

RETAIL PROPERTY FOR LEASE

JEFFERSON CENTER

1255 N. TRUMAN BLVD AND BORGA BUILDING, FESTUS, MO 63028



LAURA JONES

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RL JONES PROPERTIES

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	116,054 SF
Available SF:	100 - 60,000 SF
Lot Size:	

PROPERTY OVERVIEW

We have a 60,000 sf former Shop N Save building. Willing to subdivide into 15,000 - 30,000 sf spaces. There are three loading docks, ample parking, pylon sign with LED reader board. This space would be great for grocery, retail, or hardware/appliance location.

SPACES

1275 N. Truman Blvd, ATM Pad
109 Borga Building
105 Borga Building
1275 N. Truman Blvd

LEASE RATE

Negotiable
Negotiable
Negotiable
Negotiable

SPACE SIZE

100 SF
1,105 SF
2,250 SF
60,000 SF

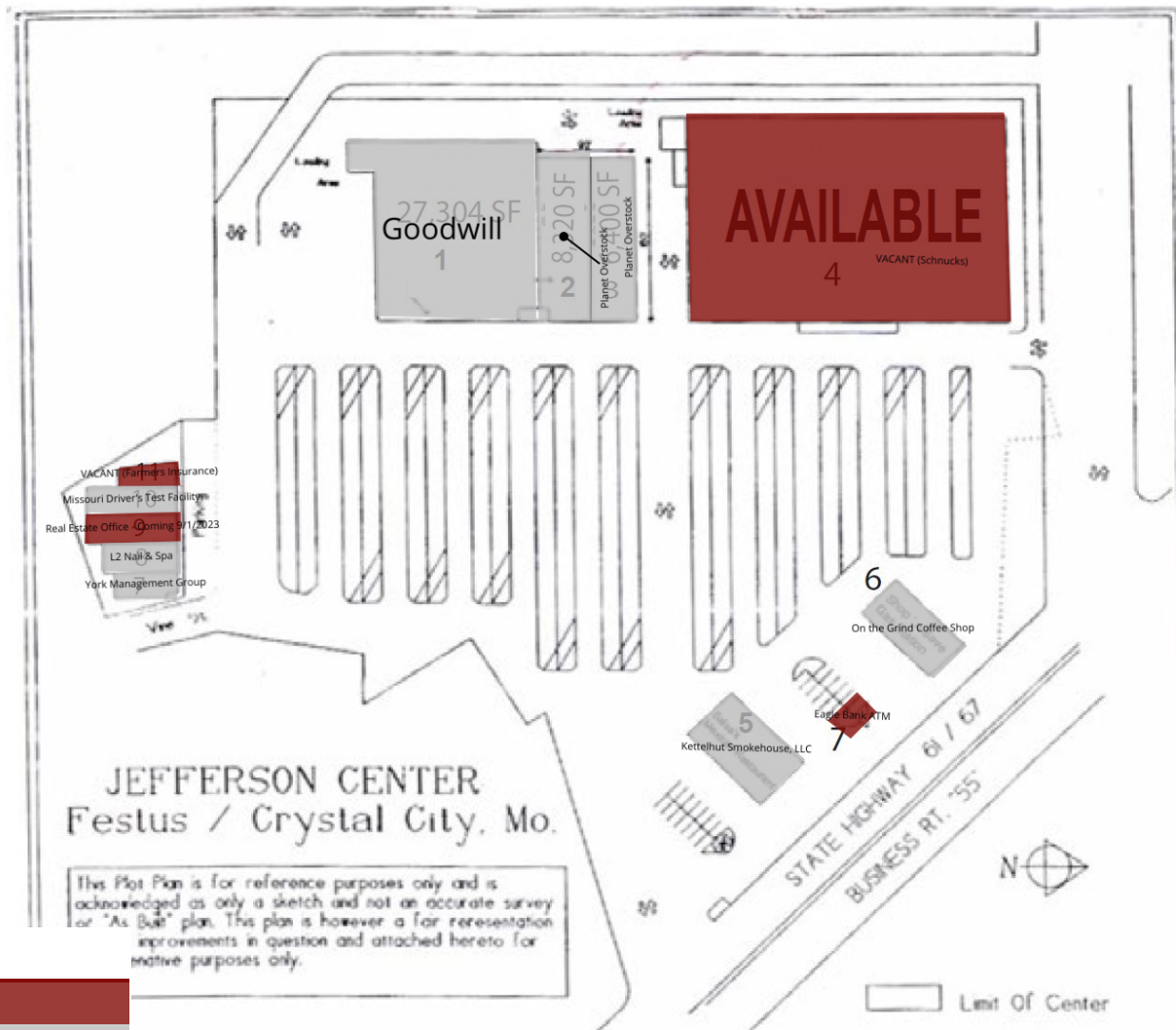
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PLANS

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AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE	DESCRIPTION
1255 N. Truman Blvd	Goodwill	27,304 SF	-	-
1275 N. Truman Blvd, ATM Pad	Available	100 SF	Negotiable	ATM pad ready with electrical and concrete pad ready.
107 Borga Building	Missouri Driver's Test Facility	1,875 SF	-	-
109 Borga Building	Available	1,105 SF	Negotiable	This space was a former Farmers Insurance office. New build out completed in 2015 with all new electrical, plumbing, HVAC. Move in ready for another office user.
101 Borga Building	York Management Group	1,500 SF	-	-
105 Borga Building	Available	2,250 SF	Negotiable	-
1259 N. Truman Blvd	Planet Overstock	8,320 SF	-	-
1263 N. Truman Blvd	Planet Overstock	6,400 SF	-	-
1267 N. Truman Blvd	Kettelhut Smokehouse, LLC	3,500 SF	-	-
1275 N. Truman Blvd	Available	60,000 SF	Negotiable	This space was the former Shop N Save/Schnucks location. Willing to subdivide into 15,000 - 30,000 sf spaces.
1277 N. Truman Blvd	On the Grind Coffee Shop	2,500 SF	-	Former Shop N Save fuel center. Perfect for another gas station and convenience store location!
103 Borga Bldg	L2 Nail & Spa	1,800 SF	-	-

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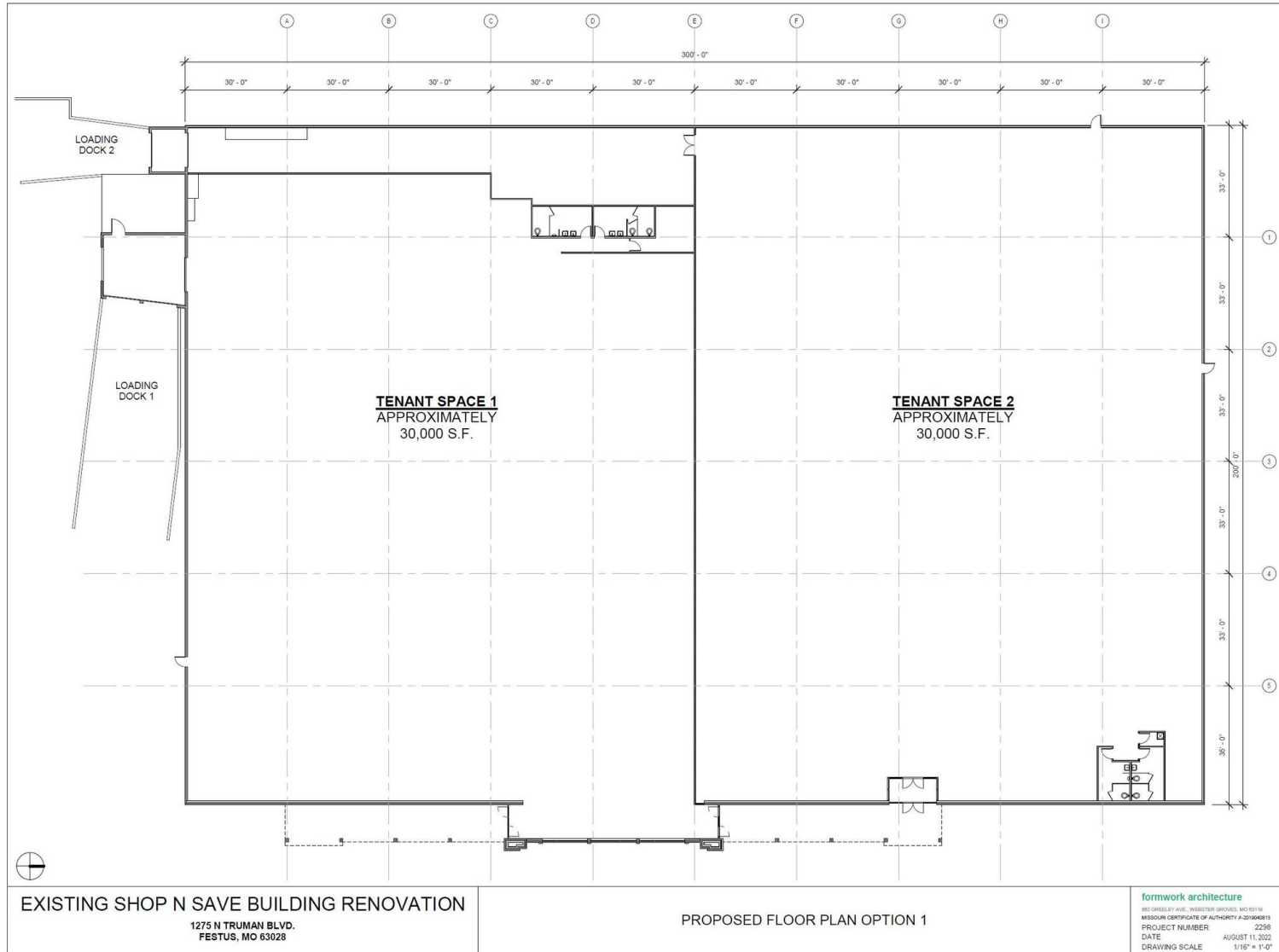


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ADDITIONAL PHOTOS

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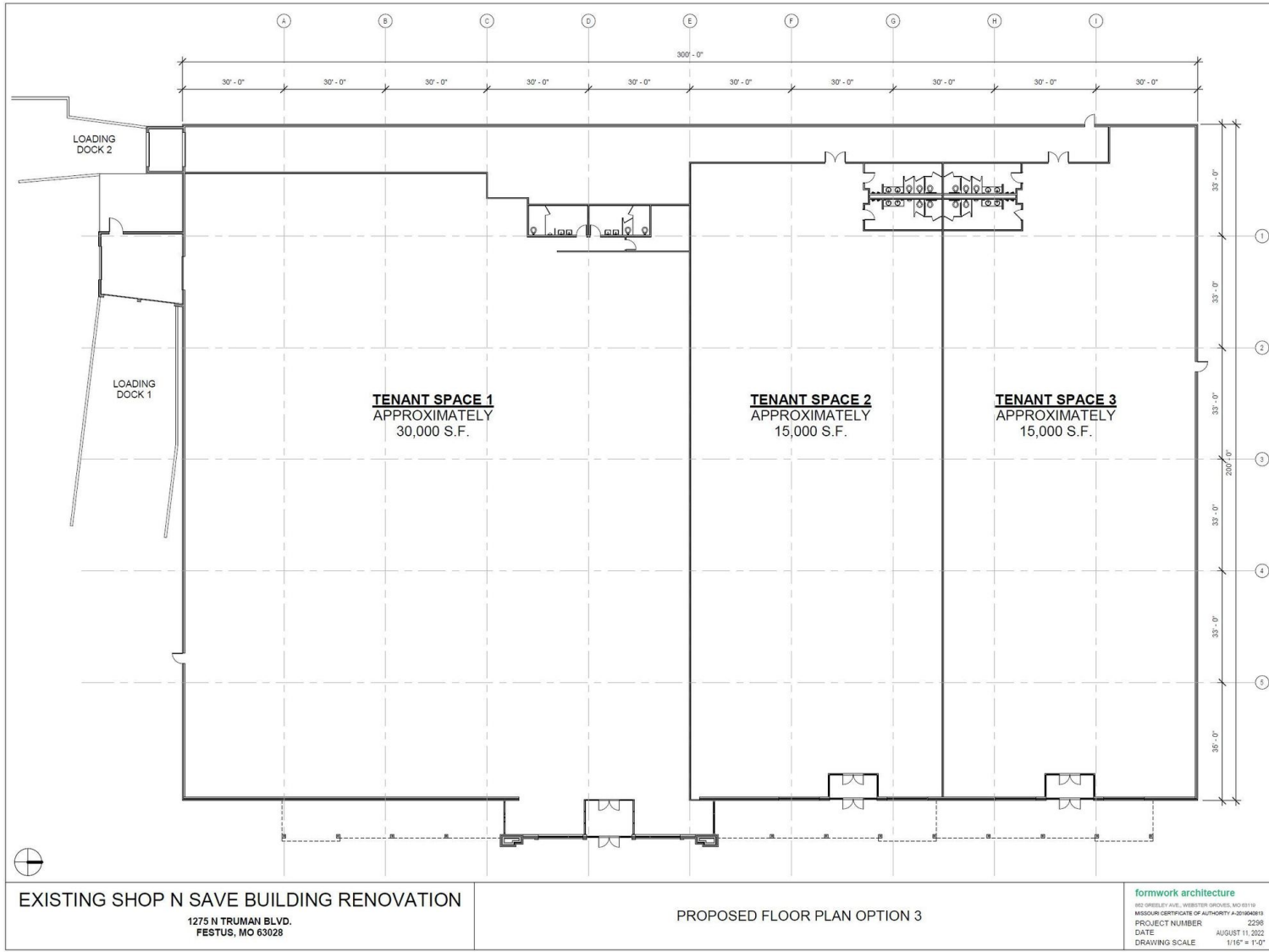
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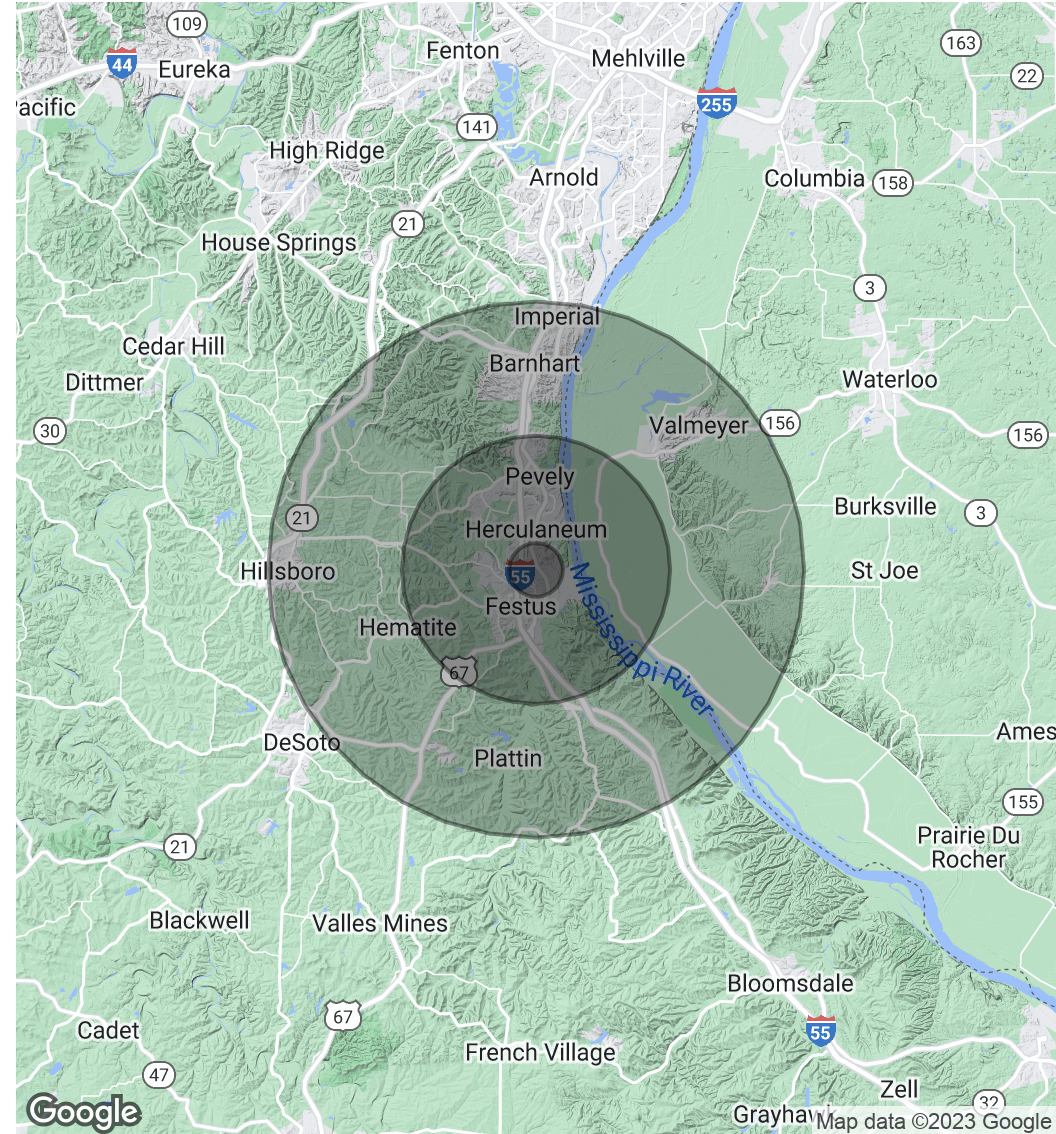
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,097	33,732	81,543
Average age	35.7	36.5	37.0
Average age (Male)	34.7	35.6	36.6
Average age (Female)	37.5	38.1	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,641	13,313	30,435
# of persons per HH	2.5	2.5	2.7
Average HH income	\$64,472	\$60,140	\$64,883
Average house value	\$151,541	\$148,731	\$148,199

* Demographic data derived from 2020 ACS - US Census



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