

WILDWOOD CROSSINGS

7,225 SF AVAILABLE

3535 Missouri Boulevard
Jefferson City, Missouri



♦ PROPERTY HIGHLIGHTS

- 7,225 SF Available
- Class "A" 150,934 SF Power Center
- Across from Capital Mall on Route 50, anchored by Sears, JC Penney and Dillards
- Next to Lowe's, Best Buy and Office Depot
- High Traffic Counts; 21,599 cpd

♦ LOCATION & MARKET

- One exit East is Wal-Mart Supercenter, Super Target and Kohl's

♦ DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Est. Population	4,140	24,357	53,036
Avg. HH Income:	\$86,354	\$60,988	\$50,370
Median HH Income:	\$56,741	\$50,777	\$41,504



RUBENSTEIN REAL ESTATE CO.

6310 Lamar, Suite 220
Overland Park, KS 66202
Phone 913-362-1999 Fax 913-362-1969
www.rubensteinre.com

Denise Ferro

denise@rubensteinre.com

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WILDWOOD CROSSINGS - Jefferson City, Missouri

7,225 SF

maurices
4,689 SF

POZ & ALI
7,156 SF

Dollar Tree Stores, Inc.
10,000 SF

Ashley
HOMESTORE *select*
15,000 SF

T.J. maxx
30,000 SF

SHOE CARNIVAL
10,800 SF

ULTA
12,540 SF

Pier 1 Imports
8,250 SF

OLD NAVY
16,000 SF

HomeGoods
Irresistible Finds. Exceptional Prices.
23,207 SF

1,500 SF

3,000 SF

COLD STONE

at&t

LONGHORN

Premier Bank

chili's

**EAGLE
CONVENIENCE
STORE**



MISSOURI BOULEVARD



Rubenstein
REAL ESTATE CO., LC

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WILDWOOD DRIVE

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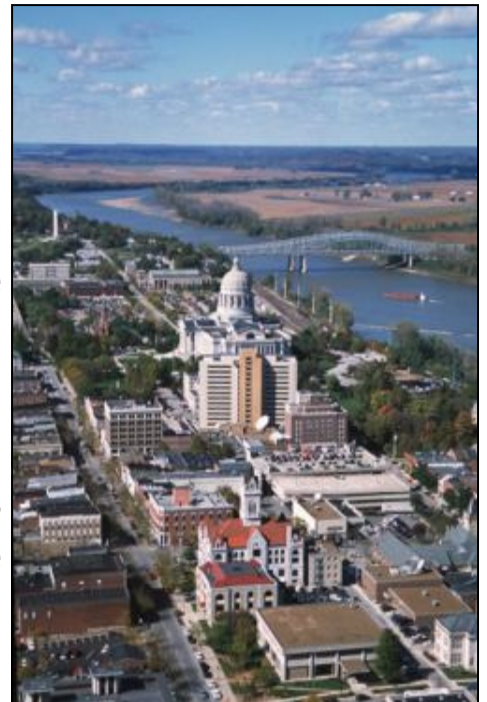
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Wildwood Crossings is located on Missouri Boulevard, just off of Route 50 in Jefferson City, Missouri. Immediately to the east of the Property is a new Lowe's Home Improvement store.

A few hundred feet further to the east is a brand new Office Depot and Best Buy retail center. Other national retailers such as Wal-Mart Supercenter, Target and K-Mart can be found just one exit east on Route 50.

Jefferson City is the capital of Missouri and the county seat of Cole County. It consists of four counties. As of the 2015 census, the population was 43,861 making it the 15th largest city in Missouri. Jefferson City was named after Thomas Jefferson, the third president of the United States of America.



Jefferson City, Missouri

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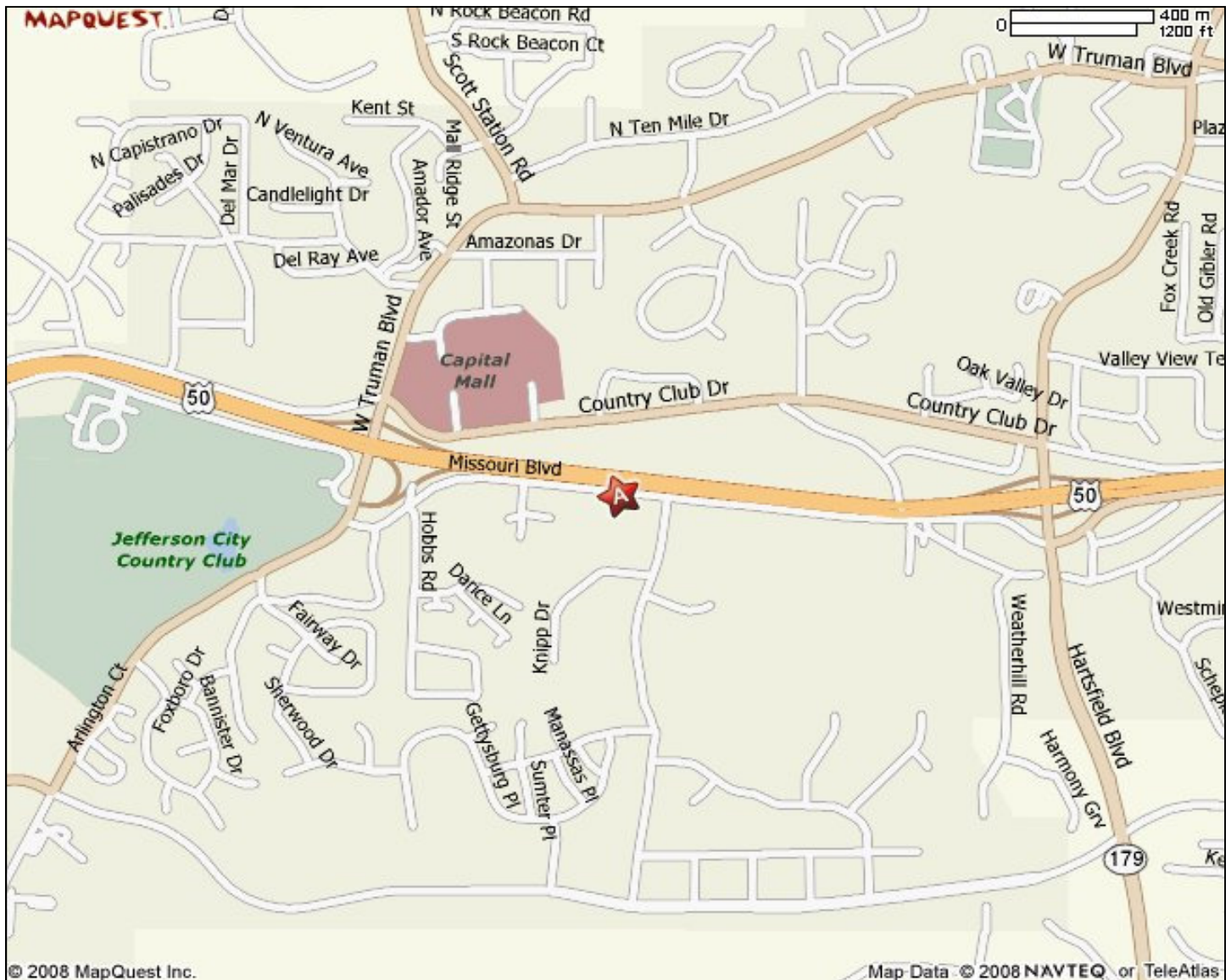
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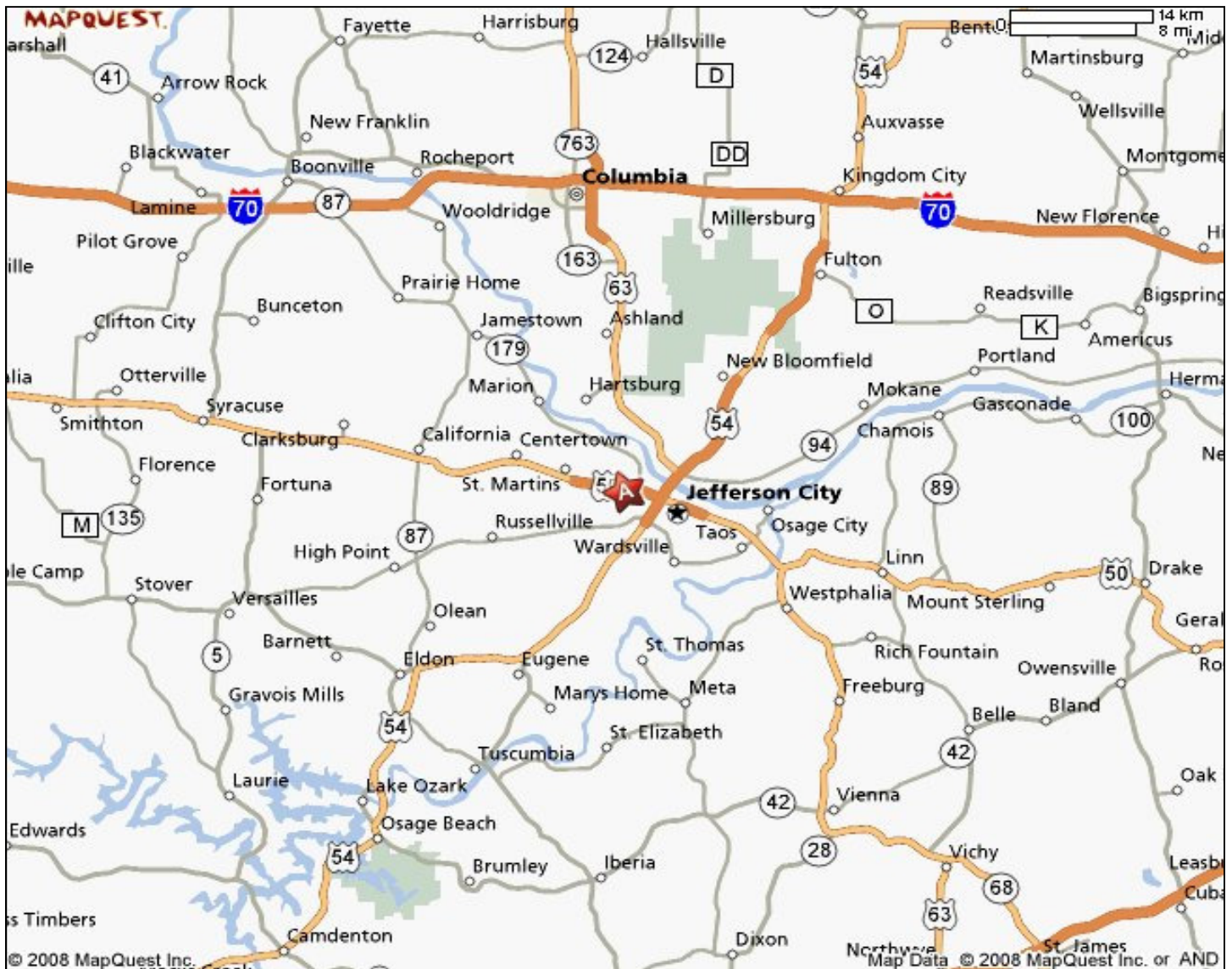
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