



1,020 SQ FT RETAIL SPACE AVAILABLE

ABOUT JEFFERSON CITY

Jefferson City, commonly referred to as Jeff City, is the capitol of Missouri and home to historic Lincoln University. The Katy Trail runs right through Jefferson City bringing many outdoorsmen to the area. Jeff is a city with a small town feel.

SOUTHRIDGE PLAZA

1850 Rte C

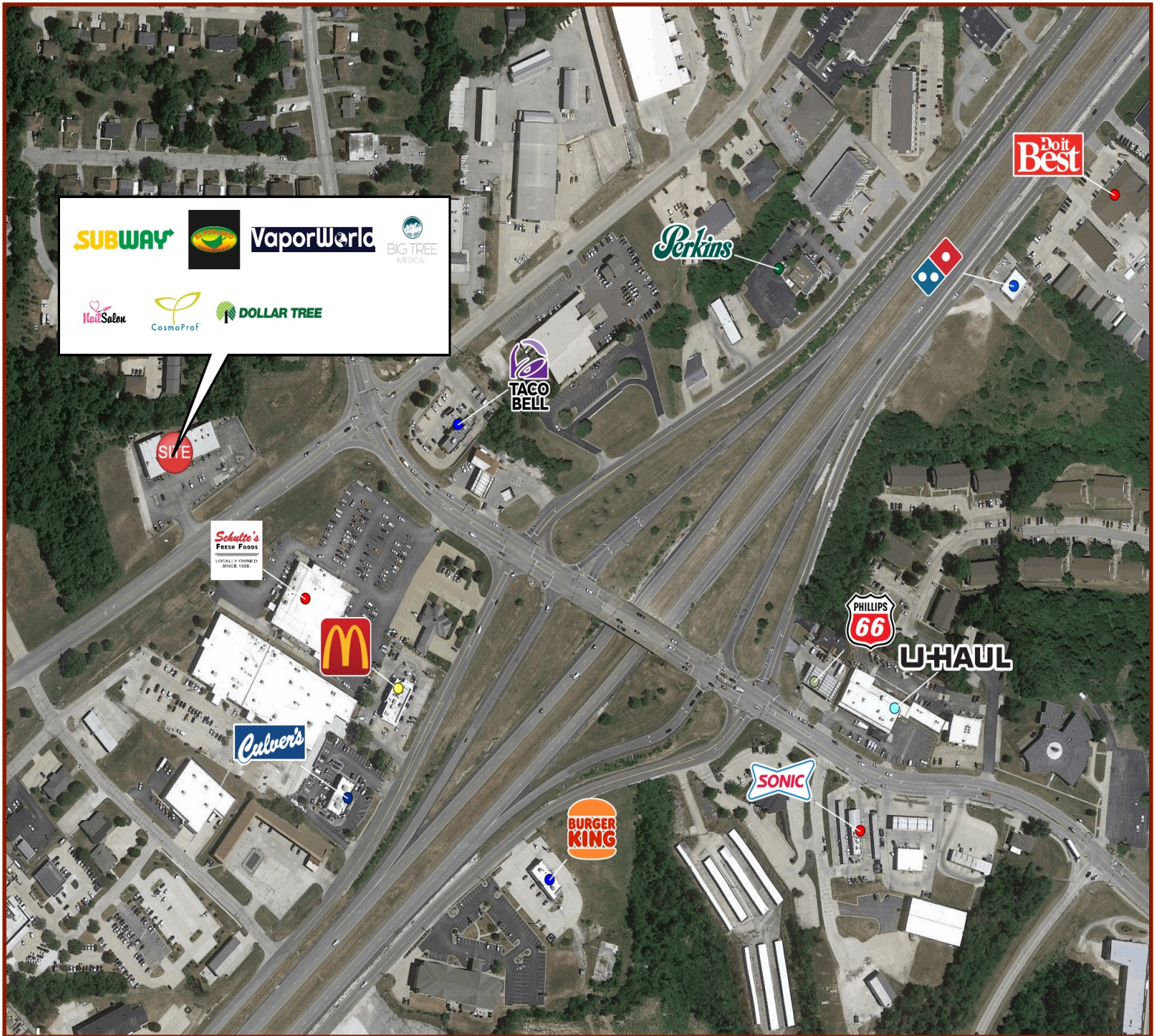
JEFFERSON CITY, MISSOURI



PROPERTY HIGHLIGHTS

- Brand new Dollar Tree, opened March 2024
- Located off of Highway 54
- Across from MO Lottery and Schulte's Grocery Store
- Near Southwest Boulevard which holds most of Jefferson City's medical facilities
- Southwest Boulevard connects Highway 54 to Missouri Boulevard which has most of Jefferson City's retail developments

Wade Guffey 709 Highway 28 West, Belle, MO
LEASING AGENT wade@americanrealtymo.com
www.smericanrealtymo.com
ph: 573-691-9051
of: 573-859-6998



American Realty & Development has developed millions of square feet in retail space through our specialization in free standing and multi-tenant centers. We have multiple construction managers and subcontractors on staff who have worked for us exclusively for the last 20 years. Our business has helped connect us with many great clients over the years who have also become great friends. We are Varco Pruden builders. American Realty & Development was established 25 years ago by Kevin Guffey, who has filled his office with many family members including his two children. We are the definition of a family run business. Kevin's knowledge of commercial real estate includes retail centers, triple-net single-tenant retail, quick service restaurants, site selections, land and development.



Kevin Guffey
OWNER/BROKER

Wade Guffey
LEASING AGENT

ph: 573-691-9051
of: 573-859-6998

ph: 573-691-9051
of: 573-859-6998



Population

	5 Mile	10 Mile	15 Mile
2023 Estimated	51,388	81,346	97,702
2028 Projected	50,800	81,390	98,700
2020 Census	51,685	81,1449	97,463
2010 Census	50,728	79,284	94,542

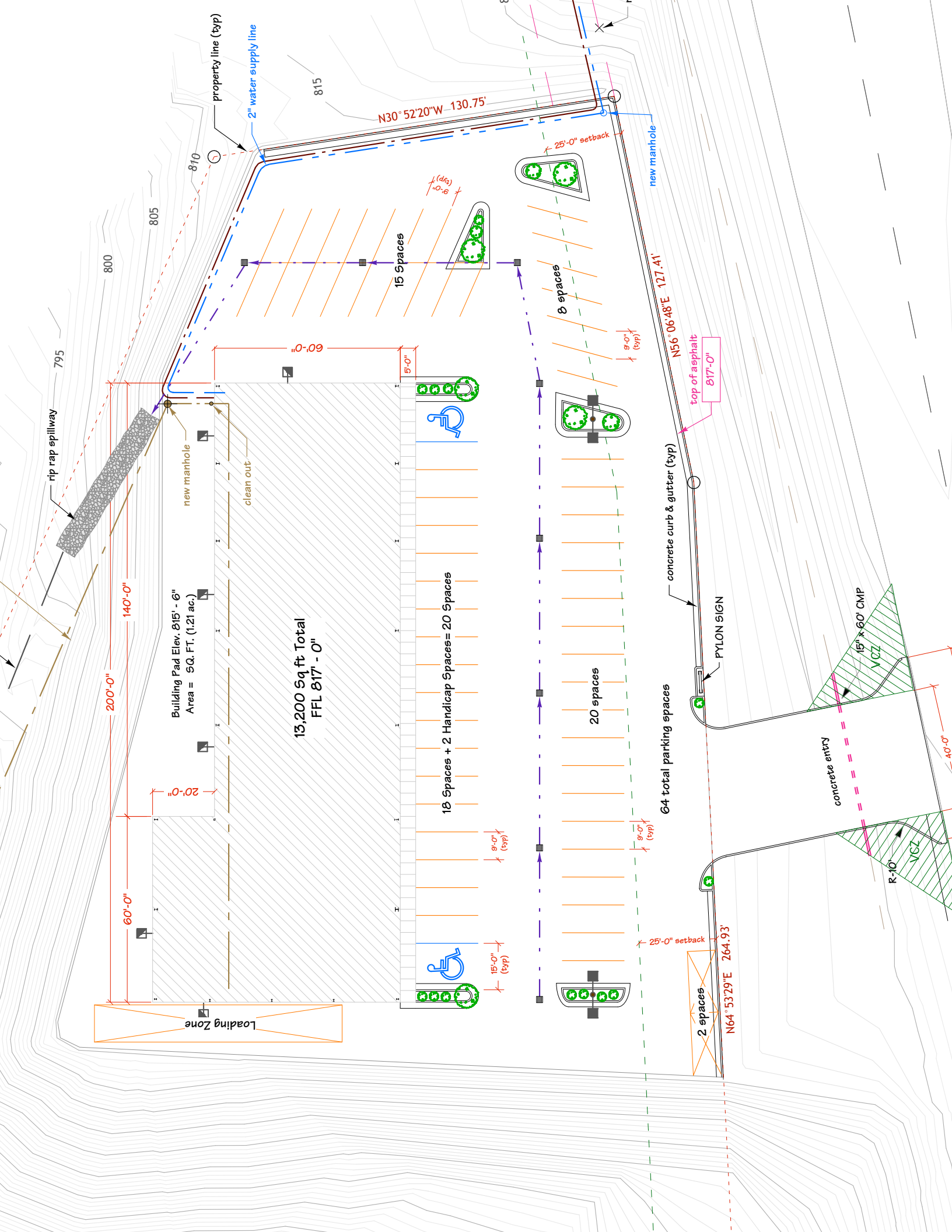
Households

	5 Mile	10 Mile	15 Mile
2023 Estimated	22,026	32,491	38,736
2028 Projected	21,932	32,747	39,348
2020 Census	21,888	32,157	38,207
2010 Census	21,566	31,147	36,835

Average Household Income Estimates

	5 Mile	10 Mile	15 Mile
2023 Average	\$94,410	\$97,203	\$100,616
2023 Median	\$70,442	\$73,891	\$75,160
2023 Per Capita	\$40,660	\$39,467	\$40,451





795

800

805

810

815

rip rap spillway

2" water supply line

property line (typ)

new manhole

clean out

Building Pad Elev. 815' - 6"
Area = 9Q. FT. (1.21 ac.)

13,200 Sq ft Total
FFL 817' - 0"

18 Spaces + 2 Handicap Spaces = 20 Spaces

20 spaces

60'-0"

200'-0"

140'-0"

60'-0"

20'-0"

60'-0"

15'-0" (typ)

9'-0" (typ)

9'-0" (typ)

9'-0" (typ)

8'-0"

15 Spaces

8 spaces

25'-0" setback

new manhole

concrete curb & gutter (typ)

PLYLON SIGN

concrete entry

15' x 60' CMP

R-10'

N30° 52' 20" W - 130.75'

N56° 06' 48" E - 127.41'

top of asphalt
817'-0"

25'-0" setback

N64° 53' 29" E - 264.93'

2 spaces

40'-0"