

Jeffco Plaza

540 Jeffco Blvd.
Arnold, Missouri

FOR LEASE:

Lloyd Jones
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Available:

- ▶ 4,272 SF spaces available for lease

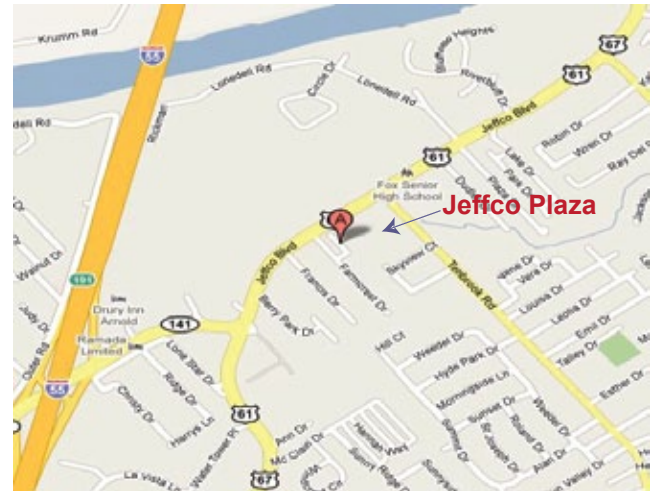
Specifications

Zoning: C-3 Commercial
Traffic Count: 27,722 VPD

Retailers within 1 mile include: Gordman's, Northern Tool, Walgreens, Napa Auto Parts, Goodwill, CVS, Hobby Lobby, 24 Hour Fitness

Features:

- ▶ Excellent Visibility (highway 61/67 - Jeffco Blvd)
- ▶ High traffic count (27,722 cars per day Jeffco and HWY 141)
- ▶ Ample parking



| Demographics | 3 mile | 5 mile | 10 mile |
|--------------------------|----------|----------|----------|
| Total Population | 55,222 | 130,937 | 380,509 |
| Households | 22,111 | 49,368 | 151,644 |
| Average Household Income | \$68,049 | \$64,835 | \$60,254 |
| Median Age | 37 | 36.8 | 38.1 |



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