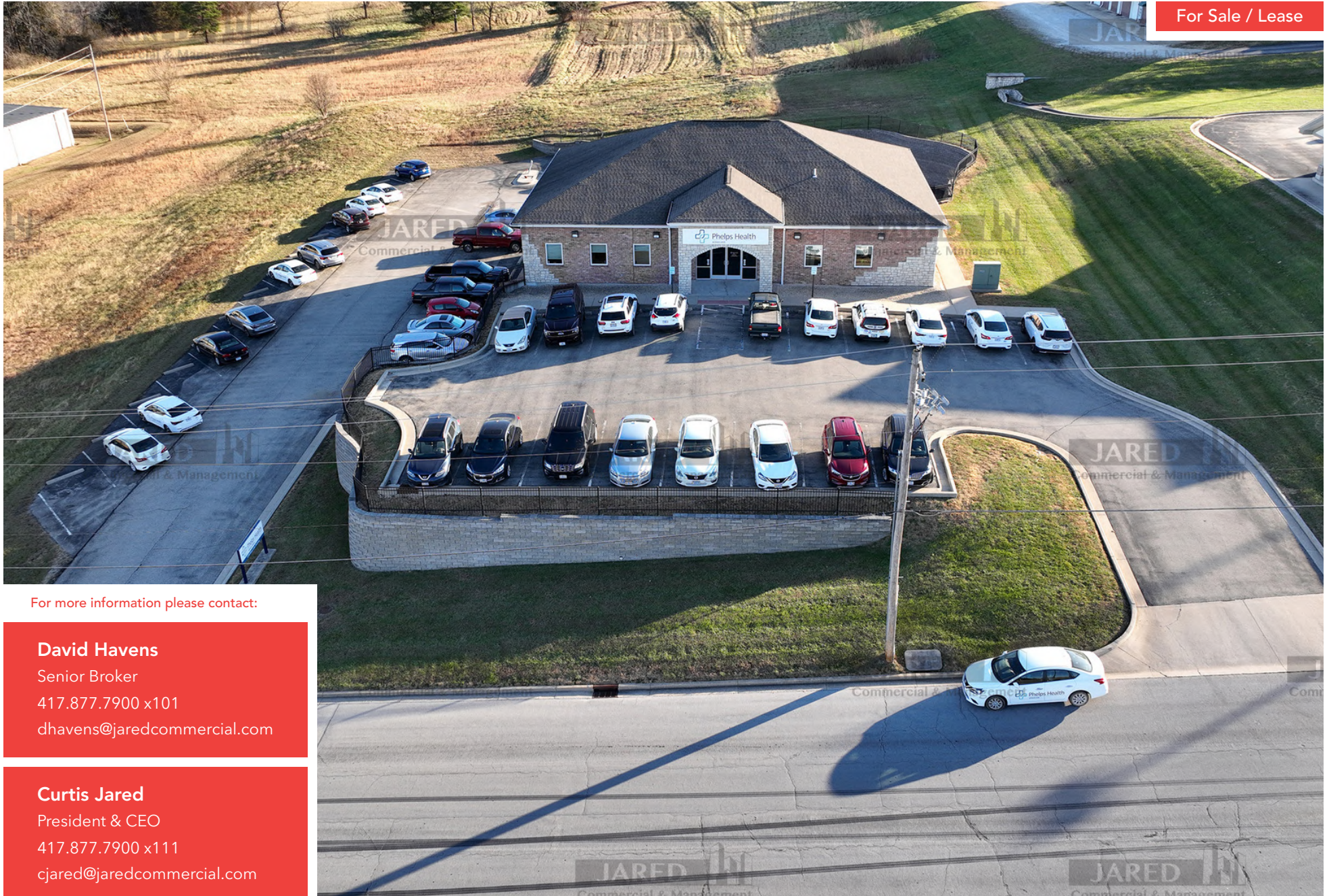


# Rolla Medical Office



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)

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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



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LEASE SPACES

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## 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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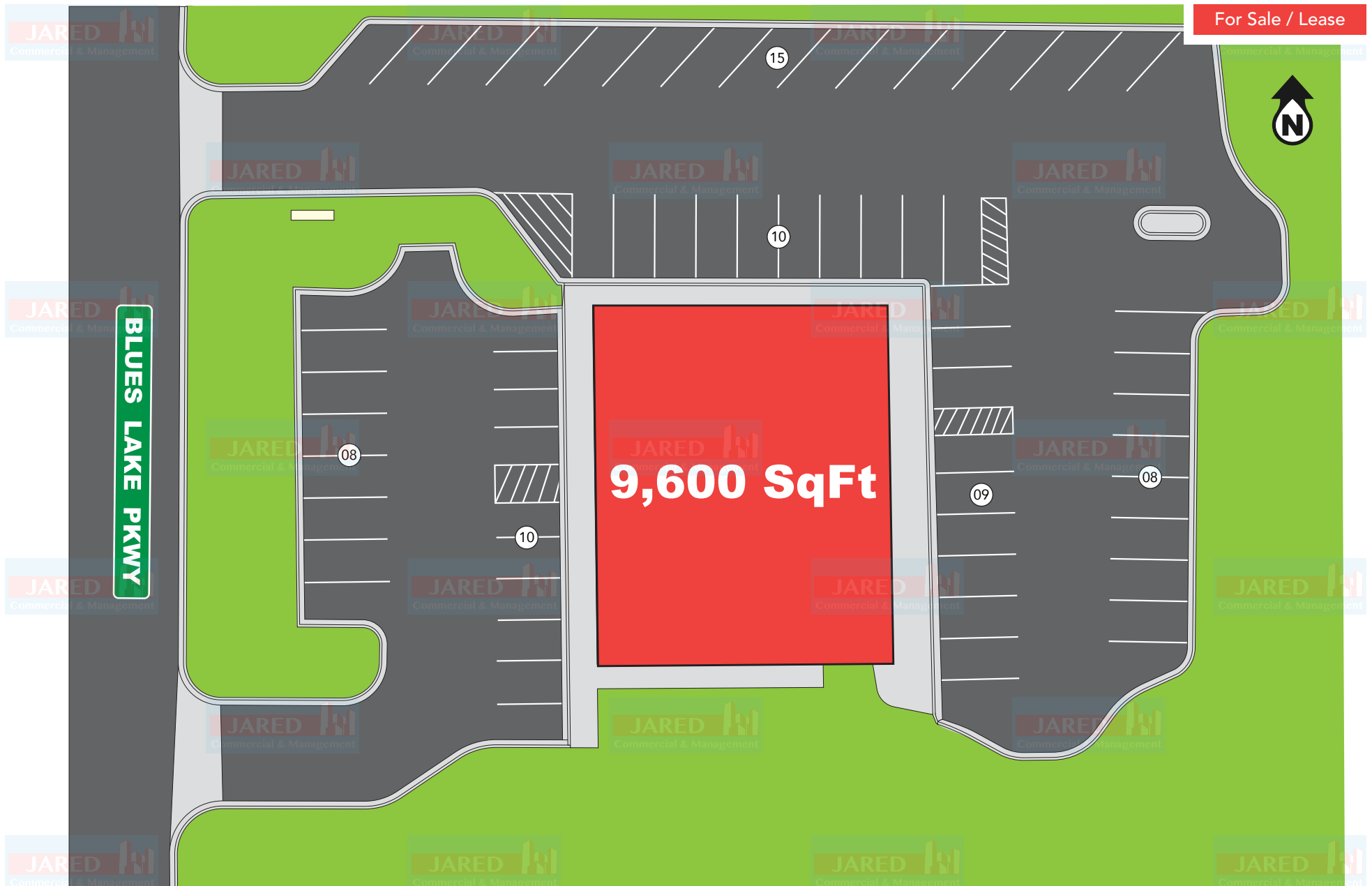
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SITE PLAN

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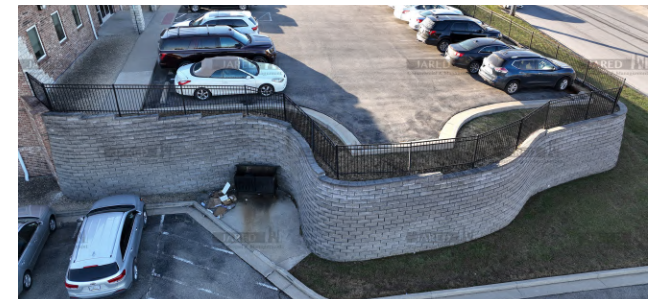


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ADDITIONAL PHOTOS



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RETAILER MAP



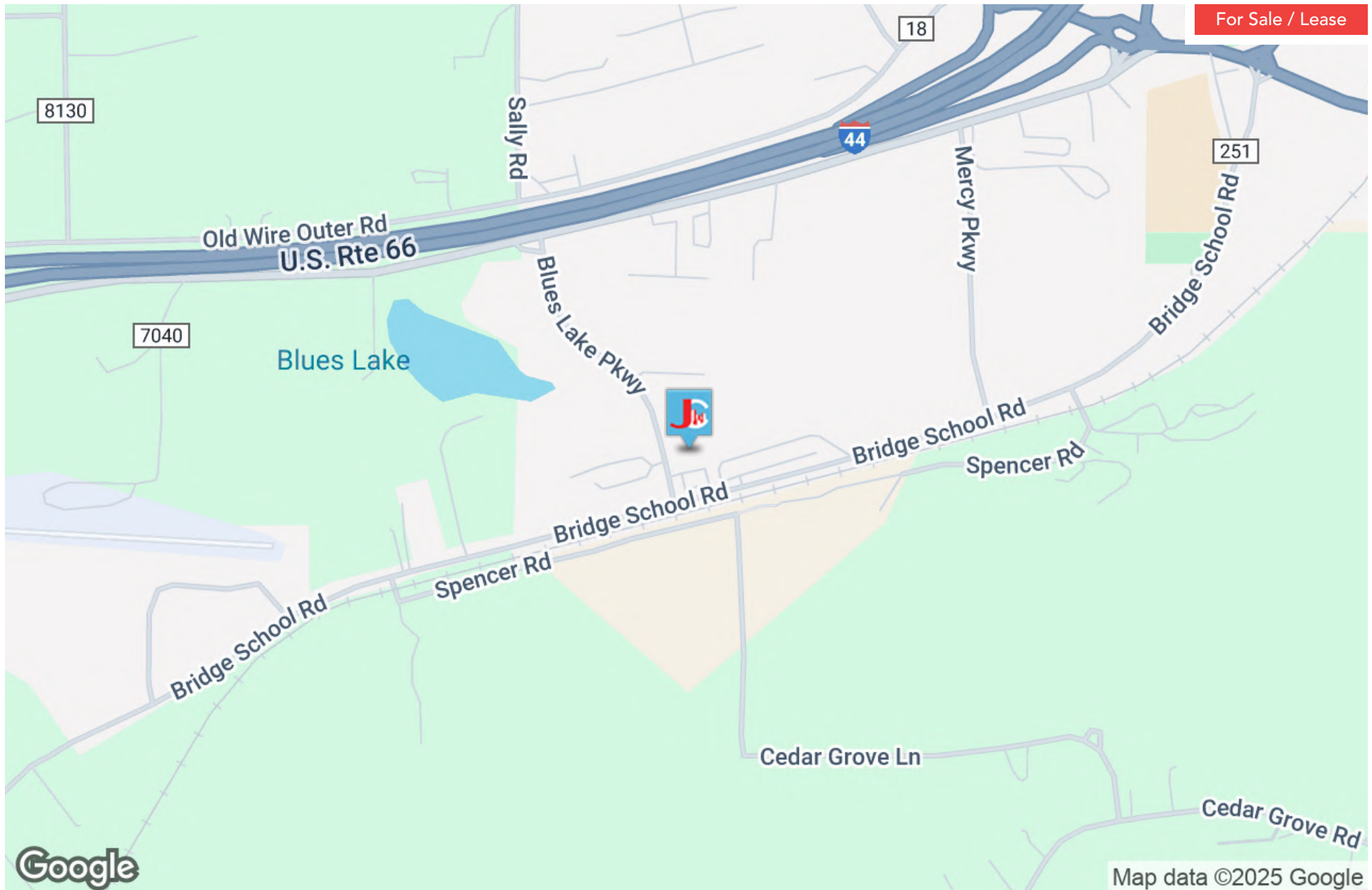
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Google

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# Rolla Medical Office



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## DEMOGRAPHICS MAP & REPORT

### POPULATION

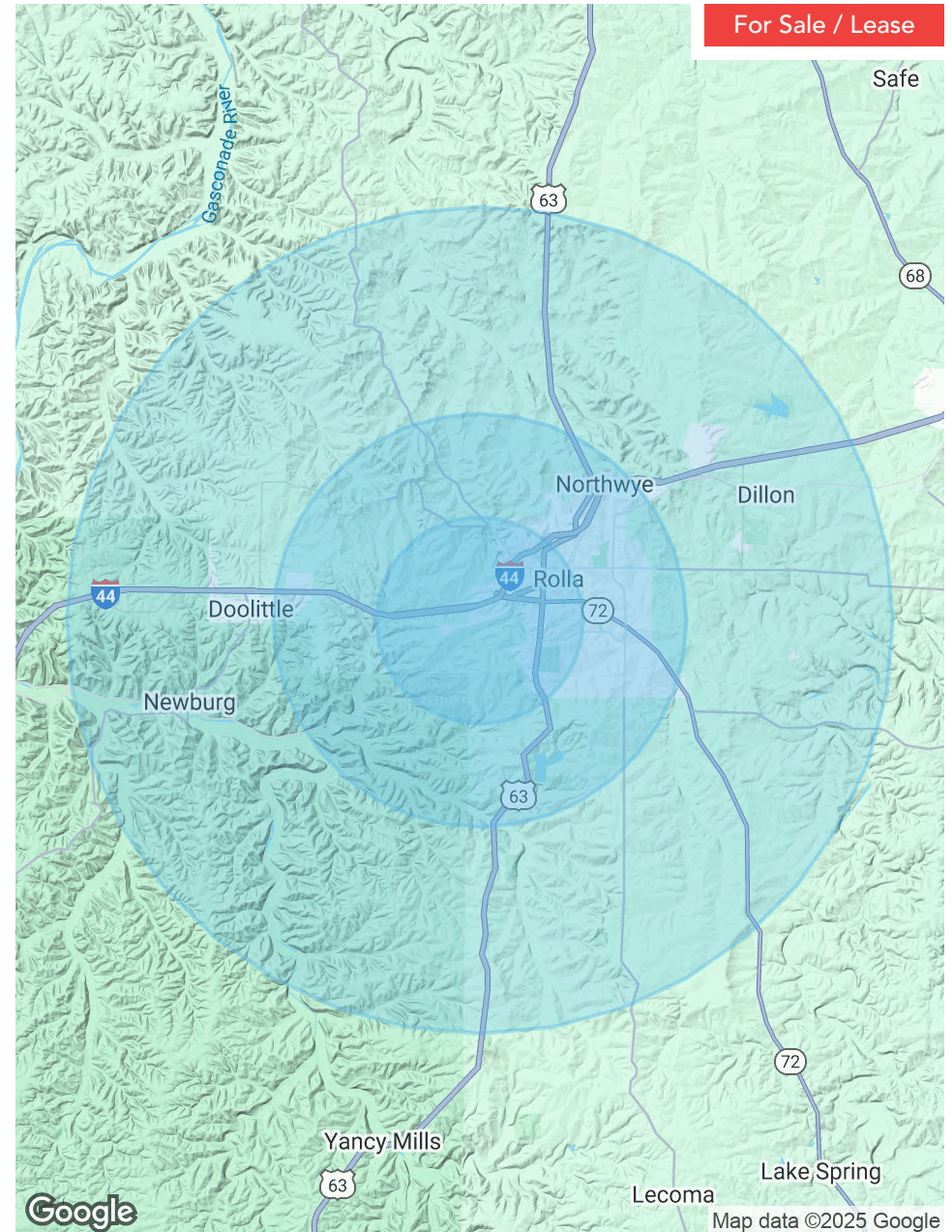
	2 MILES	4 MILES	8 MILES
Total Population	8,027	24,261	32,670
Average Age	35	37	38
Average Age (Male)	33	35	36
Average Age (Female)	37	39	40

### 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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## DAVID HAVENS

Senior Broker

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.

**Jared Commercial**  
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Springfield, MO 65804  
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## CURTIS JARED

President & CEO

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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