

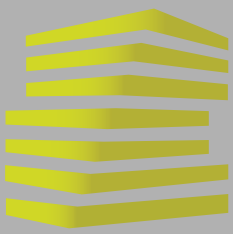
# THE BOULEVARD CENTER

2111 MISSOURI BOULEVARD

JEFFERSON CITY, MO



**LOCATION.**  
commercial real estate



# THE BOULEVARD CENTER

---

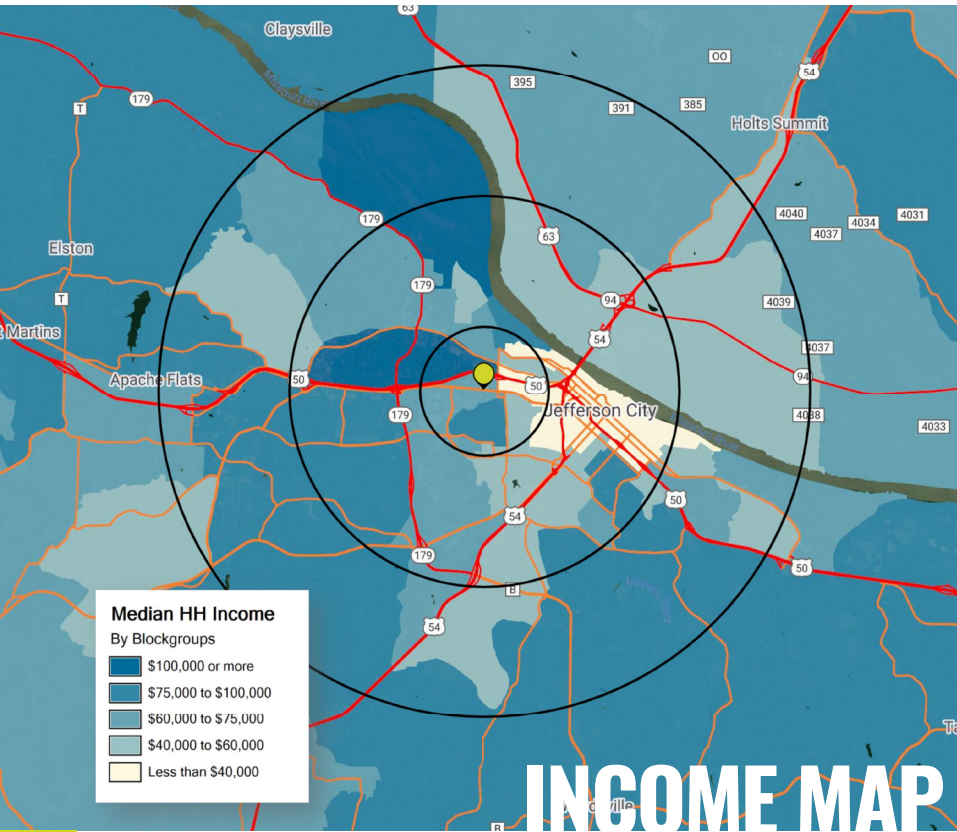
## NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com



Jefferson City, named for President Thomas Jefferson, is the capital of Missouri. Jefferson City is on the northern edge of the Ozark Plateau on the southern side of the Missouri River near known as Mid-Missouri. It is also at the western edge of one of the major wine-producing regions of the Midwest, the Missouri Rhineland. The cityscape is dominated by the domed Capitol, which rises from a bluff overlooking the Missouri River to the north: Lewis and Clark passed the bluff on their historic expedition upriver before Europeans established any settlement there.

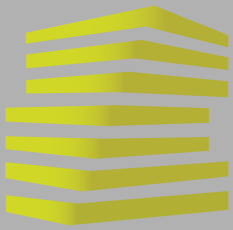
Jefferson City is home to Lincoln University, a historically black college founded in 1866 and later designated as a land-grant university. The city's top employers include the State of Missouri, Scholastic, Capital Region Medical Center, Jefferson City Public Schools and St. Mary's Health Center.

In 2013, Jefferson City was named America's "Most Beautiful Small Town" by Rand McNally.



2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>	5,799	32,434	54,041	81,629
<b>HOUSEHOLDS</b>	2,851	14,935	24,238	34,062
<b>AVG HH INCOME</b>	\$60,994	\$64,028	\$69,365	\$74,398



# THE BOULEVARD CENTER

## LEASE PLAN & DETAILS

SCOTT BITNEY

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

BILL SIEMS

314.818.1566 (OFFICE)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com



- GREAT NEIGHBORHOOD CENTER WITH EXCELLENT VISIBILITY AND ACCESS TO MISSOURI BOULEVARD
- 1,440 SF AVAILABLE
- PYLON SIGN AVAILABLE
- CALL BROKER FOR PRICING
- NEW ADDITIONS: EYEMART EXPRESS, JERSEY MIKE'S

Suite	Tenant	SF
1	Boost Mobile	1,440
2	AVAILABLE	1,440
3	Top Nails	1,440
4	Aqueous Vapor	1,440
5-7	Eyemart Express	4,353
8	Jersey Mike's	1,440



