

RETAIL FOR LEASE

CAPITAL MALL

3600 Country Club Drive | Jefferson City, MO

Under New Ownership

EXECUTIVE SUMMARY

Located at Highway 50 & Truman Boulevard, Capital Mall at 560,000 square feet serves the Mid-Missouri and Jefferson City market. The mall offers a variety of shopping options including sales and events from their four major retail anchors: Dillards, Sears, JCPenney, Ross, HyVee and Joann Fabric and Craft Store.

- **CAPITAL MALL** is under new ownership and undergoing a multi-million dollar redevelopment. Extensive upgrades to the exterior as well as the mall corridors.
- Easy ingress / egress from a signalized intersection
- Tremendous visibility : Over **35,000** cars pass Capital mall daily on Hwy 50, the major artery running through Jefferson City, creating a great opportunity for box and exterior "streetscape" retail.
- In 2013, Jefferson City was named America's **"Most Beautiful Small Town"** by Rand McNally.

ANCHOR TENANTS



JCPenney

Sears

ROSS
DRESS FOR LESS

HyVee

JO-ANN
experience the creativity



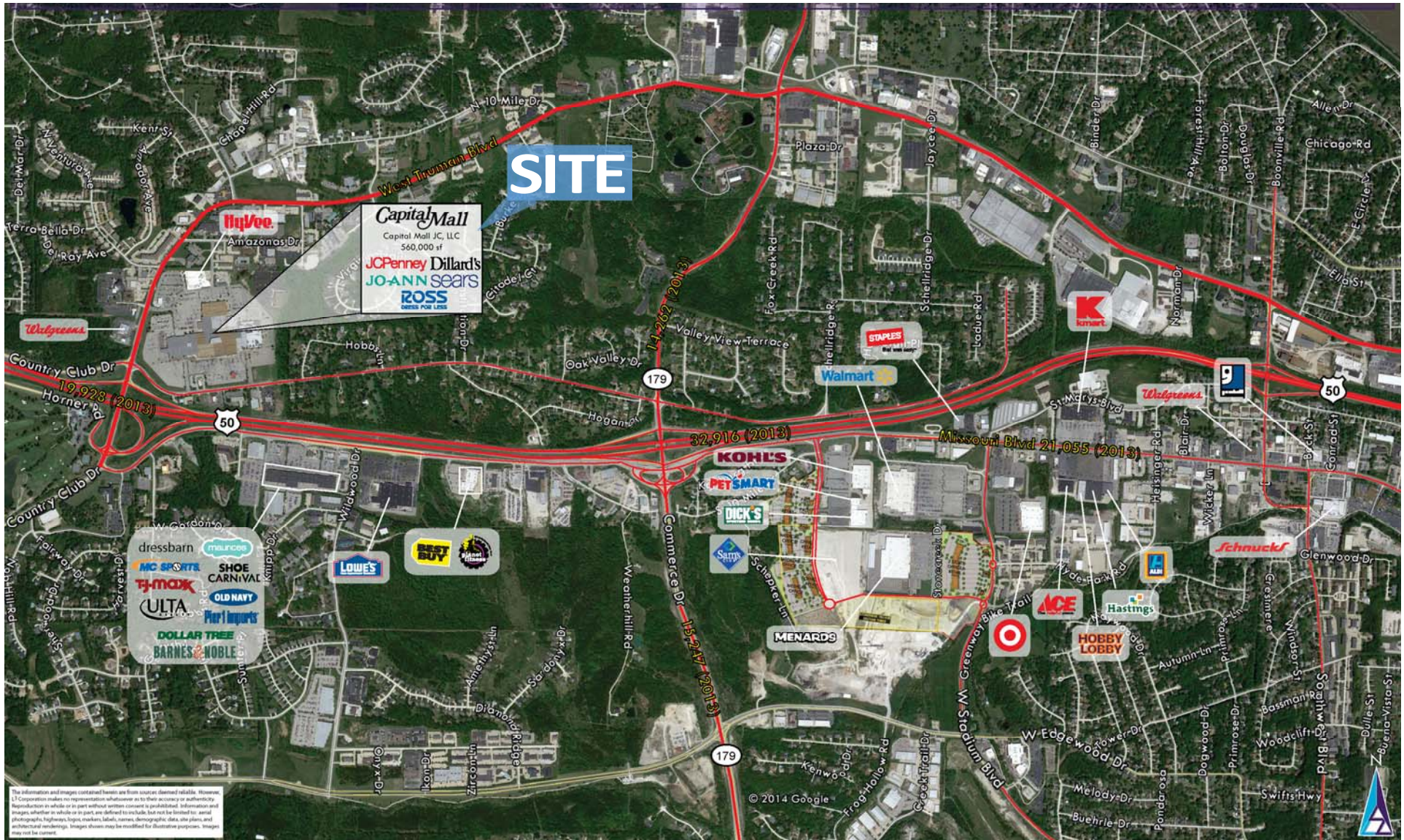
L3 CORPORATION
COMMERCIAL REAL ESTATE

211 North Lindbergh Boulevard, Suite 150 | St. Louis, MO 63141
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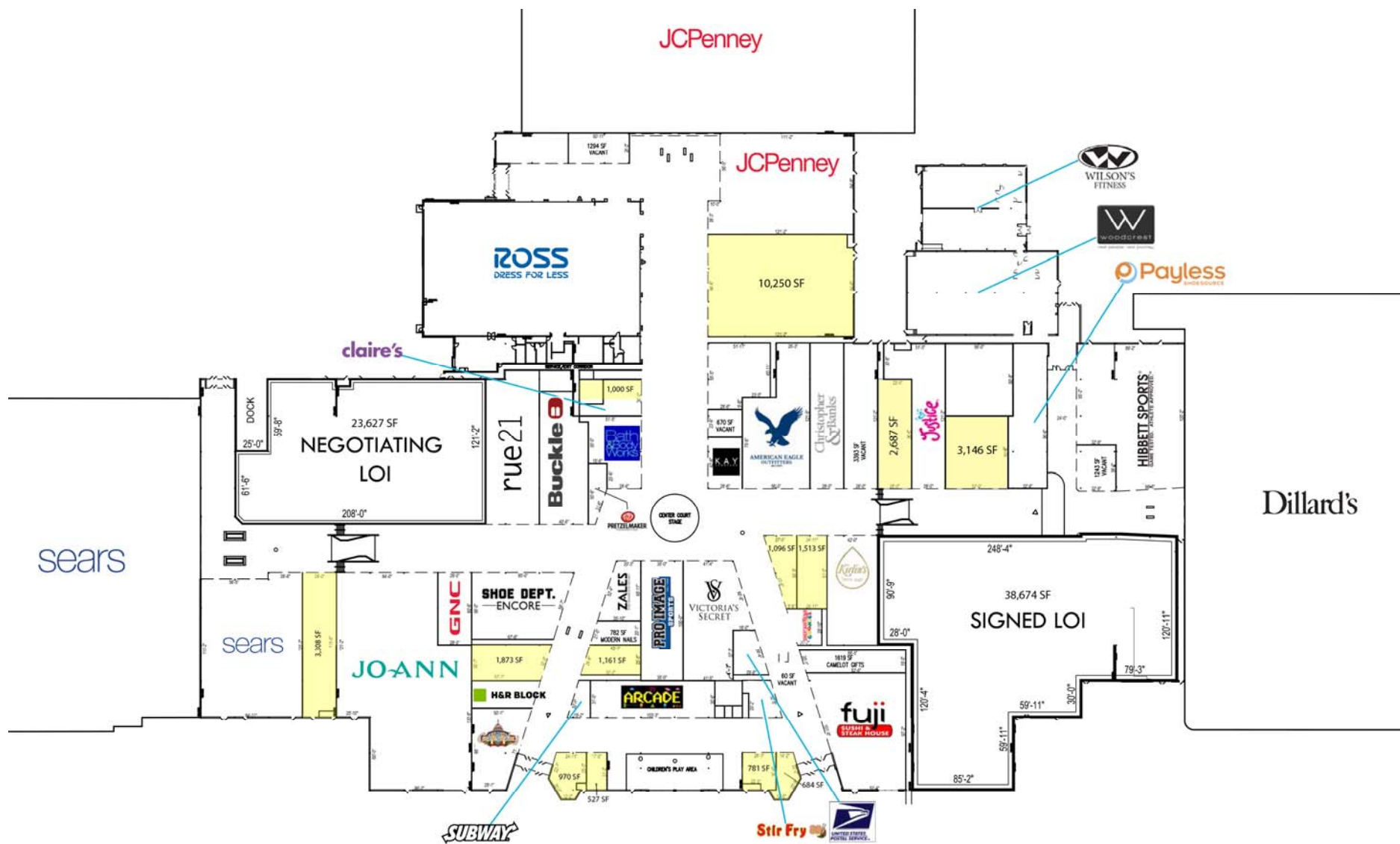
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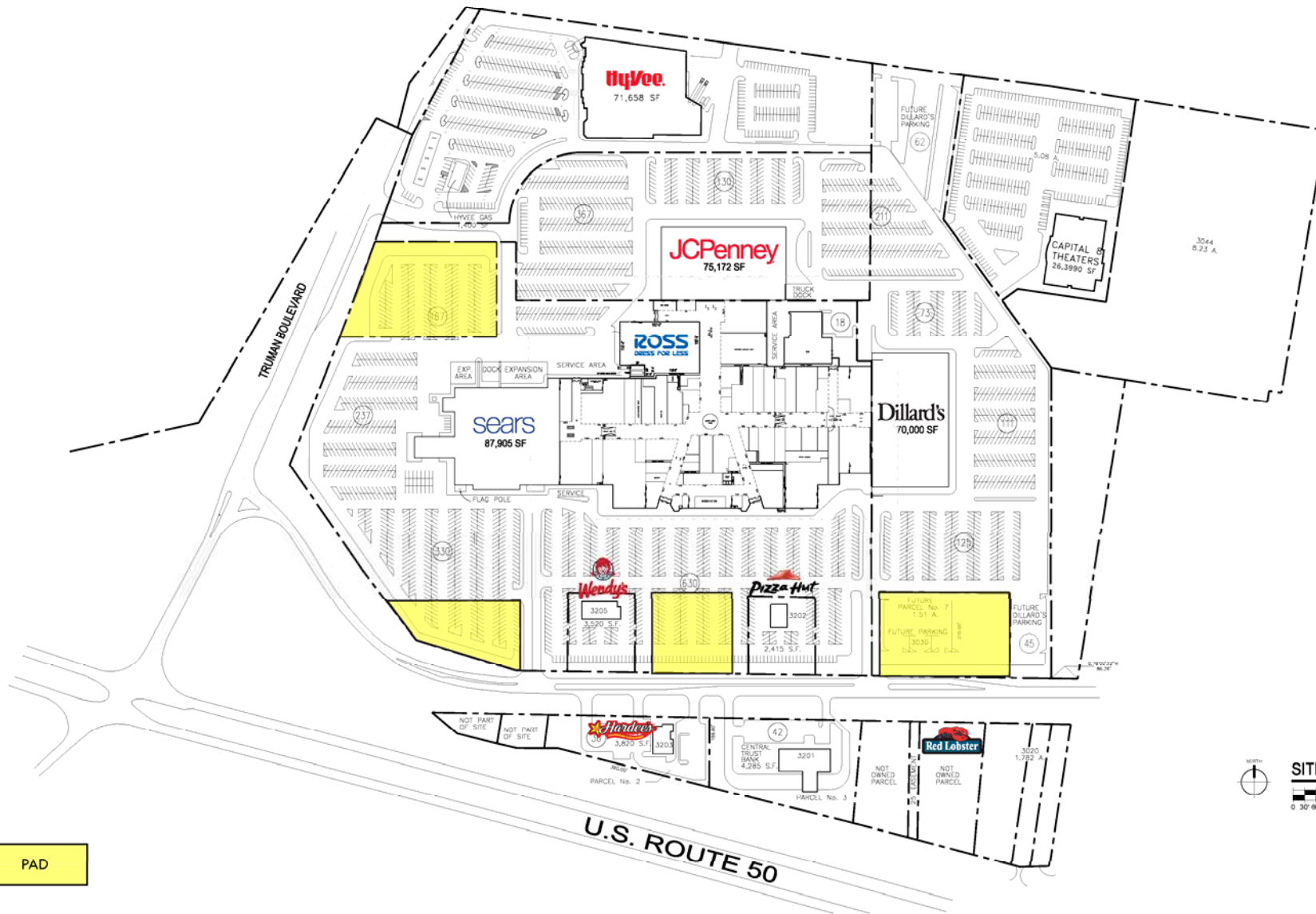
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SITE PLAN PSP-2.1
0 30' 60' 120' 240'



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LOCATION OVERVIEW

Jefferson City was recently ranked by Forbes Small Business magazine as the 20th best place to launch a business, for small metro cities. The community was also ranked the 40th best place for business and careers in a small metro area by Forbes.com, a well-known and respected source for business news.

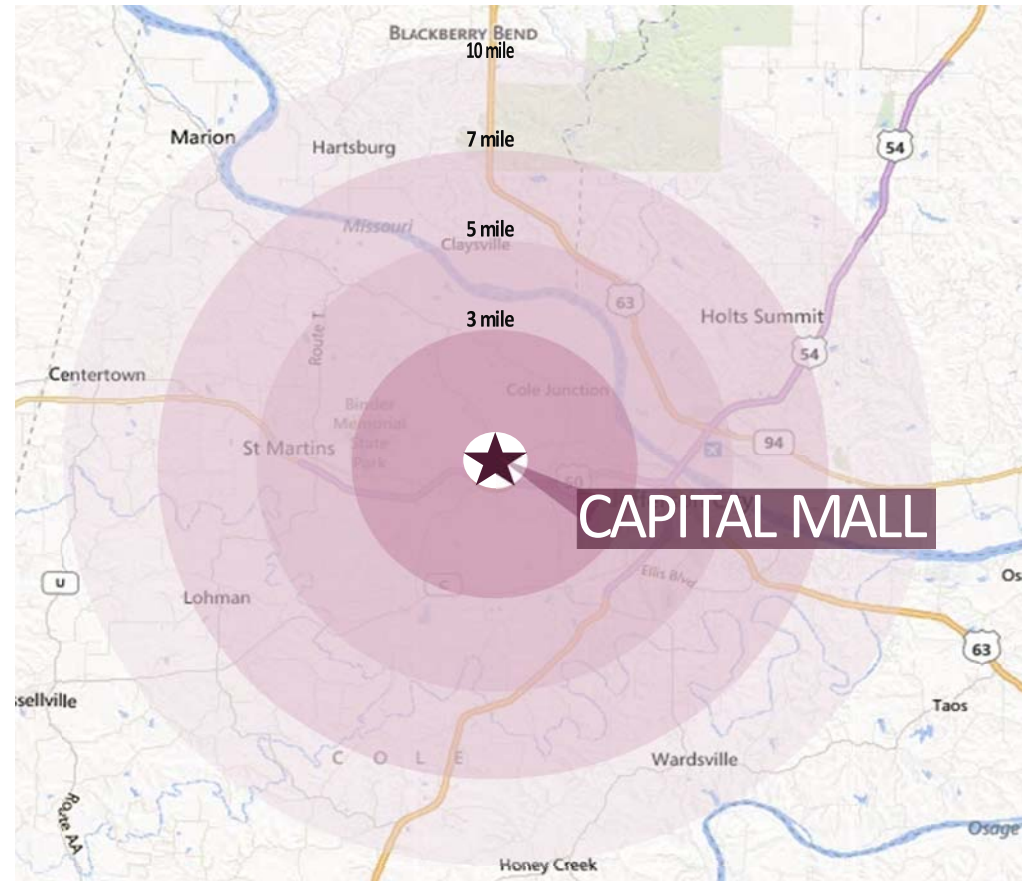
MAJOR AREA EMPLOYERS

◆ State of Missouri	18,203
◆ Scholastic, Inc.	2,182
◆ Capital Region Medical Center	1,430
◆ Jefferson City Public Schools	1,337
◆ St. Mary's Health Center	1,200

UNIVERSITY/COLLEGE

Lincoln University	3,109
Nichols Career Center	2,052

In 2007, according to U.S. News & World Report, Lincoln University was ranked #3 for economic diversity, #5 for campus ethnic diversity, and #9 for most international students among master's level universities in the Midwest.



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES	10 MILES
Population	22,042	45,427	60,202	74,595
Households	9,228	19,229	25,408	30,878
Avg. HH Income	\$75,328	\$65,125	\$65,309	\$66,343
Median Age	39	37	37	37



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