

2410 Evergreen Pkwy



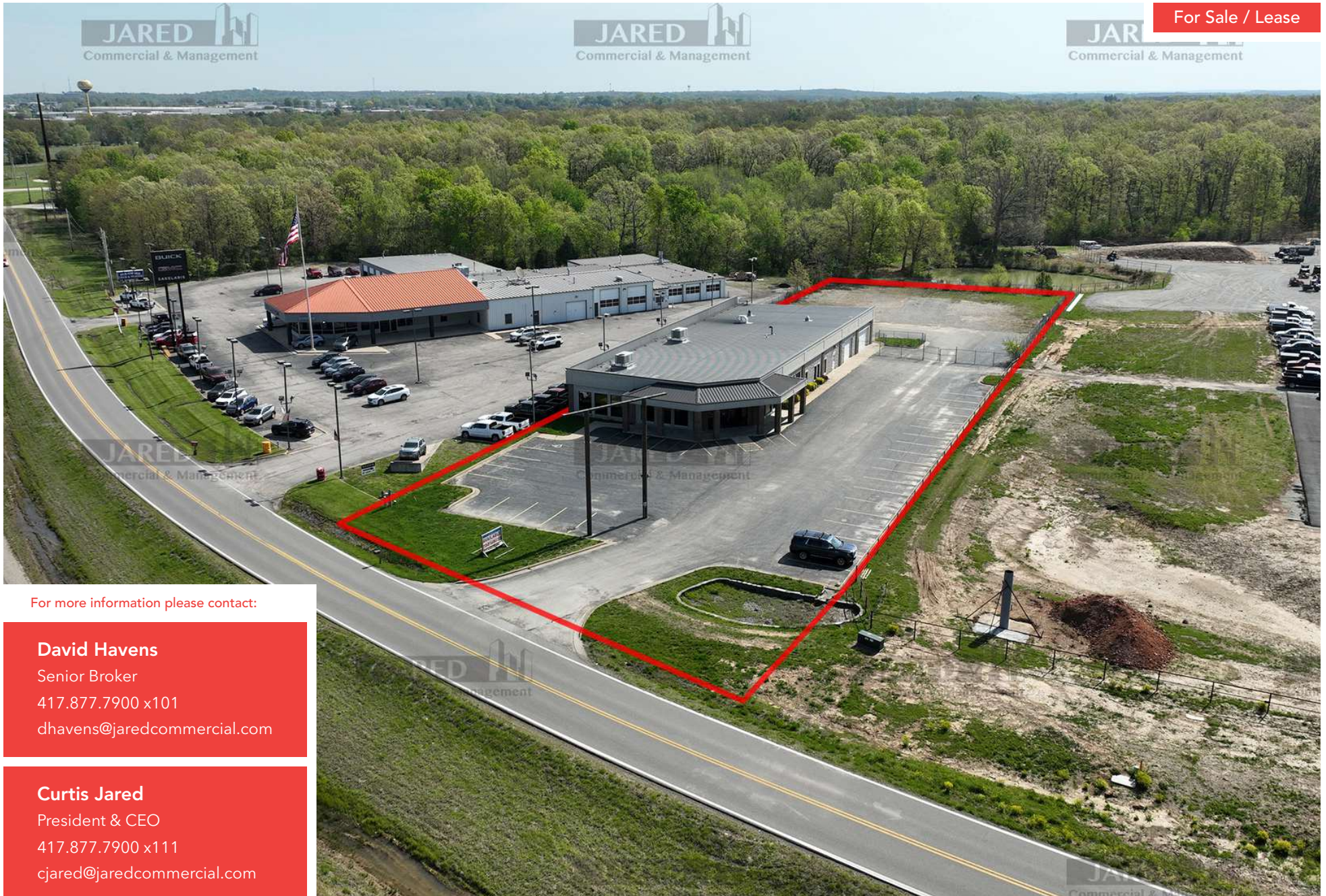
2410 EVERGREEN PKWY, LEBANON, MO 65536

For Sale / Lease

JARED
Commercial & Management

JARED
Commercial & Management

JAR
Commercial & Management



For more information please contact:

David Havens

Senior Broker

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Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

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PROPERTY SUMMARY

For Sale / Lease



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Lebanon, MO! This 11,286 SF commercial building, zoned for maximum potential, is ideally positioned for retail or free-standing development. With easy access, excellent interstate visibility, a free-standing layout, and a fenced back lot, this property offers an ideal canvas for creating a high-impact commercial presence. Embrace the chance to establish a prominent retail or free-standing building in a sought-after location, primed for success and growth. Don't miss out on this exceptional investment prospect in the thriving market of Lebanon, MO.

PROPERTY HIGHLIGHTS

- Easy Access.
- Great Visibility.
- Interstate Visibility.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	11,286 SF
Lot Size:	1.96 Acres
Building Size:	11,286 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	830	4,215	8,106
Total Population	2,129	9,799	18,445
Average HH Income	\$50,018	\$47,517	\$48,506

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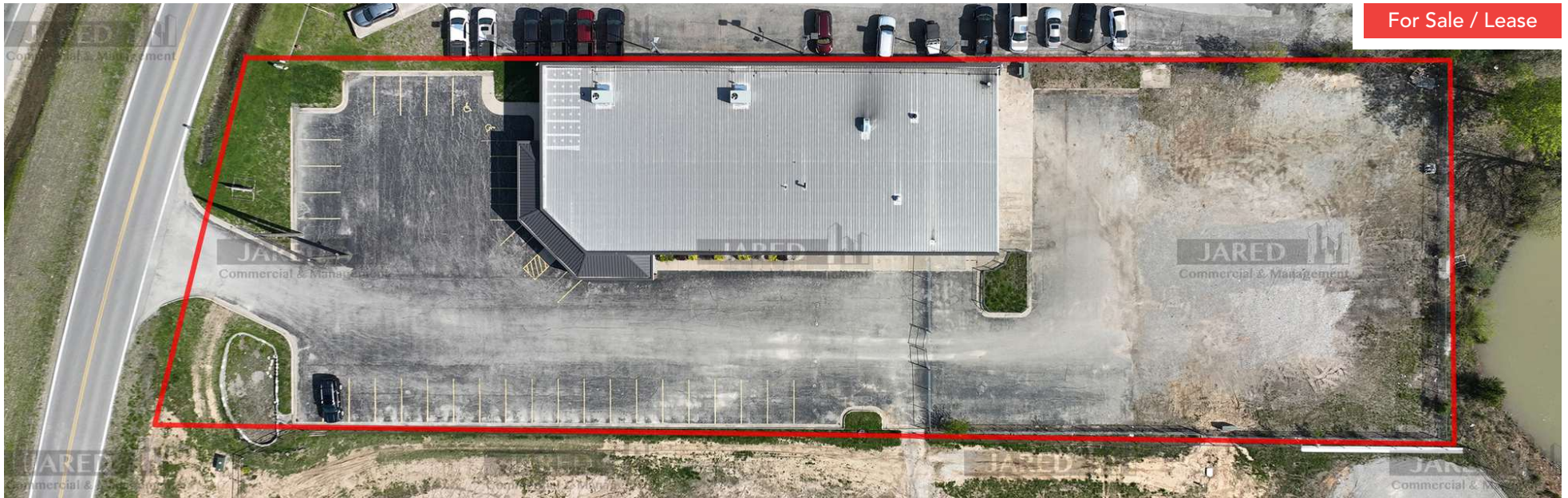
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LEASE SPACES

For Sale / Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,286 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	11,286 SF	NNN	\$10.00 SF/yr	Free Standing.

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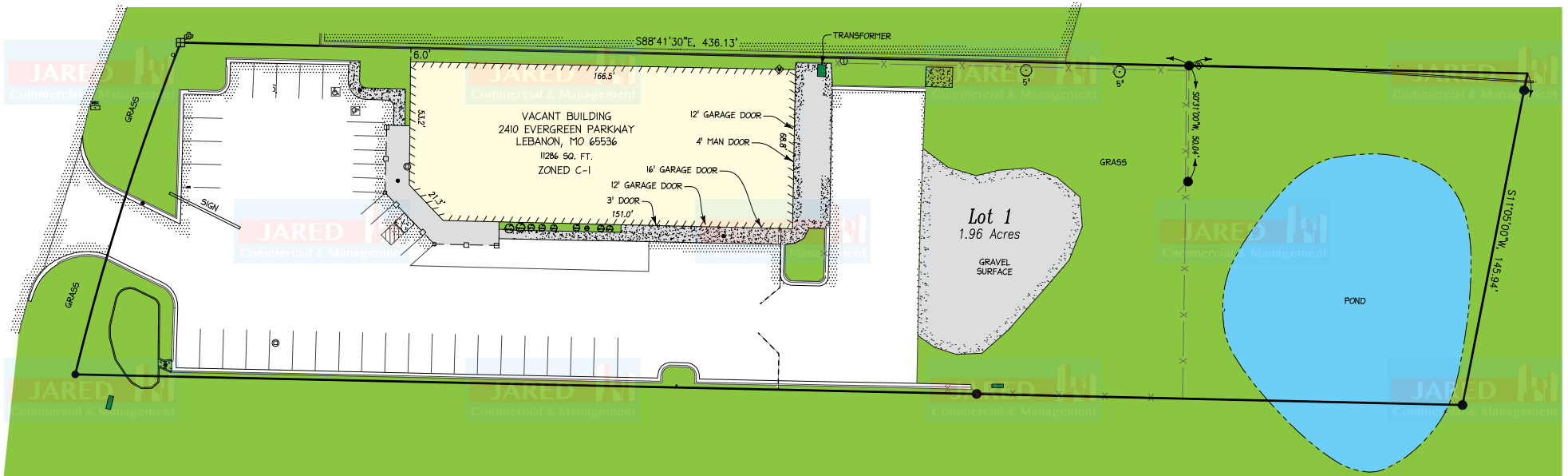
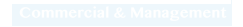
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SITE PLAN

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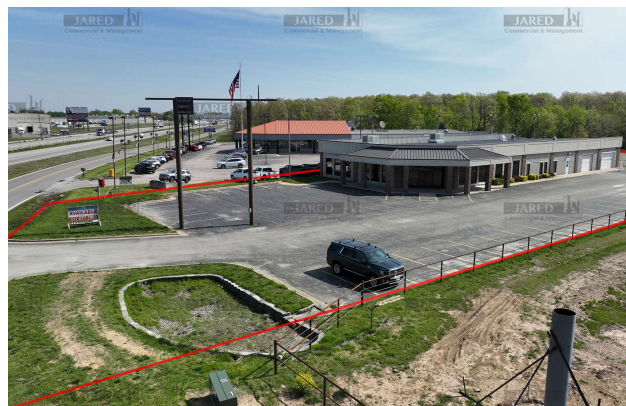
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ADDITIONAL PHOTOS



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RETAILER MAP

For Sale / Lease



Google

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TRAFFIC COUNT MAP

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Google

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DEMOGRAPHICS MAP & REPORT

For Sale / Lease

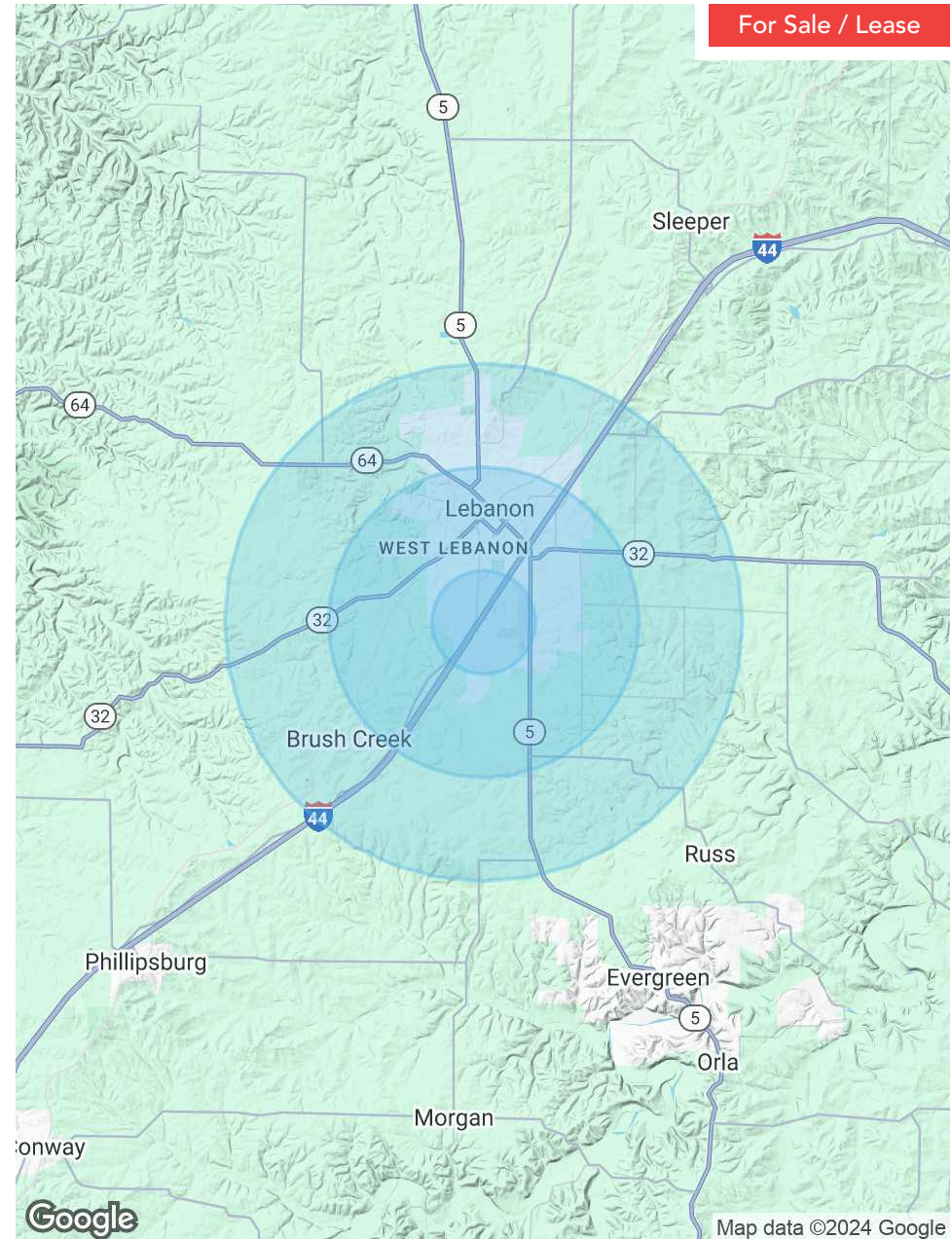
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,129	9,799	18,445
Average Age	28.1	34.4	37.1
Average Age (Male)	24.5	32.1	34.9
Average Age (Female)	31.0	35.7	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	830	4,215	8,106
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$50,018	\$47,517	\$48,506
Average House Value	\$352,117	\$177,072	\$144,658

2020 American Community Survey (ACS)



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ADVISOR BIO

For Sale / Lease



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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ADVISOR BIO

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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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