

# Arnold Plaza

511-537 Jeffco Blvd  
Arnold , MO 63010



# HIGHLIGHTS

| Suite | Square Feet | Lease Type |
|-------|-------------|------------|
| 519   | 4,210       | NNN        |
| 531   | 2,000       | NNN        |
| 537   | 2,000       | NNN        |



## POPULATION

| 1 MILE | 3 MILE | 5 MILE  |
|--------|--------|---------|
| 4,745  | 62,781 | 144,938 |



## AVERAGE HOUSEHOLD INCOME

| 1 MILE   | 3 MILE   | 5 MILE   |
|----------|----------|----------|
| \$63,920 | \$91,532 | \$89,994 |



## NUMBER OF HOUSEHOLDS

| 1 MILE | 3 MILE | 5 MILE |
|--------|--------|--------|
| 1,967  | 24,825 | 57,802 |



Dollar General

AutoZone Auto Parts

Fox C-6 School District

Arnold City Park

Rally's

Steak 'n Shake

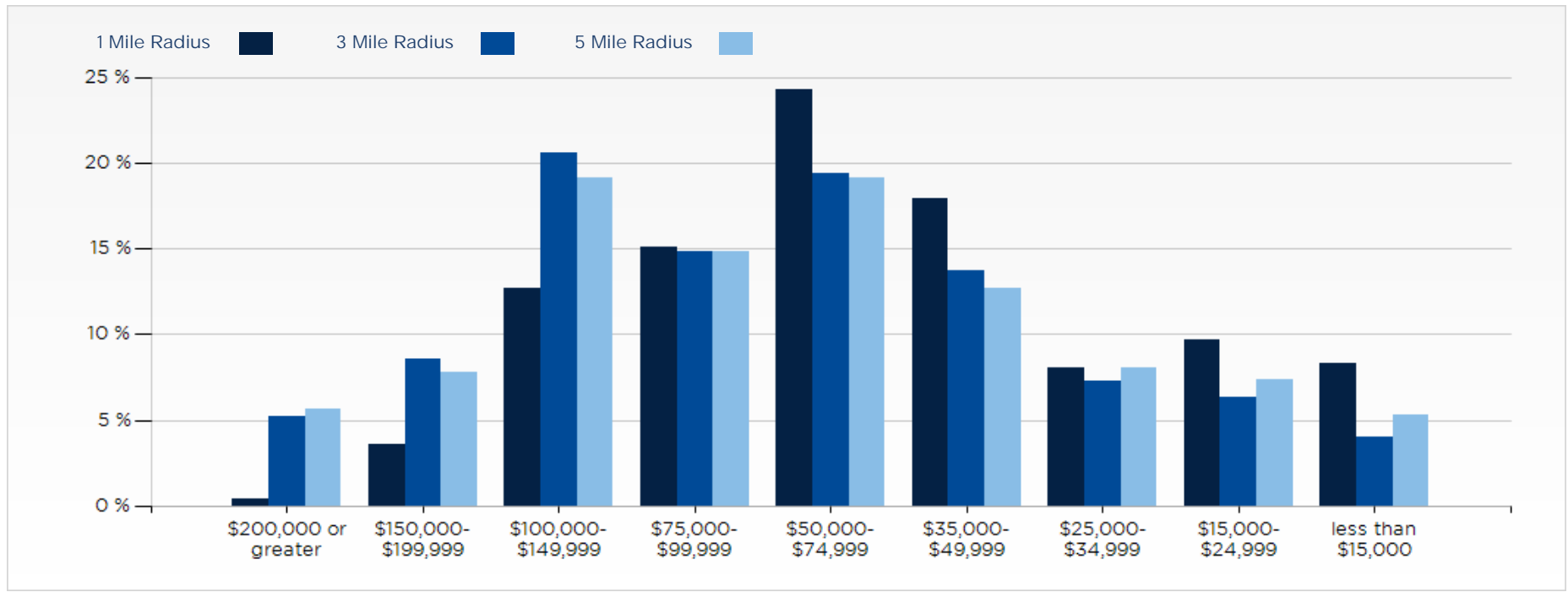


| POPULATION                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Population                    | 4,908  | 59,703 | 137,771 |
| 2010 Population                    | 4,872  | 61,251 | 142,499 |
| 2018 Population                    | 4,745  | 62,781 | 144,938 |
| 2023 Population                    | 4,746  | 63,808 | 146,802 |
| 2018 African American              | 32     | 879    | 2,160   |
| 2018 American Indian               | 12     | 97     | 245     |
| 2018 Asian                         | 52     | 1,252  | 2,848   |
| 2018 Hispanic                      | 131    | 1,423  | 3,566   |
| 2018 White                         | 4,541  | 59,212 | 136,338 |
| 2018 Other Race                    | 27     | 313    | 869     |
| 2018 Multiracial                   | 81     | 1,012  | 2,445   |
| 2018-2023: Population: Growth Rate | 0.00 % | 1.65 % | 1.30 %  |

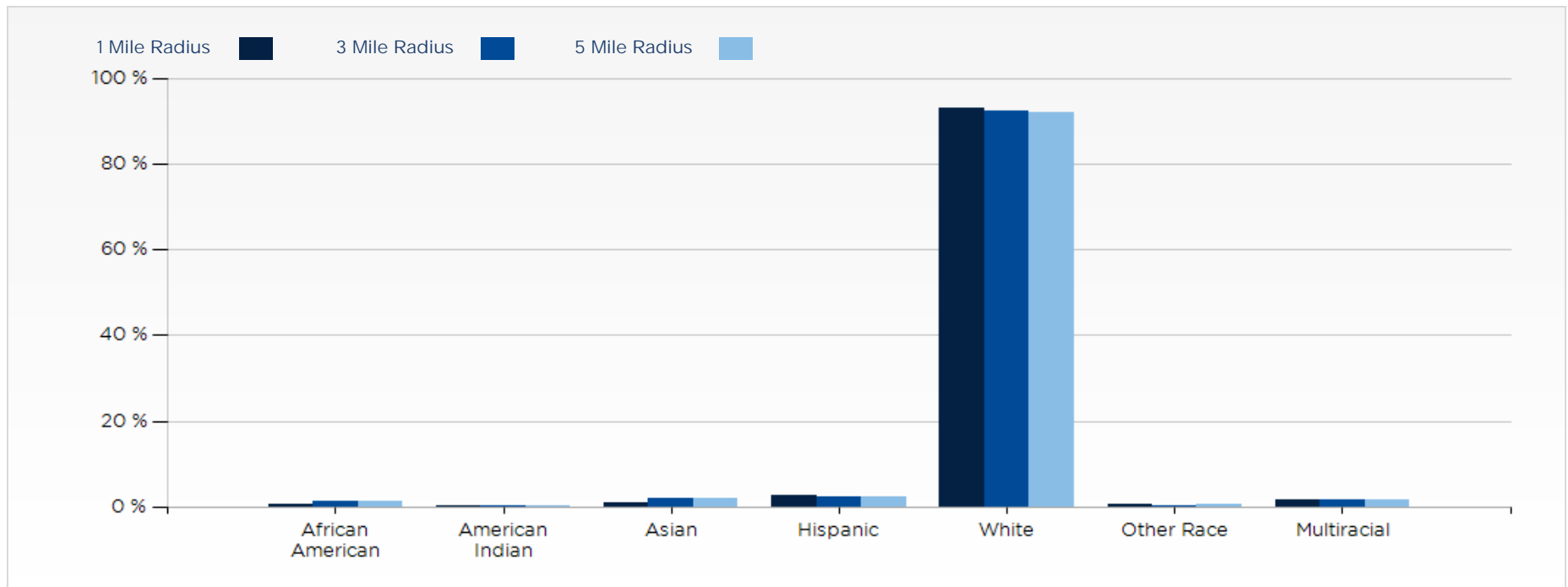
| 2018 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 164      | 1,008    | 3,051    |
| \$15,000-\$24,999     | 190      | 1,573    | 4,256    |
| \$25,000-\$34,999     | 158      | 1,805    | 4,679    |
| \$35,000-\$49,999     | 352      | 3,402    | 7,333    |
| \$50,000-\$74,999     | 477      | 4,803    | 11,047   |
| \$75,000-\$99,999     | 297      | 3,682    | 8,592    |
| \$100,000-\$149,999   | 250      | 5,115    | 11,049   |
| \$150,000-\$199,999   | 70       | 2,129    | 4,526    |
| \$200,000 or greater  | 8        | 1,309    | 3,269    |
| Median HH Income      | \$54,256 | \$73,685 | \$70,467 |
| Average HH Income     | \$63,920 | \$91,532 | \$89,994 |

| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing                 | 2,097  | 23,151 | 54,624 |
| 2010 Total Households              | 2,014  | 24,268 | 57,011 |
| 2018 Total Households              | 1,967  | 24,825 | 57,802 |
| 2023 Total Households              | 1,967  | 25,188 | 58,426 |
| 2018 Average Household Size        | 2.41   | 2.51   | 2.49   |
| 2000 Owner Occupied Housing        | 1,648  | 17,519 | 41,538 |
| 2000 Renter Occupied Housing       | 330    | 4,846  | 11,264 |
| 2018 Owner Occupied Housing        | 1,469  | 18,273 | 43,045 |
| 2018 Renter Occupied Housing       | 498    | 6,552  | 14,756 |
| 2018 Vacant Housing                | 204    | 1,152  | 3,081  |
| 2018 Total Housing                 | 2,171  | 25,977 | 60,883 |
| 2023 Owner Occupied Housing        | 1,481  | 18,542 | 43,522 |
| 2023 Renter Occupied Housing       | 487    | 6,646  | 14,904 |
| 2023 Vacant Housing                | 230    | 1,193  | 3,227  |
| 2023 Total Housing                 | 2,197  | 26,381 | 61,653 |
| 2018-2023: Households: Growth Rate | 0.00 % | 1.45 % | 1.05 % |

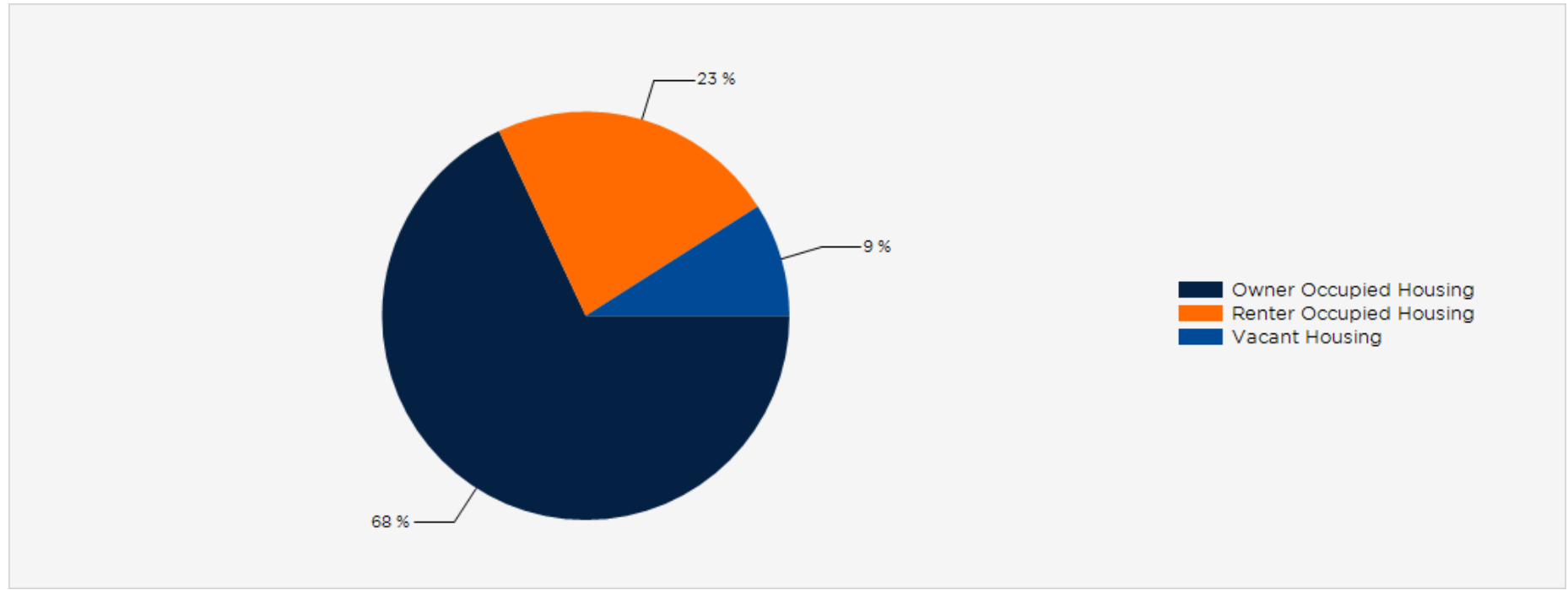
2018 Household Income



2018 Population by Race



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median

