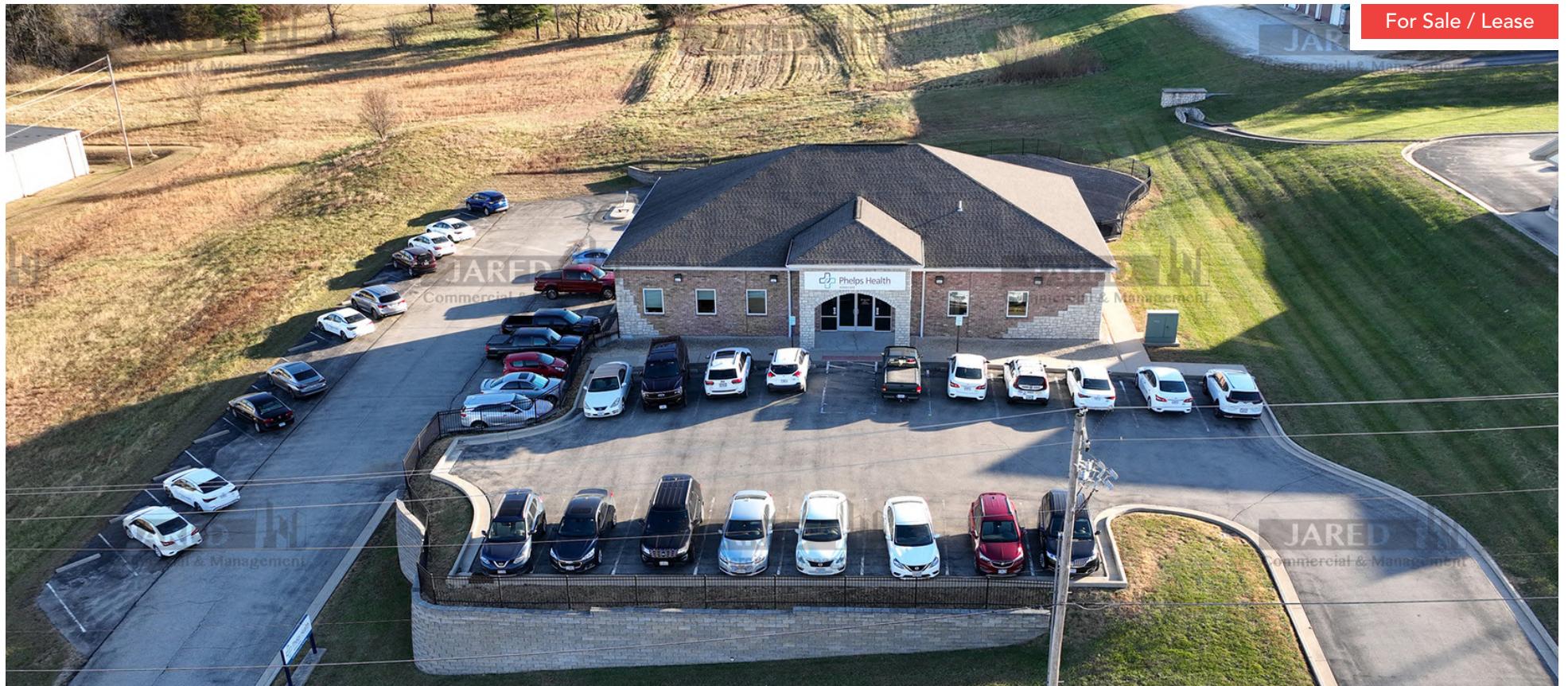


# Rolla Medical Office

575 BLUES LAKE PKWY, ROLLA, MO 65401



For Sale / Lease



For more information please contact:

## David Havens

Senior Broker

417.877.7900 x101

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

## Curtis Jared

President & CEO

417.877.7900 x111

[cjared@jaredcommercial.com](mailto:cjared@jaredcommercial.com)

# Rolla Medical Office

575 BLUES LAKE PKWY, ROLLA, MO 65401

## PROPERTY SUMMARY



For Sale / Lease



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Rolla, MO: a distinguished 9,600 SF building with C-2 zoning, ideally suited for office or medical use. Built in 2009 and comprised of 1 unit, this property offers exceptional visibility and convenient accessibility, appealing to both tenants and customers. Boasting 60 parking spaces, it provides ample parking for visitors and staff. Its strategic location near I-44 ensures ease of access for clients and patients. Tailored for medical office use, this property presents a compelling opportunity for investors seeking a lucrative addition to their portfolio in the thriving Rolla market.

#### PROPERTY HIGHLIGHTS

- Easy Access & Great Visibility.
- Close proximity to I-44.
- 60 Parking Spaces.

#### OFFERING SUMMARY

Sale Price:	\$2,750,000
Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	9,600 SF
Lot Size:	1 Acres
Building Size:	9,600 SF

DEMOGRAPHICS	2 MILES	4 MILES	8 MILES
Total Households	3,183	9,879	13,160
Total Population	8,027	24,261	32,670
Average HH Income	\$61,992	\$69,065	\$75,941

The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

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# Rolla Medical Office

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LEASE SPACES

For Sale / Lease



## LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

9,600 SF

Lease Rate:

\$20.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
575	Available	9,600 SF	NNN	\$20.00 SF/yr	Free-Standing.

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## SITE PLAN

For Sale / Lease



**9,600 SqFt**

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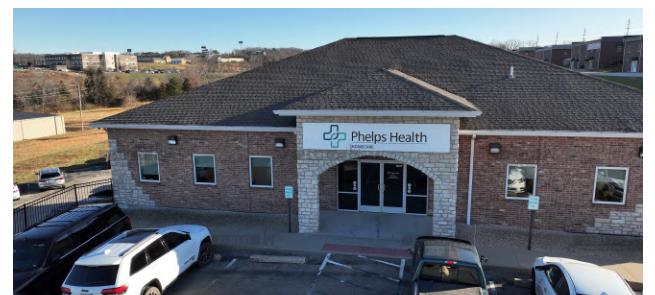
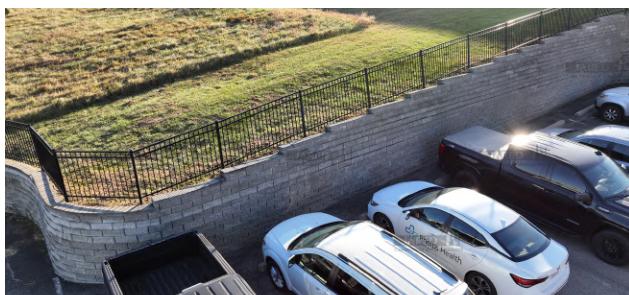
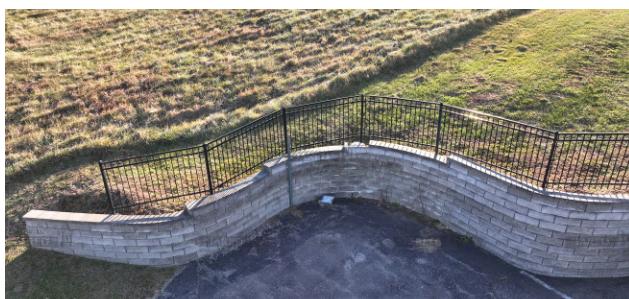
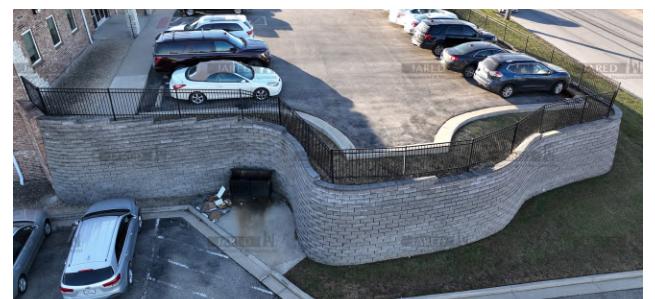
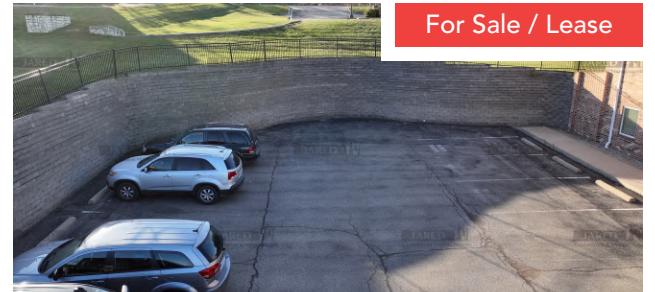
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## ADDITIONAL PHOTOS



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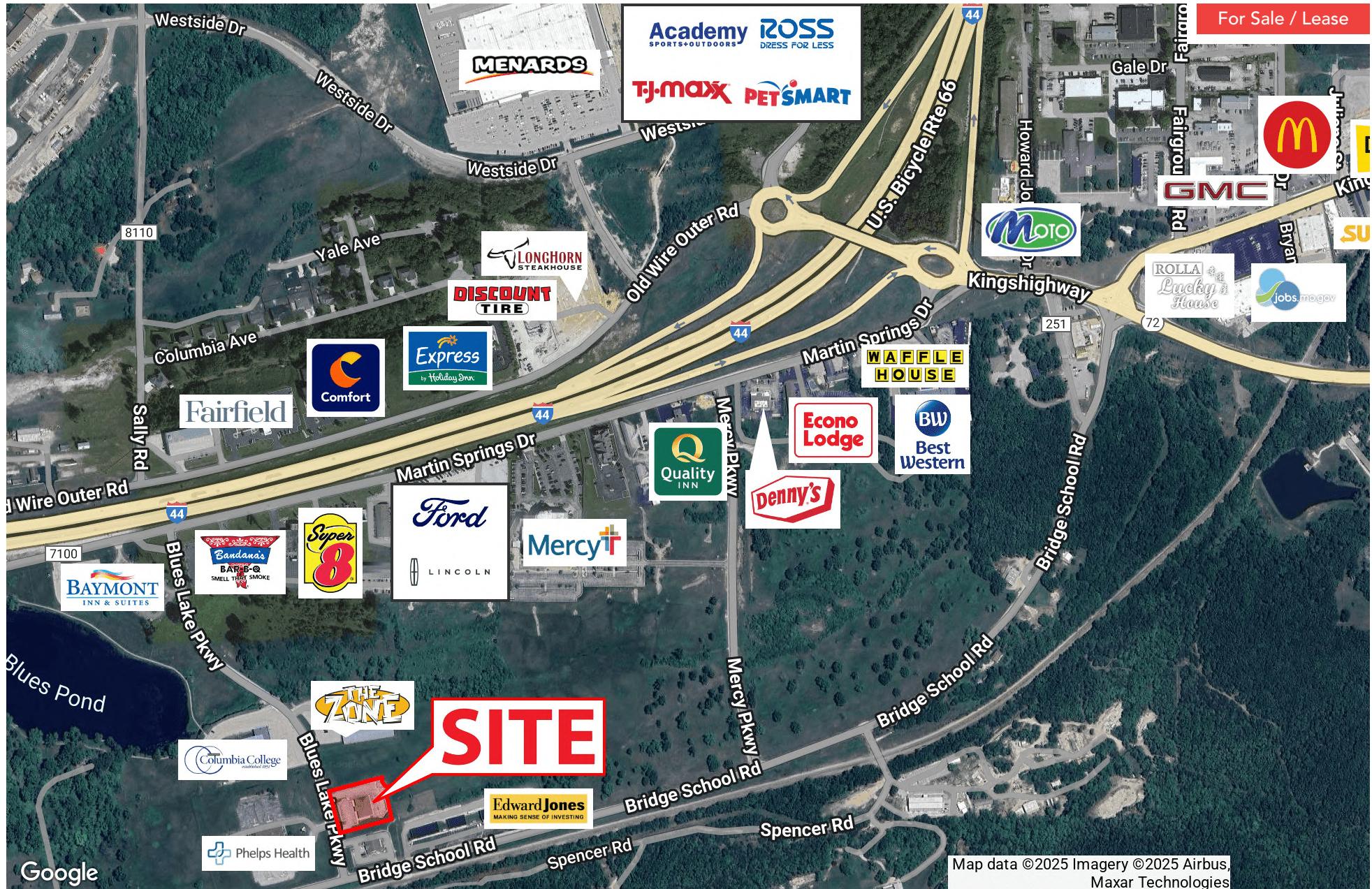
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## RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus,  
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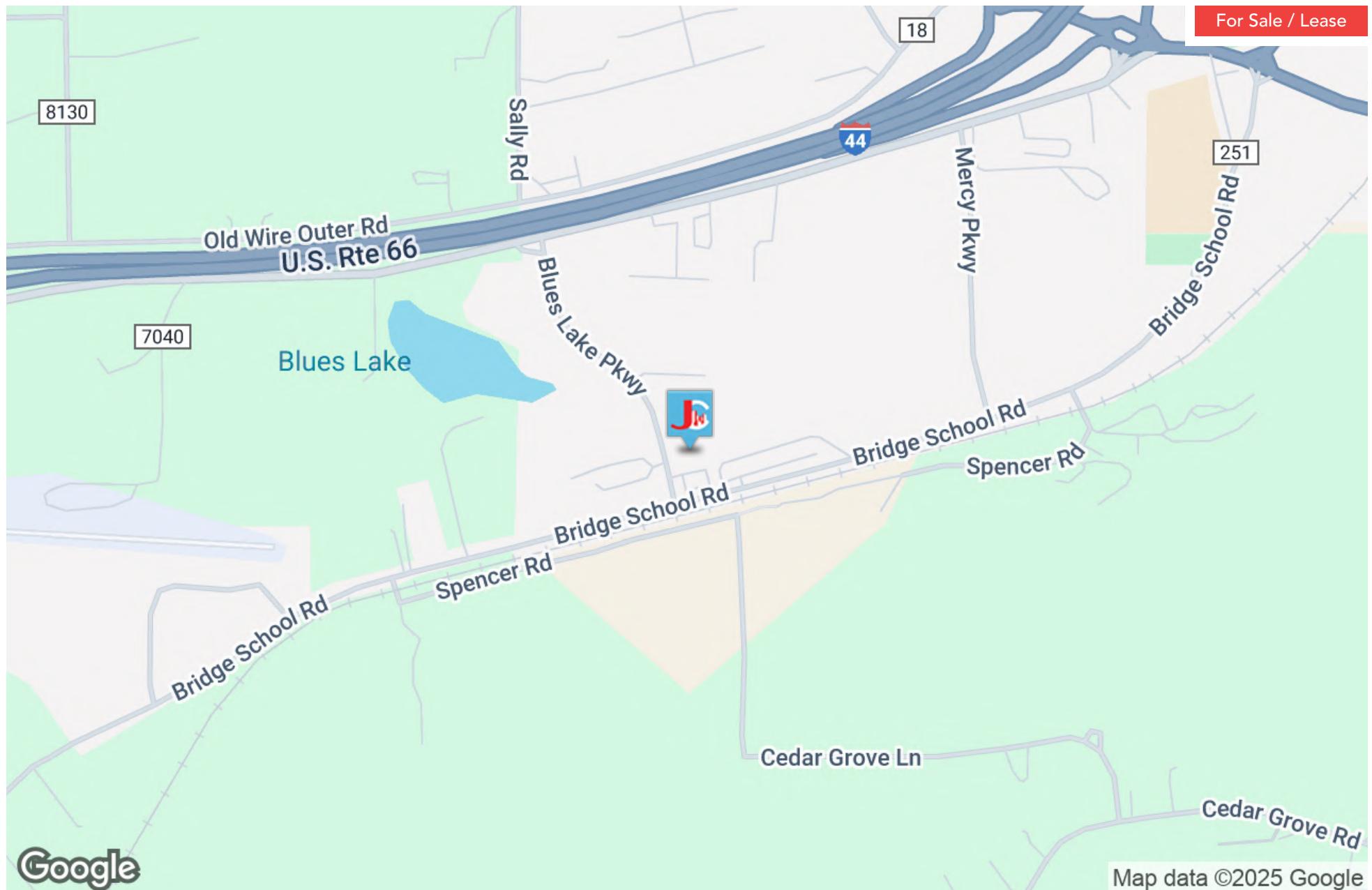
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## LOCATION MAP



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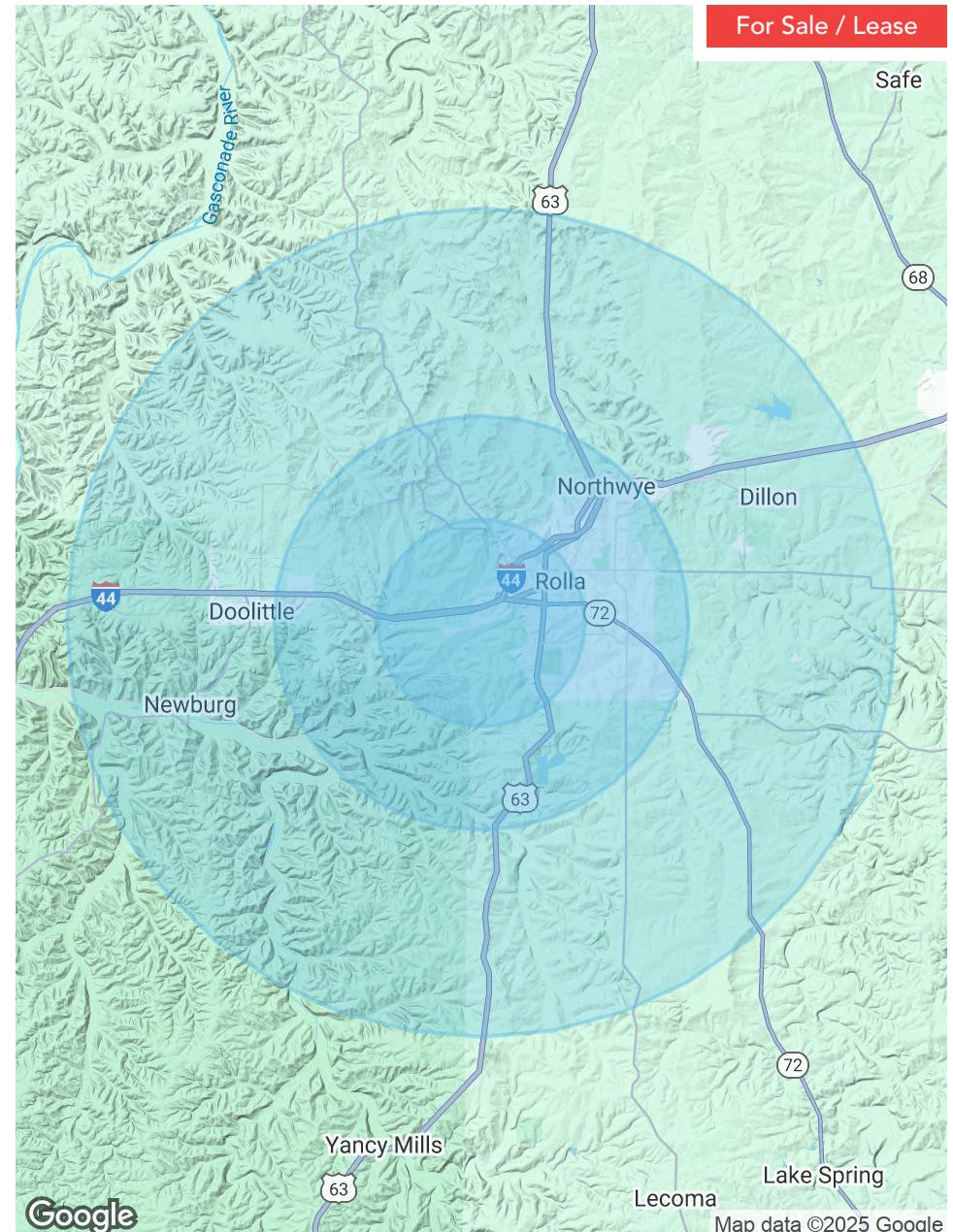
575 BLUES LAKE PKWY, ROLLA, MO 65401



## DEMOGRAPHICS MAP & REPORT

POPULATION	2 MILES	4 MILES	8 MILES
Total Population	8,027	24,261	32,670
Average Age	35	37	38
Average Age (Male)	33	35	36
Average Age (Female)	37	39	40
HOUSEHOLDS & INCOME	2 MILES	4 MILES	8 MILES
Total Households	3,183	9,879	13,160
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$61,992	\$69,065	\$75,941
Average House Value	\$189,580	\$197,481	\$215,536

Demographics data derived from AlphaMap



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For Sale / Lease



### DAVID HAVENS

Senior Broker

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

Direct: **417.877.7900 x101** | Cell: **417.350.4771**

MO #2015037234

### EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

### MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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Springfield, MO 65804  
417.877.7900

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### CURTIS JARED

President & CEO

[cjared@jaredcommercial.com](mailto:cjared@jaredcommercial.com)

Direct: **417.877.7900 x111** | Cell: **417.840.9001**

MO #2012016985

### EDUCATION

BA - Drury University

Real Estate License

### MEMBERSHIPS

BOMA International

ICSC

Missouri Realtors

National Association of Realtors

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