. THE MALL OFFERS A VARIETY OF SHOPPING OPTIONS, INCLUDING:

Dillard's

Dunham's
SPORTS

PartyCity

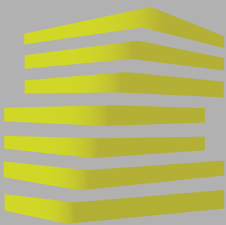
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CAPITAL MALL MARKET OVERVIEW

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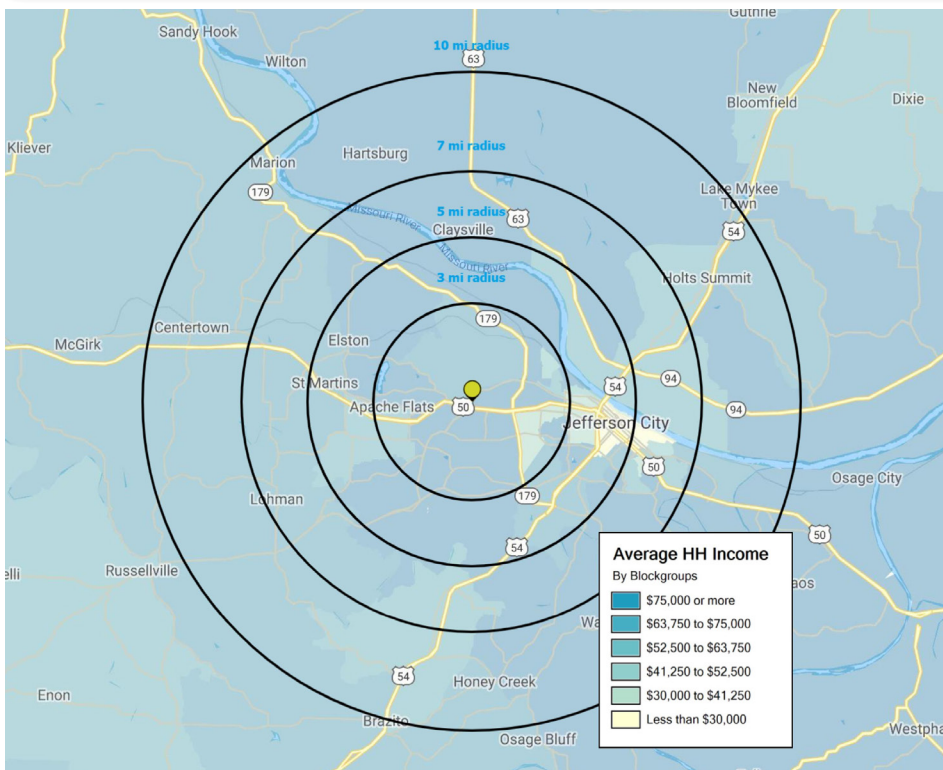
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Jefferson City, named for President Thomas Jefferson, is the capital of Missouri. Jefferson City is on the northern edge of the Ozark Plateau on the southern side of the Missouri River near known as Mid-Missouri. It is also at the western edge of one of the major wine-producing regions of the Midwest, the Missouri Rhineland. The cityscape is dominated by the domed Capitol, which rises from a bluff overlooking the Missouri River to the north; Lewis and Clark passed the bluff on their historic expedition upriver before Europeans established any settlement there.

Jefferson City is home to Lincoln University, a historically black college founded in 1866 and later designated as a land-grant university. The city's top employers include the State of Missouri, Scholastic, Capital Region Medical Center, Jefferson City Public Schools and St. Mary's Health Center.

In 2013, Jefferson City was named America's "Most Beautiful Small Town" by Rand McNally.



POPULATION		<u>3 MILES</u> 25,497	<u>5 MILES</u> 46,606	<u>7 MILES</u> 59,826	<u>10 MILES</u> 74,859
HOUSEHOLDS		<u>3 MILES</u> 10,831	<u>5 MILES</u> 20,397	<u>7 MILES</u> 26,007	<u>10 MILES</u> 32,035
AVG HH INCOME		<u>3 MILES</u> \$84,038	<u>5 MILES</u> \$73,804	<u>7 MILES</u> \$73,503	<u>10 MILES</u> \$74,956
MEDIAN AGE		<u>3 MILES</u> 39.4	<u>5 MILES</u> 37.9	<u>7 MILES</u> 38.0	<u>10 MILES</u> 38.4



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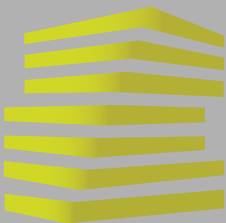


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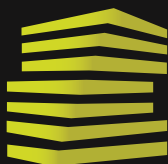
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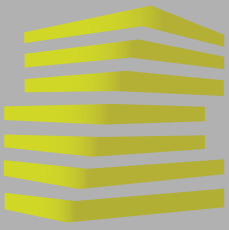


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CAPITAL MALL

ZOOM AERIAL

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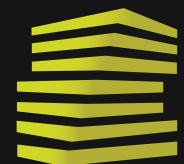
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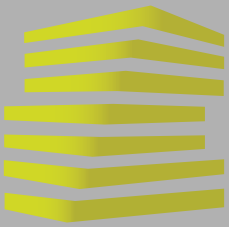
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CAPITAL MALL

WIDE AERIAL

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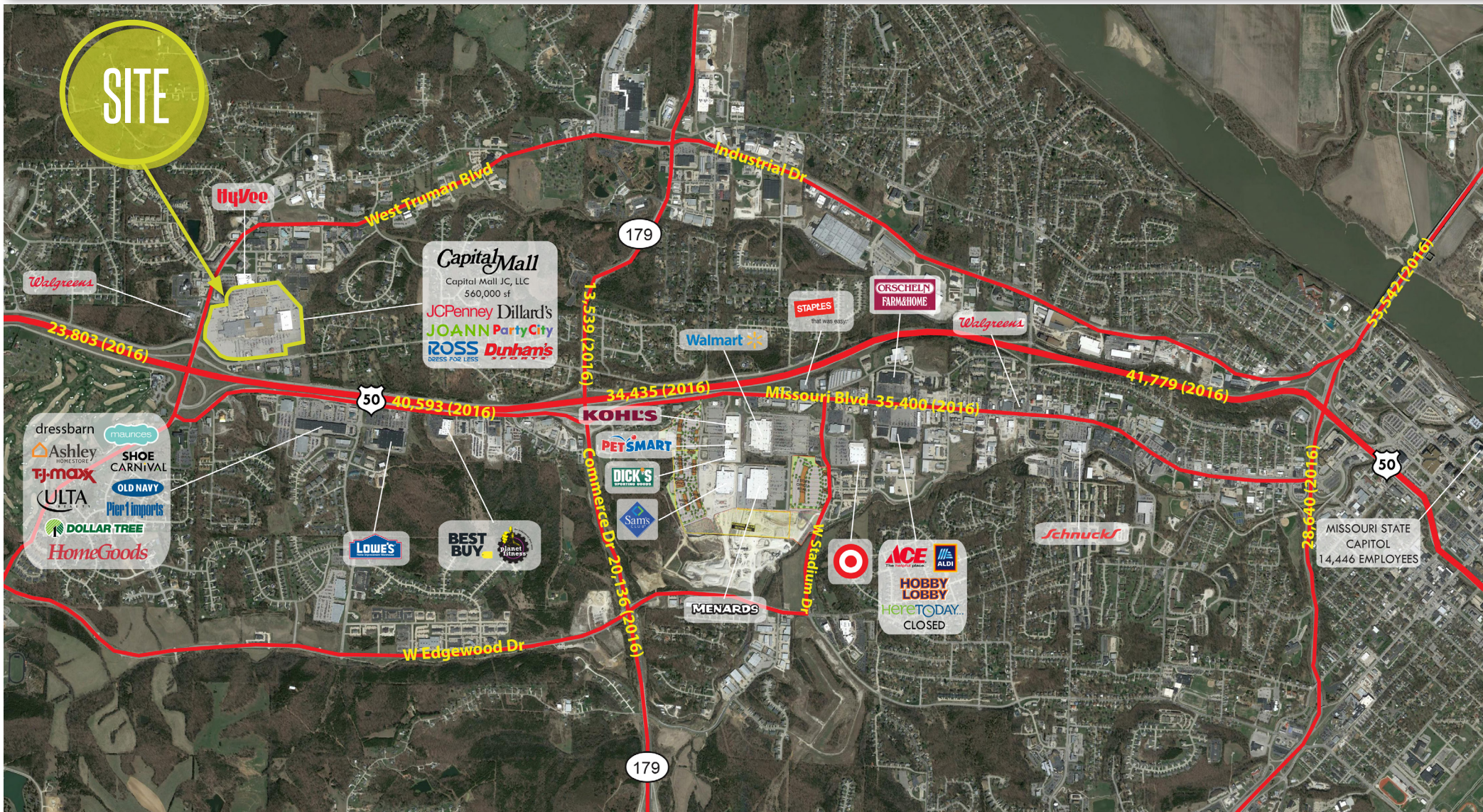
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