



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

7,937 | 31,461 | 49,515



Daytime Population

15,793 | 46,492 | 57,869



Median Household Income

\$52,860 | \$70,517 | \$75,406



RETAIL FOR SUBLEASE

1209 Missouri Boulevard | Jefferson City, Missouri 65109

1,925 SF on 0.57 Acres | Call for Details

PROPERTY DETAILS

Free-standing drive-thru

Pylon sign

Full remodel in 2018

21 parking stalls

Lease expiration date: 2/28/2038

Missouri Boulevard - 18,284 VPD

Evan Barnett

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PACEPROPERTIES.COM | 314.968.9898

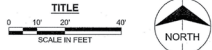
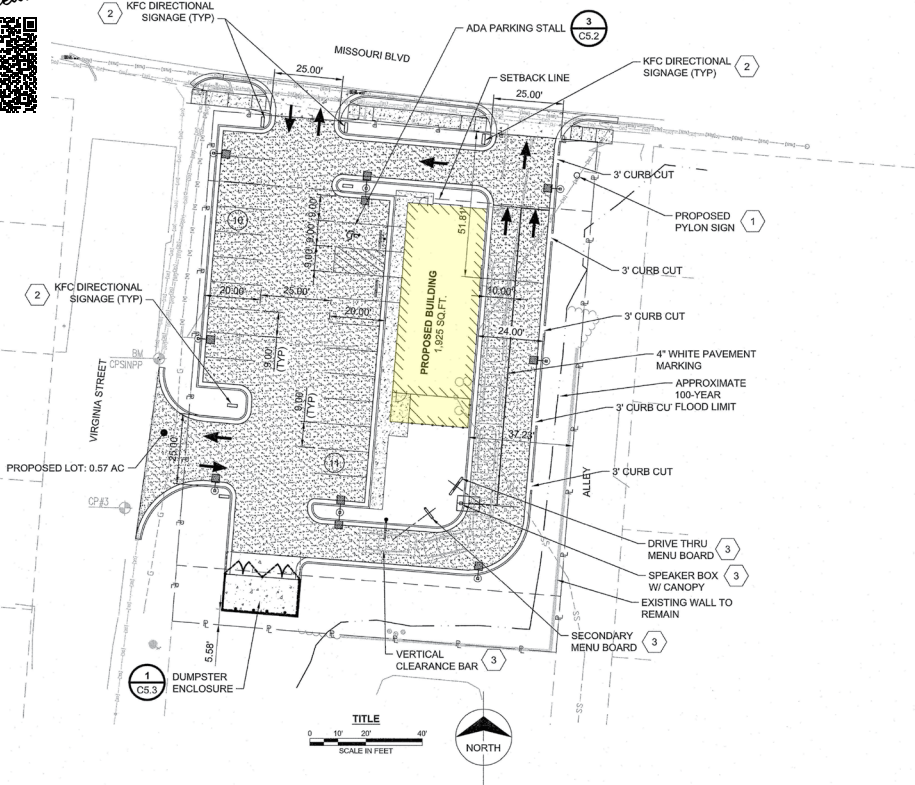
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Site Plan



Click or Scan
to View!



LEGEND:

- ASPHALT PAVEMENT (CS.1)
- CONCRETE PAVEMENT (CS.1)
- CONCRETE SIDEWALK (CS.1)
- BUILDING OUTLINE
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIGHT POLE
- PROPOSED FENCING
- APPROX. 100-YEAR FLOOD LIMIT

KEYED NOTES:

- 1 PROPOSED PYLON SIGN. INSTALLATION OF ELECTRICAL IS PART OF THIS CONTRACT. INSTALLATION OF SIGNS & FOOTING ARE BY OTHERS. SEE ELECTRICAL PLANS FOR ROUTING DETAILS.
- 2 PROPOSED KFC SIGNAGE. INSTALLATION OF ELECTRICAL IS PART OF THIS CONTRACT. INSTALLATION OF SIGNS & FOOTING ARE BY OTHERS SEE ELECTRICAL PLANS FOR ROUTING DETAILS.
- 3 FOUNDATION, ELECTRICAL AND TELECOM IS PART OF THIS CONTRACT. SIGNS AND EQUIPMENT TO BE INSTALLED BY OTHERS. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAIL AND ELECTRICAL DRAWINGS FOR TELECOM/ELECTRICAL ROUTING.

PROJECT INFORMATION:

ZONING: PLANNED UNIT DEVELOPMENT WITH GENERAL

SITE AREA: 0.57 ACRES +/-
BUILDING AREA: 1,925 GSF +/-
EXIST. IMPERVIOUS AREA: 90% +/-
PROP. IMPERVIOUS AREA: 81% +/-

REQUIRED PARKING: 1 STALL PER 100SQ. FT. OF GSF.
1,925/100 = 19 STALLS
20 STALLS + 1 ADA (VAN) STALLS = 21 STALLS TOTAL
8 VEHICLES

PARKING PROVIDED (SITE):
DRIVE THROUGH QUEUE:

SETBACKS:
FRONT: 25 FT
BACK: 25 FT
SIDES: 0 FT

| no. | date | by | ckd | description |
|-----|----------|-----|-----|-------------------|
| A | 12/08/17 | PJB | DJB | ISSUED FOR REVIEW |
| 0 | 01/15/18 | PJB | DJB | ISSUED FOR PERMIT |
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PRELIMINARY-NOT
FOR CONSTRUCTION



VICINITY MAP (N.T.S.)

BURNS
MCDONNELL

9400 WARD PARKWAY
KANSAS CITY, MO 64114

| date | designed | checked | detailed |
|------------|----------|----------|----------|
| 12/01/2017 | E.RUS | D.BURTON | P.BROWN |



1209 MISSOURI BLVD
JEFFERSON CITY, MO 65109

KFC - JEFFERSON CITY, MO
SITE LAYOUT PLAN

| | | | |
|--------------------|----------|----|-----------|
| project | contract | | |
| 102780 | | | |
| drawing | rev. | | |
| C1.1 | — | A | |
| sheet | 03 | of | 16 sheets |
| file 102780C11.dwg | | | |

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