

Property Details

ADDRESS | 600 W Main Street, Branson, MO 65616

PROPERTY HIGHLIGHTS

- 1.8 acres ± in the heart of Branson
- Located just off the US-65 exit of MO-76/Main Street
- The US-65 boasts over 32,800 CPD; Main Street boasts 21,400 CPD
- Nearby tenants include Chic-fil-A, Casey's, McDonald's, CVS, Wendy's, Steak 'n Shake, US Bank, and Commerce Bank
- Located just 1.5 miles from popular attraction, Dolly Parton's Stampede, among 40+ other theaters nearby



KEY FACTS



34.1

Median Age



\$65,075

Average Household Income



21,976

Population

SITE PLAN



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Aerial Overview



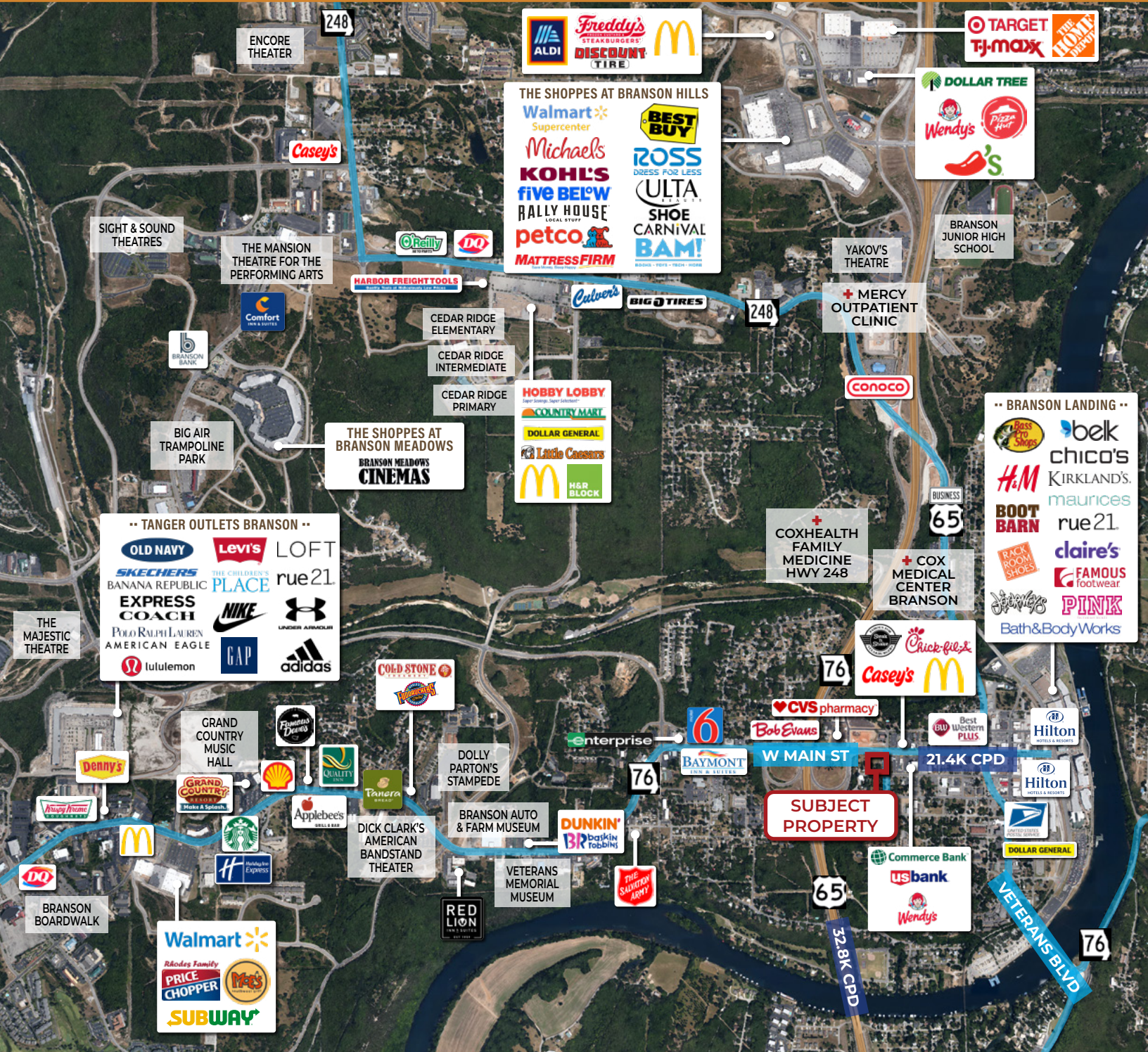
ABOUT THESSING COMMERCIAL REALTY

Thessing Commercial Properties is a leading Commercial Real Estate brokerage firm in Southwest, MO and the Midwest. Its website generates over 100,000 visits annually. The company has gained a reputation for dedication, service, and integrity, and has retained numerous clients for over 25 years, many of which have become long-term friends. In a highly competitive commercial real estate market, Thessing Commercial Properties' owner, Brad Thessing, has dedicated his expertise to finding the right property for his clients and businesses. Brad's knowledge of commercial real estate includes: retail centers, multifamily, convenience stores, hotels, triple-net single-tenant retail, site selections, land and development.

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www.ThessingCommercialRealty.com | 417.860.7449 | bthessing@tcpllc.org | 8410 Interlochen Drive, Nixa, MO 65714

Aerial Overview



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Area Overview

ABOUT CITY

- Branson is a city located in Taney County, MO, just 40 miles south of Springfield, the regional economic and healthcare hub
- Conveniently located along Highway 65, connecting to the larger trade areas of southern Missouri and northern Arkansas
- Branson is served by Branson Airport (BKG), providing regional air travel options
- The city is home to the College of the Ozarks, a nationally recognized liberal arts college
- In recent years, Branson has seen substantial development, including new resorts, shopping centers, and family-friendly attractions, helping modernize the city while preserving its small-town charm

TOURISM

- The city's economy is predominantly driven by tourism and entertainment, earning its reputation as an entertainment hub
 - Known for its vibrant live music shows and theaters with over 40 theaters
 - Legends like Dolly Parton's Stampede and the Grand Country Music Hall offer world-class entertainment
 - Draws nearly 10 million visitors annually
- **Silver Dollar City:** This 1880s-themed amusement park is a major draw, featuring thrilling rides, craftspeople demonstrating traditional skills, and live shows
- **Table Rock Lake:** The lake offers boating, fishing, and water sports, making it a popular destination for outdoor enthusiasts
- **Branson Landing:** Premier shopping, dining, and entertainment complex along the scenic waterfront of Lake Taneycomo
- **Titanic Museum:** Allows visitors to experience the ill-fated voyage of the Titanic through interactive exhibits and artifacts
- Branson and the surrounding Ozarks is ideal for outdoor enthusiasts with activities like fishing, hiking, camping, and water sports



Dolly Parton's Stampede



Silver Dollar City



Titanic Museum

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Demographics

SUBJECT PROPERTY

1-MILE

3-MILE

5-MILE

POPULATION

Estimated Population (2023)	3,338	20,754	33,081
Projected Population (2028)	3,416	21,182	33,856
Census Population (2020)	3,334	20,417	32,669
Census Population (2010)	3,098	17,640	28,716
Projected Annual Growth (2023-2028)	78	428	775
Historical Annual Growth (2020-2023)	4	337	412
Historical Annual Growth (2010-2020)	236	2,776	3,953

HOUSEHOLDS

Estimated Households (2023)	1,512	8,165	13,392
Projected Households (2028)	1,535	8,290	13,635
Census Households (2020)	1,505	7,984	13,110
Census Households (2010)	1,393	7,013	11,549
Projected Annual Growth (2023-2028)	23	125	243
Historical Annual Change (2010-2023)	119	1,152	1,843

2023 POPULATION BY RACE

Total Population	3,338	20,754	33,081
White	2,807	16,412	27,192
Black or African American	88	518	814
American Indian or Alaska Native	19	83	157
Asian	190	2,109	2,286
Hawaiian or Pacific Islander	3	18	26
Other Race	71	482	781
Two or More Races	160	1,133	1,825

2023 POPULATION BY RACE

Not Hispanic or Latino Population	3,114	19,196	30,571
Hispanic or Latino Population	224	1,558	2,510

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2023)	\$59,962	\$68,244	\$70,280
Projected Average Household Income (2028)	\$63,118	\$71,839	\$73,859

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