

WELCOME
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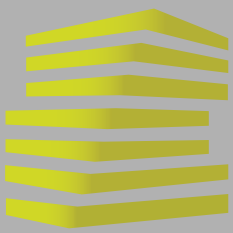


LOCATION.
commercial real estate

HIGHLAND VILLAGE

HOSPITAL REDEVELOPMENT - 505 MISSOURI BLVD

JEFFERSON CITY, MO



HIGHLAND VILLAGE

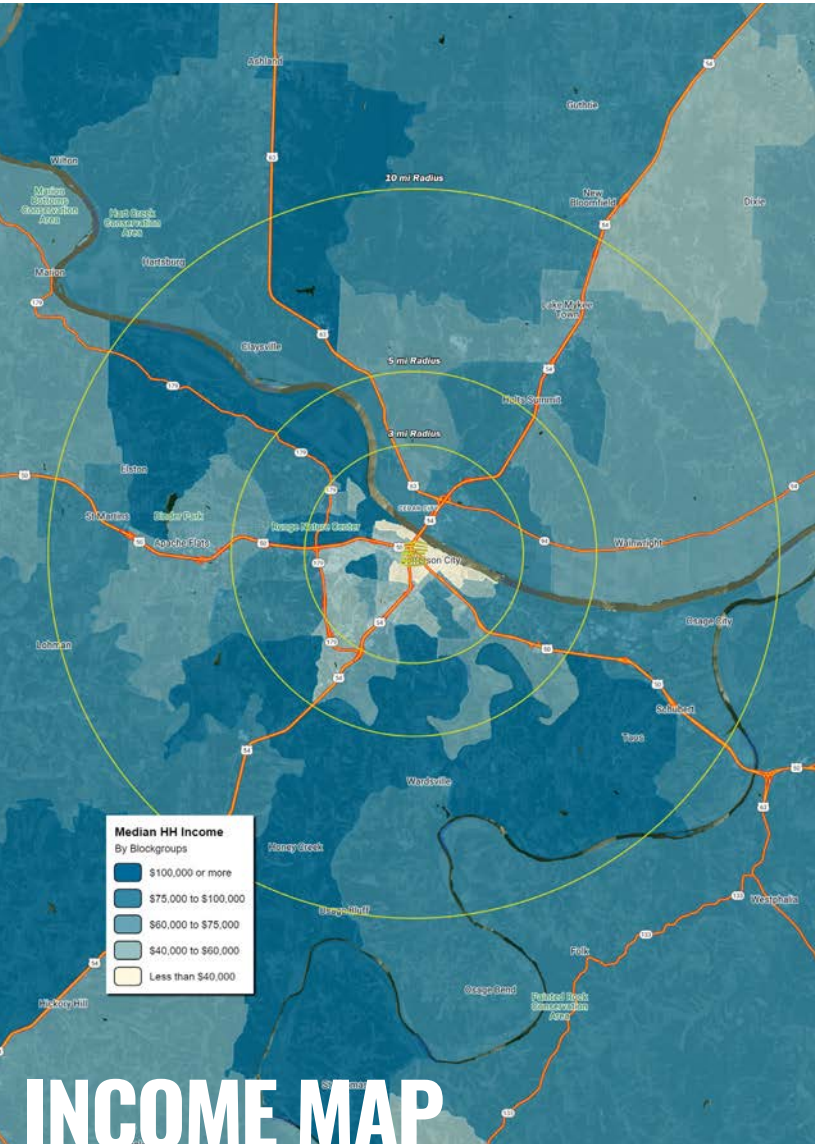
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Nestled in the heart of Missouri, Jefferson City stands proudly as the state capital, paying homage to President Thomas Jefferson, after whom it is named. Jefferson City is situated on the northern edge of the Ozark Plateau, gracing the southern banks of the Missouri River in Mid-Missouri.

Jefferson City is crowned by the Capitol, a magnificent dome rising gracefully from a bluff that offers panoramic views of the Missouri River to the north. Jefferson City's roots trace back to a time before European settlements, witnessed by the passage of Lewis and Clark along the very bluffs that now overlook the city.

Lincoln University, established in 1866 and later designated as a land-grant university, stands as a testament to the city's commitment to education and diversity. Its economic landscape is shaped by key players such as the State of Missouri, Scholastic, Capital Region Medical Center, Jefferson City Public Schools, and St. Mary's Health Center, collectively contributing to its thriving community.

Jefferson City has earned well-deserved recognition for its charm and aesthetics, garnering the title of America's "Most Beautiful Small Town" by Rand McNally in 2013. Beyond its accolades, the city's allure lies in its unique blend of history, education, and natural beauty.

DEMOGRAPHICS

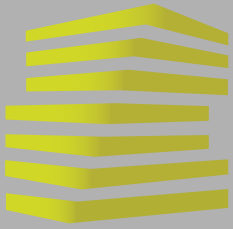
	3 mile	5 miles	10 miles
POPULATION	17,178	43,864	82,398
HOUSEHOLDS	7,943	19,126	33,519
EMPLOYEES	20,857	40,457	50,460
MED HH INCOME	\$65,698	\$76,299	\$80,781

SURROUNDING RESTAURANTS / RETAIL



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SITE PLAN

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- **MULTIPLE OUTPARCELS AVAILABLE FOR LEASE AT THE SE CORNER OF HWY 54 & HWY 50 IN JEFFERSON CITY, MO**
- **REDEVELOPMENT OF FORMER ST. MARY'S HOSPITAL**
- **PERFECT FOR MULTI-USE OPPORTUNITIES**
- **HIGHLY ACCESSIBLE WITH GREAT VISIBILITY**
- **CONTACT BROKER FOR MORE DETAILS**



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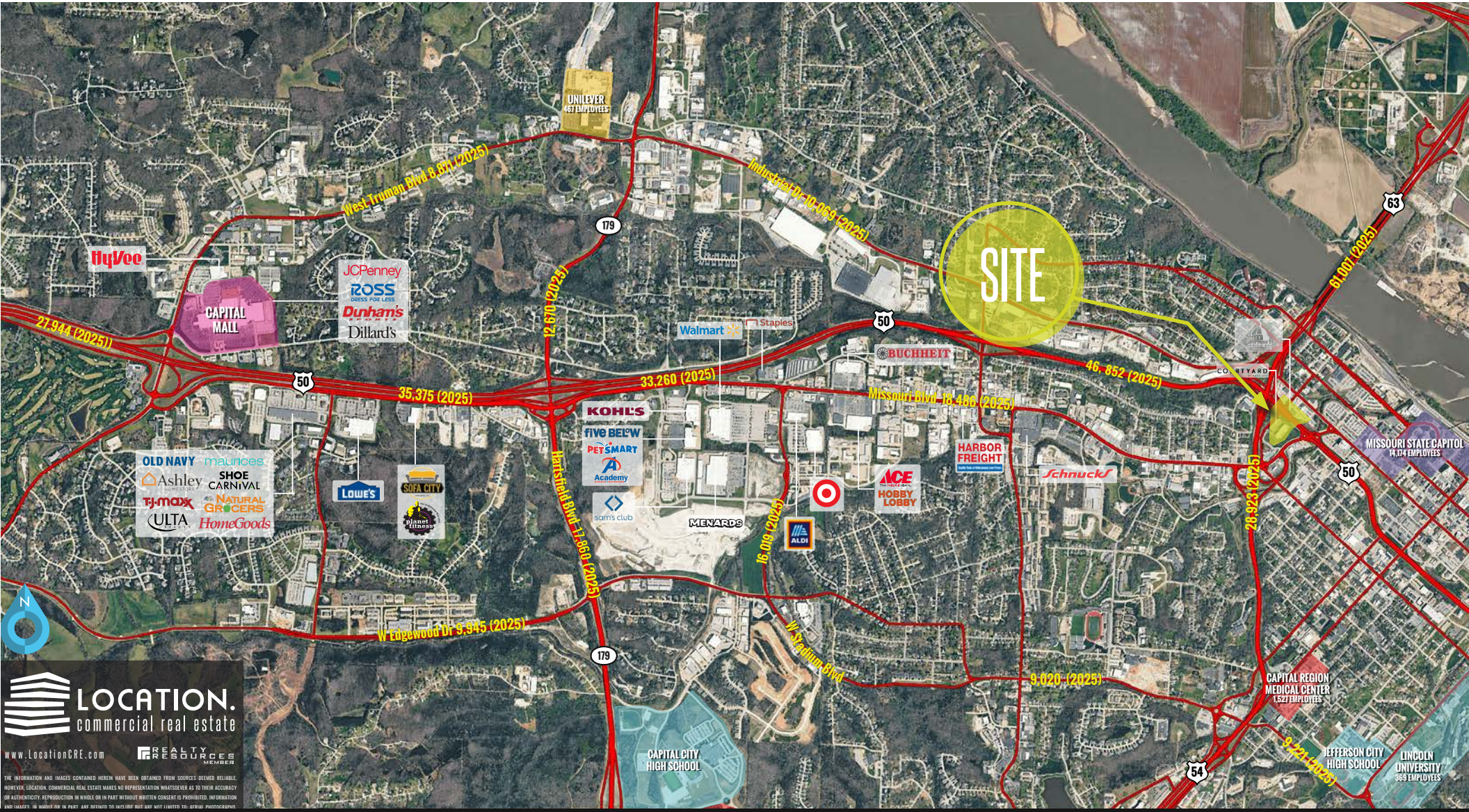
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HIGHLAND VILLAGE MARKET AERIAL

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