

910 N JEFFERSON ST

7,971 SQUARE FOOT BUILDING
ON 1.35 AC AVAILABLE FOR LEASE

ST. JAMES, MO



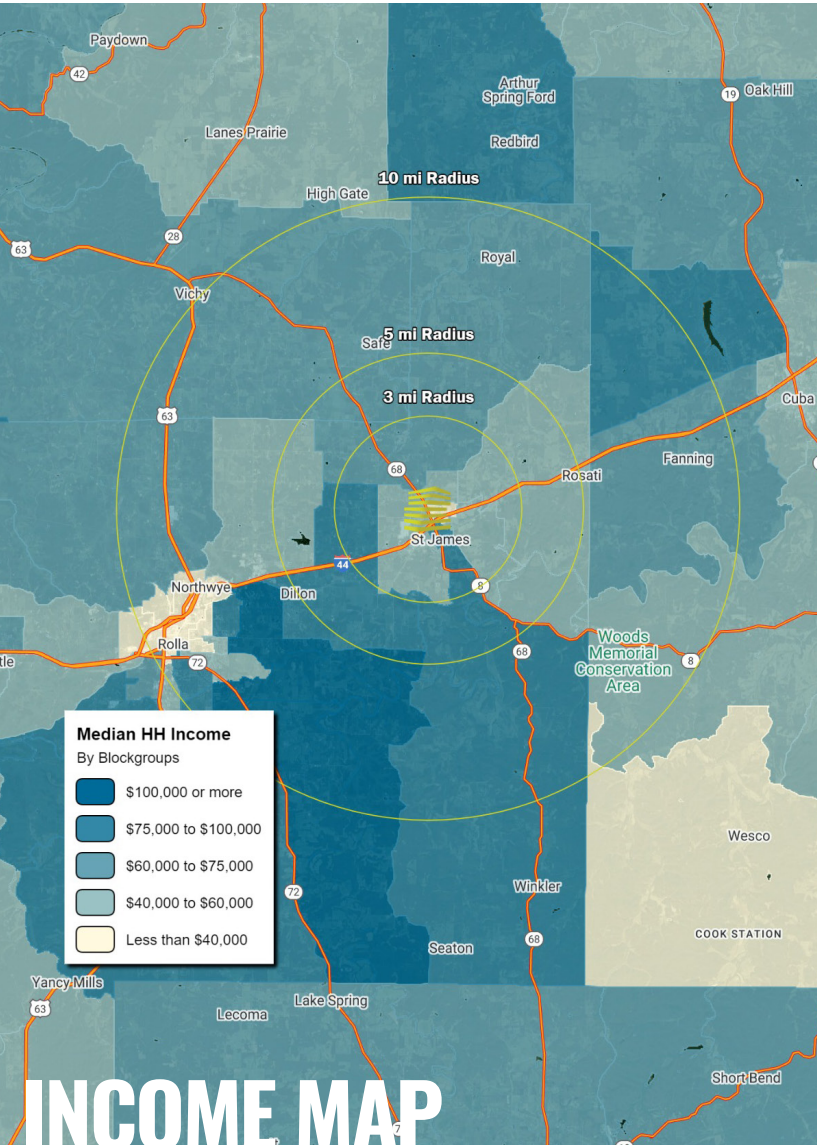
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910 N JEFFERSON STREET
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

ST. JAMES, MISSOURI, IS A SMALL CITY LOCATED IN PHELPS COUNTY, NESTLED IN THE OZARKS REGION. IT'S KNOWN FOR ITS CHARMING SMALL-TOWN ATMOSPHERE AND RICH HISTORY, PARTICULARLY IN THE CONTEXT OF THE RAILROAD AND THE WINE INDUSTRY. FOUNDED IN THE LATE 19TH CENTURY, ST. JAMES GREW SIGNIFICANTLY WITH THE ARRIVAL OF THE RAILROAD, WHICH HELPED ESTABLISH IT AS A CENTER FOR TRADE AND TRANSPORTATION.

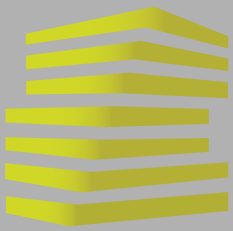
ST. JAMES FEATURES A CHARMING DOWNTOWN AREA WITH BUILDINGS THAT DATE BACK TO THE LATE 1800S. MANY OF THESE STRUCTURES HOUSE LOCAL BUSINESSES AND RETAIN THEIR HISTORICAL CHARACTER. THE SURROUNDING OZARKS PROVIDE OPPORTUNITIES FOR OUTDOOR ACTIVITIES, INCLUDING HIKING, FISHING, AND CAMPING. THE NEARBY MERAMEC RIVER IS POPULAR FOR CANOEING AND KAYAKING.

THE AREA AROUND ST. JAMES IS PART OF MISSOURI'S WINE COUNTRY, FEATURING SEVERAL VINEYARDS AND WINERIES. THE LOCAL CLIMATE AND SOIL ARE CONDUCIVE TO GROWING GRAPES, AND WINE TOURISM HAS BECOME A SIGNIFICANT DRAW FOR VISITORS. ESTABLISHED IN 1970, THE WINERY IS ONE OF THE OLDEST IN MISSOURI AND OFFERS A GLIMPSE INTO THE REGION'S WINEMAKING HERITAGE. THE SITE INCLUDES A TASTING ROOM AND TOURS THAT EDUCATE VISITORS ABOUT THE LOCAL WINE INDUSTRY.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	5,861	7,583	35,401
HOUSEHOLDS	2,366	3,029	14,258
EMPLOYEES	2,174	2,356	13,626
MED HH INCOME	\$58,645	\$60,350	\$55,362

AREA RETAIL



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PHOTOS

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- 7,971 SF BUILDING ON 1.35 ACRES
- FREE STANDING SITE WITH PYLON SIGNAGE
- RARE OPPORTUNITY IN ST. JAMES
- HIGHLY VISIBLE LOCATION ALONG N JEFFERSON ST
- CALL BROKER FOR PRICING

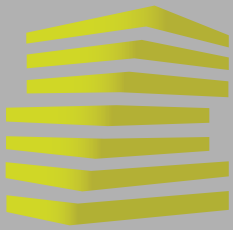


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MARKET AERIAL

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