

1105 STATE HIGHWAY NN
OZARK, MO 65721



1105 STATE HIGHWAY NN

1105 STATE HIGHWAY NN
OZARK, MO 65721



PROPERTY DESCRIPTION

Discover the ideal space for your business at 1100 State Highway NN in Ozark, MO. This impeccably maintained property offers a modern and professional environment, complete with versatile office spaces and state-of-the-art amenities. The building features ample parking for tenants and visitors, as well as easy access to major highways. With customizable floor plans and spacious conference rooms, the property provides a welcoming and efficient workspace for businesses of all sizes. Additionally, the property's convenient location ensures excellent visibility and accessibility. Elevate your company's image and productivity in this prime commercial space, designed to meet the needs of today's dynamic businesses.

PROPERTY HIGHLIGHTS

- Corner Lot.
- Easy Access & Great Visibility.
- Close Proximity to Hwy 65.

OFFERING SUMMARY

Lease Rate:	SF / year (NNN)
Available SF:	1.47 Acres
Lot Size:	1.47 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,417	7,431	20,677
Total Population	3,706	19,660	53,780
Average HH Income	\$96,194	\$108,789	\$107,500

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



1105 STATE HIGHWAY NN
OZARK, MO 65721



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1.47 Acres	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1105 State Highway NN	Available	1.47 Acres	NNN	Negotiable	Corner-Lot.

LEASE SPACES

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



1105 STATE HIGHWAY NN
OZARK, MO 65721



RETAILER MAP

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

1105 STATE HIGHWAY NN
OZARK, MO 65721

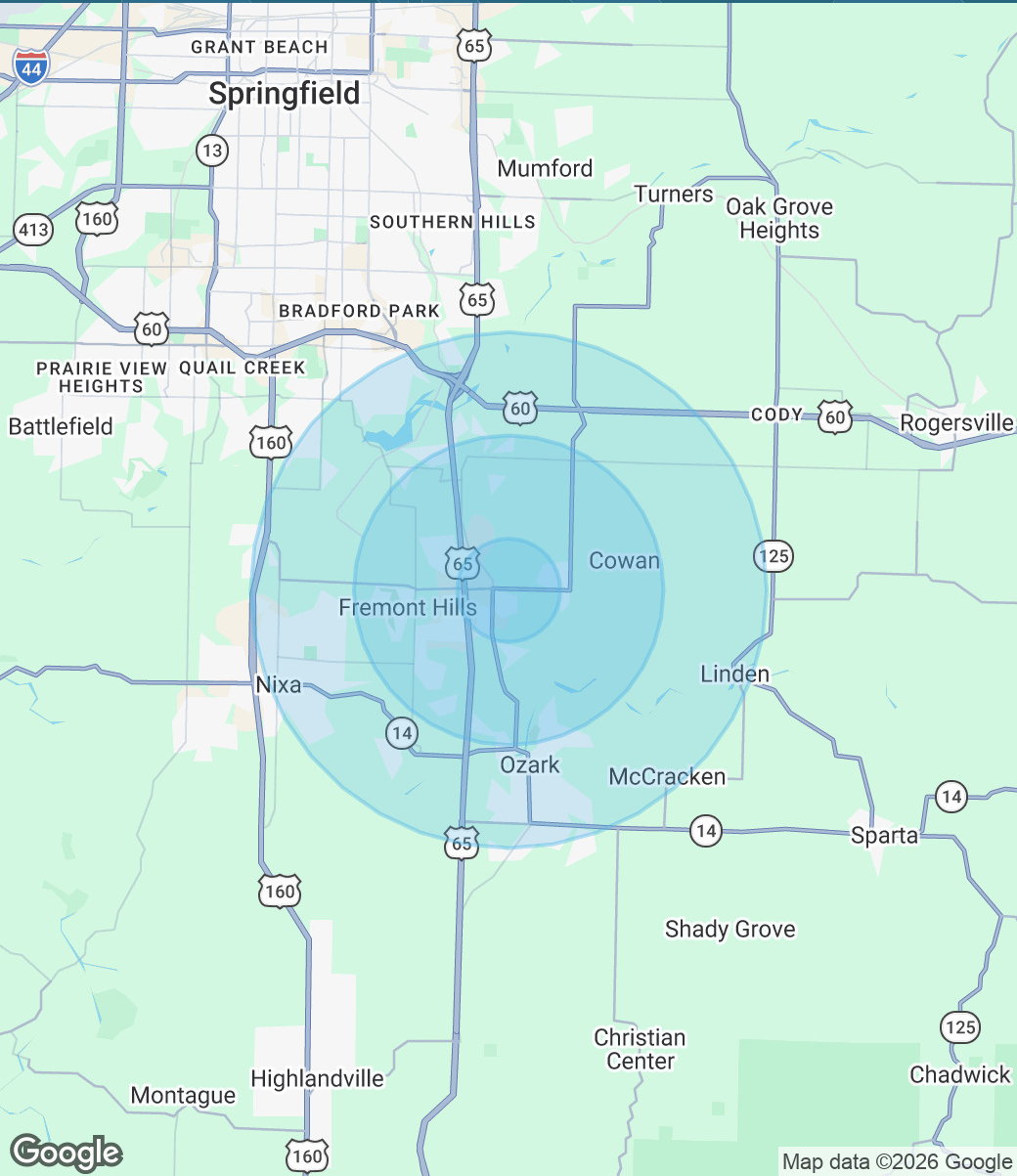
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,706	19,660	53,780
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,417	7,431	20,677
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$96,194	\$108,789	\$107,500
Average House Value	\$284,468	\$359,739	\$339,023

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

1105 STATE HIGHWAY NN
OZARK, MO 65721



DAVID HAVENS

Senior Broker

Direct: 417.877.7900 x101 **Cell:** 417.350.4771
dhavens@jaredcommercial.com

MO #2015037234



CURTIS JARED

President & CEO

Direct: 417.877.7900 x111 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985

MEET THE TEAM

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

