



New Development Hwy 50 & McCarty St Jefferson City, MO

Available Ground Lease, Build to Suit

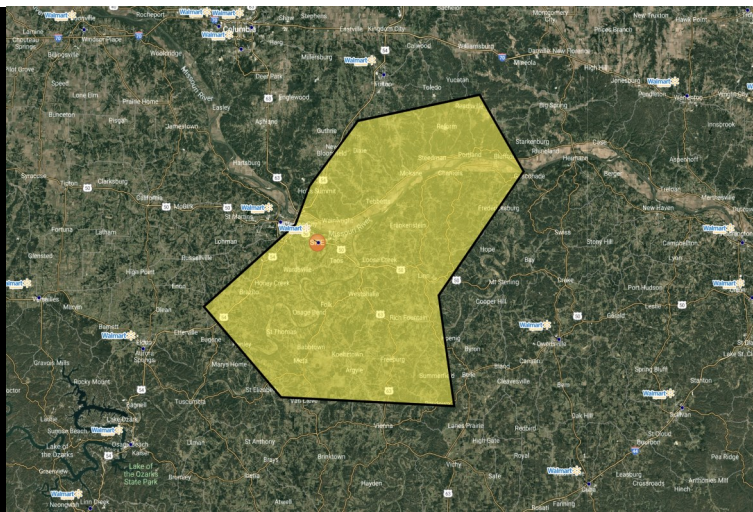
AREA DEMOGRAPHICS

Trade Area Shown on Map

Population	63,729
Median HH Income	\$102,711
Employees	30,736

AVERAGE DAILY TRAFFIC

HWY 50	24,906 VPD
Supercenter Drive	5,026 VPD



Jefferson City, the capital of Missouri, is a historic and picturesque city located along the Missouri River. Named after Thomas Jefferson, the third President of the United States, the city serves as the political hub of the state and is home to the Missouri State Capitol, a grand structure known for its impressive architecture and riverfront setting. Jefferson City blends government, education, and culture, with institutions like Lincoln University, founded by African American Civil War veterans, contributing to its rich heritage. The city's charming downtown features a mix of historic buildings, local shops, and eateries, while nearby parks and trails offer scenic outdoor recreation. As a smaller capital city, Jefferson City maintains a friendly, community-focused atmosphere while playing a vital role in Missouri's governance and history.



PROPERTY HIGHLIGHTS

- **Ground Lease, build to suit available +/- 17 acres combined , can be divided.**
- Shadow Anchored by Walmart with over 1.5 million visits per year.
- 24,906 VPD on Highway 50
- 1st commercial exit going into Jefferson City
- Growing Market



For information, please contact:

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Dominic Barlow

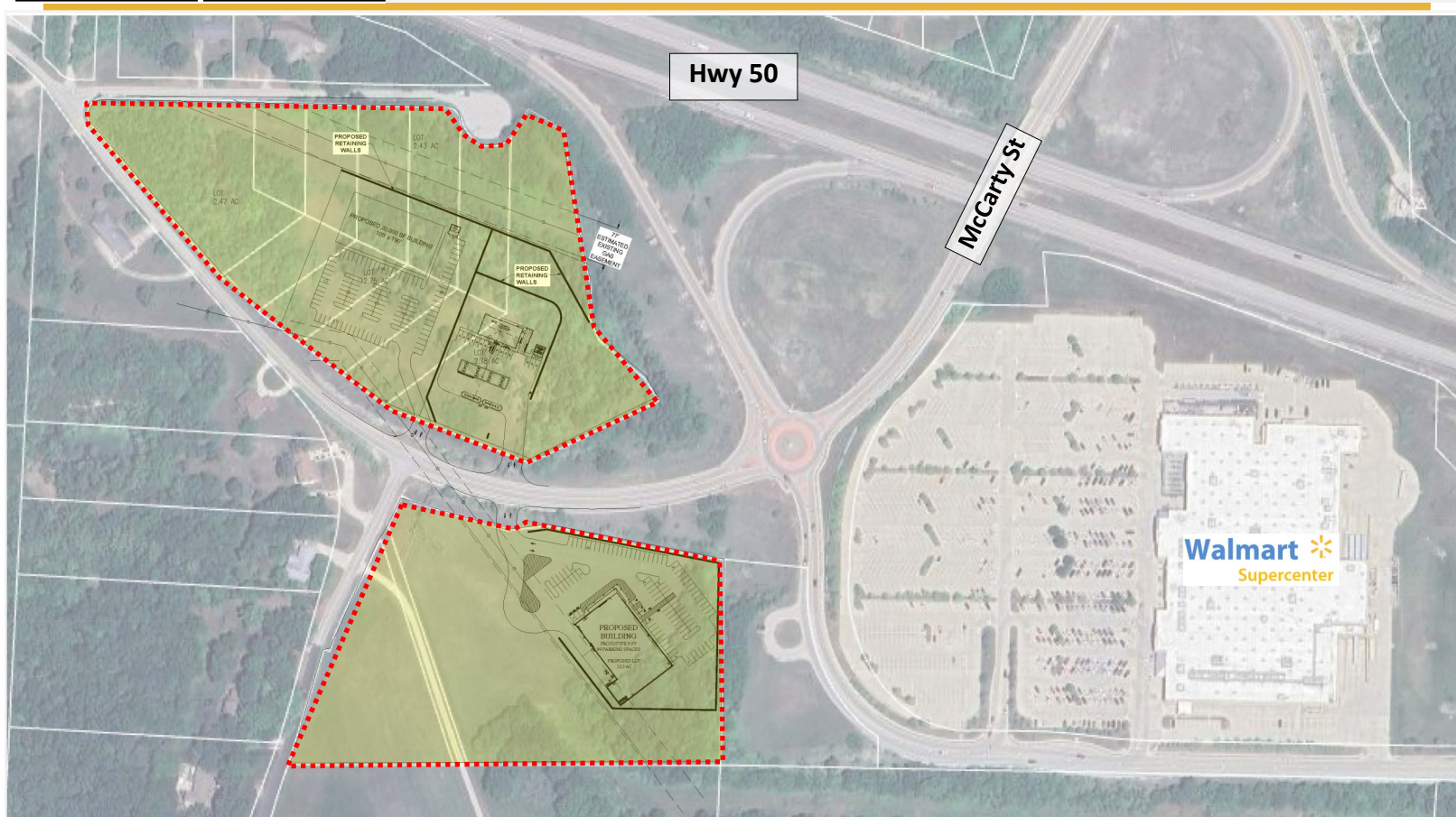
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