

# 60 / 125 Retail Ready Pad-sites



7900 US HIGHWAY 60, ROGERSVILLE, MO 65742

For Lease



For more information please contact:

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Senior Broker

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President & CEO

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | [JaredCommercial.com](http://JaredCommercial.com)





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## PROPERTY SUMMARY

For Lease



### PROPERTY DESCRIPTION

Discover the perfect location for your business at this exceptional property. Boasting easy access and great highway visibility, the property is situated at the bustling intersection of highway 60 and State Hwy 125, ensuring maximum exposure for your enterprise. With close proximity to Rogersville high school and middle school, as well as a high traffic count, this prime 26.77-acre site offers unparalleled potential for success. Take the opportunity to elevate your business in this prime location, strategically positioned to attract customers and drive growth.

### PROPERTY HIGHLIGHTS

- Easy access. & Great highway visibility.
- Located on highway 60 and the corner of State Hwy 125.
- Close proximity to Rogersville high school & middle school.
- High traffic count.
- 26.77 Acres.

### OFFERING SUMMARY

|               |             |
|---------------|-------------|
| Lease Rate:   | Negotiable  |
| Available SF: | 26.77 Acres |
| Lot Size:     | 26.77 Acres |

### DEMOGRAPHICS

|                   | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 103      | 3,485    | 36,353   |
| Total Population  | 250      | 8,785    | 88,308   |
| Average HH Income | \$76,114 | \$89,072 | \$75,727 |

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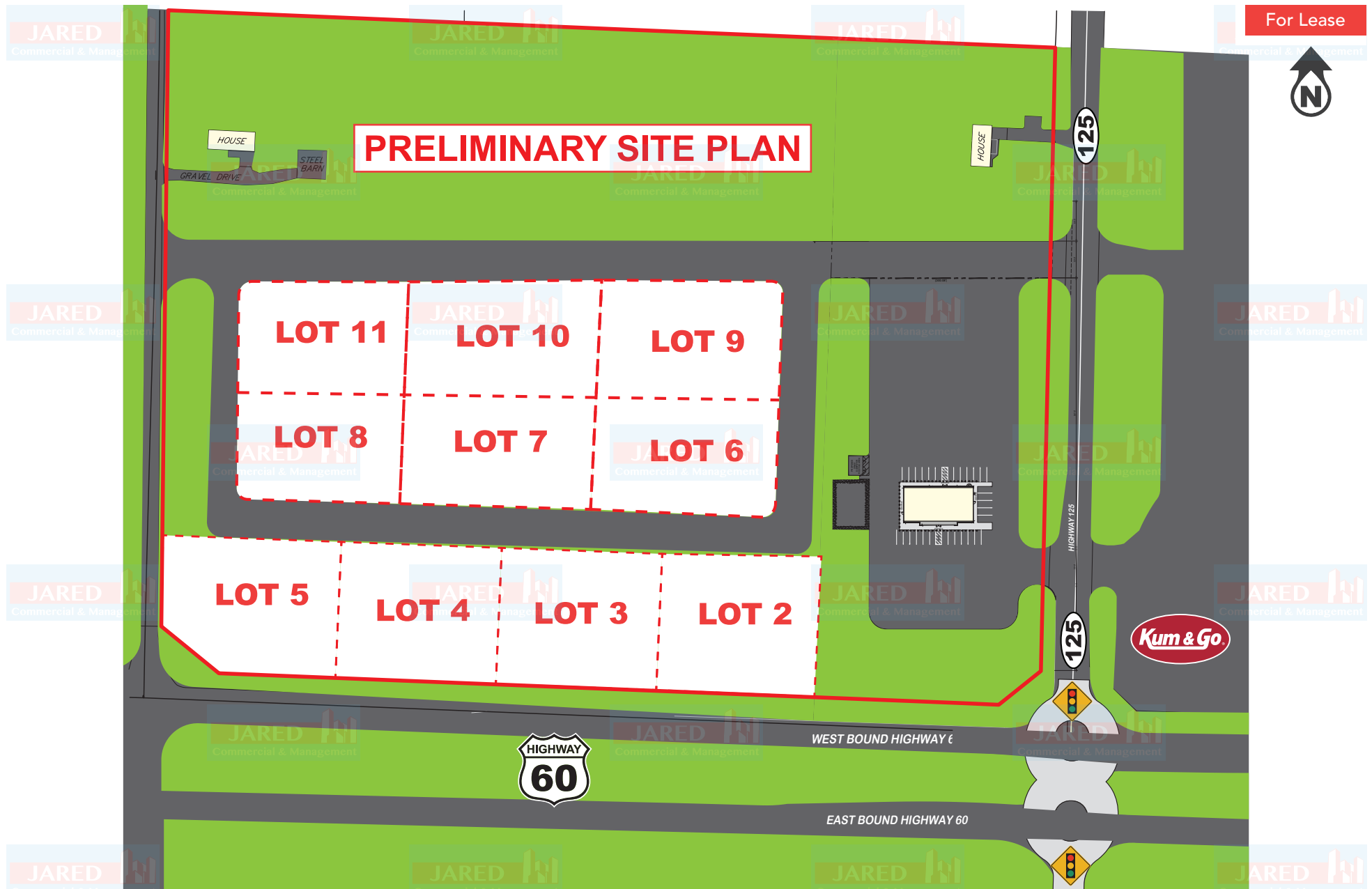
The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove 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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SITE PLAN



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LEASE SPACES



For Lease

## LEASE INFORMATION

|              |             |             |            |
|--------------|-------------|-------------|------------|
| Lease Type:  | NNN         | Lease Term: | Negotiable |
| Total Space: | 26.77 Acres | Lease Rate: | Negotiable |

## AVAILABLE SPACES

| SUITE                           | TENANT    | SIZE (SF)   | LEASE TYPE | LEASE RATE | DESCRIPTION        |
|---------------------------------|-----------|-------------|------------|------------|--------------------|
| 60 / 125 Retail Ready Pad-sites | Available | 26.77 Acres | NNN        | Negotiable | Various Pad Sites. |



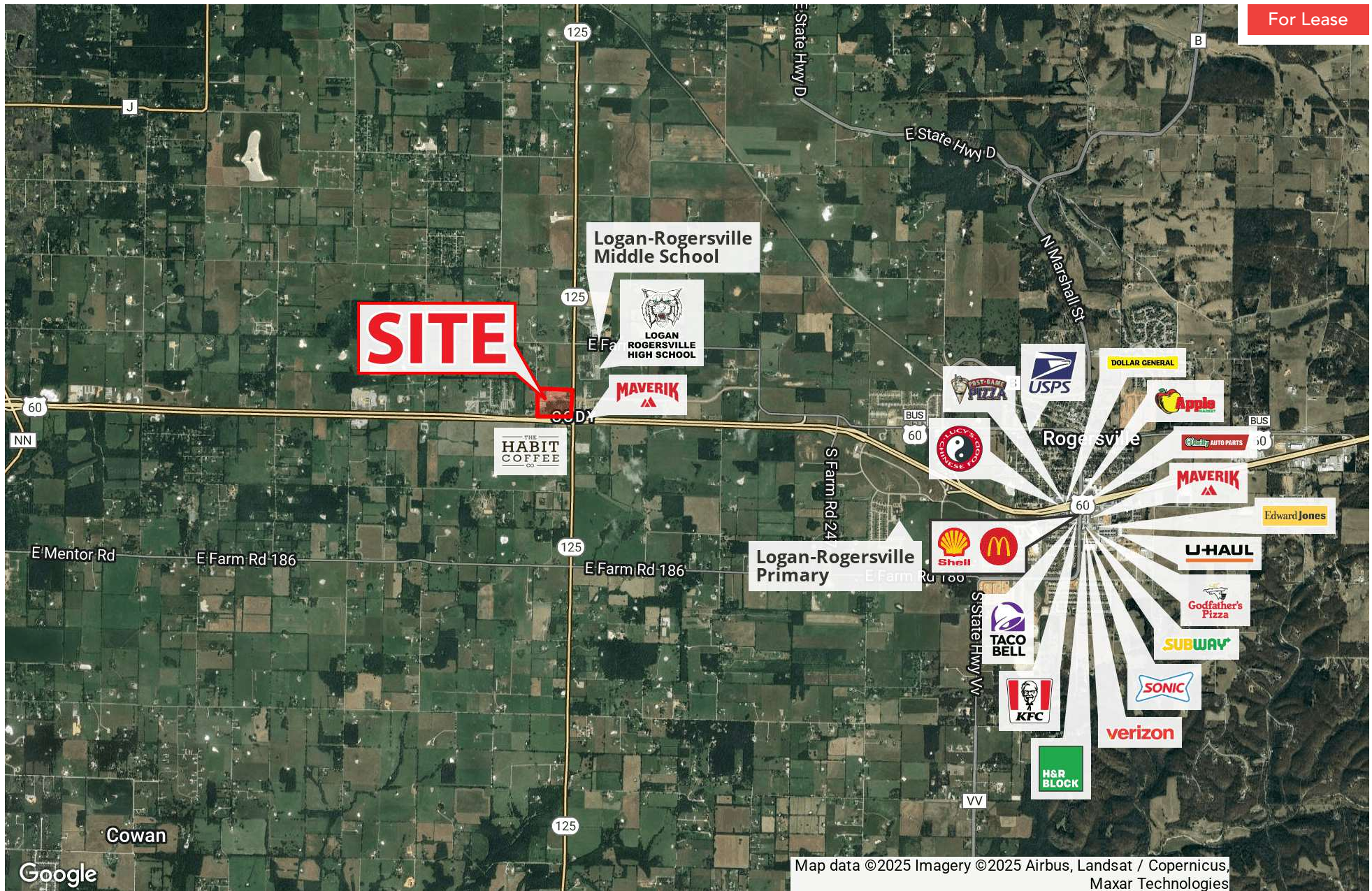
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RETAILER MAP

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TRAFFIC COUNT MAP

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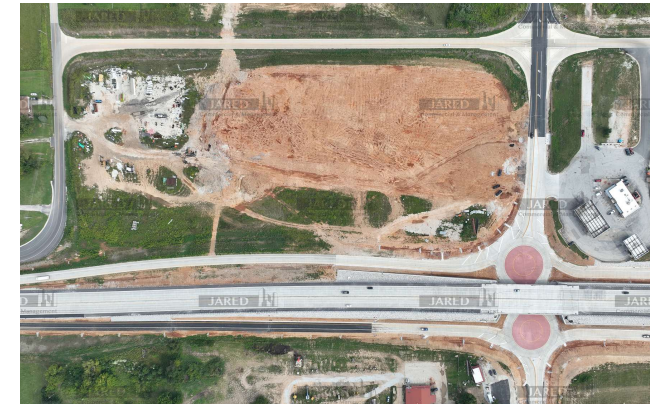


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ADDITIONAL PHOTOS



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## DEMOGRAPHICS MAP & REPORT

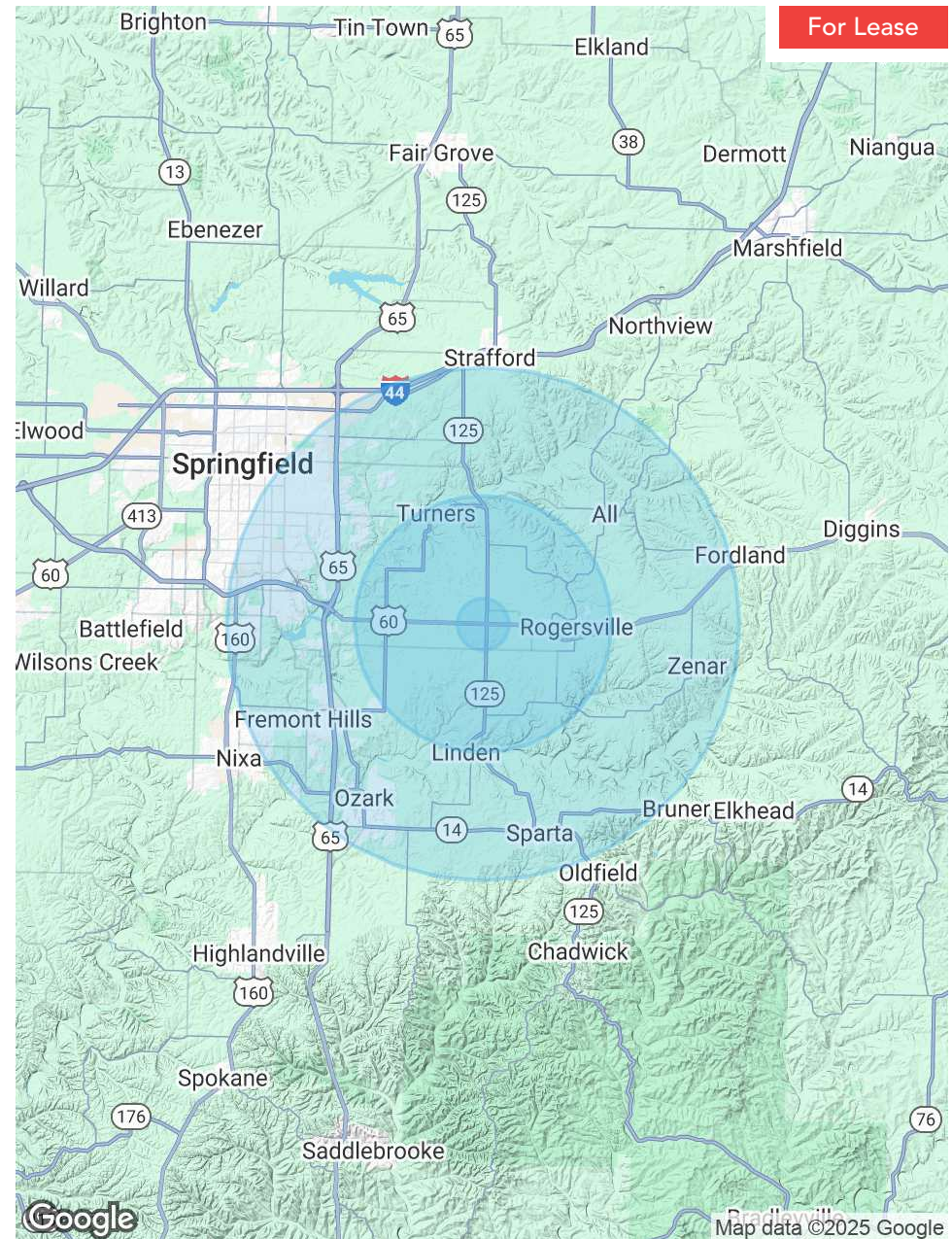
### POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 250    | 8,785   | 88,308   |
| Average Age          | 44.3   | 43.0    | 39.9     |
| Average Age (Male)   | 44.7   | 43.1    | 38.8     |
| Average Age (Female) | 44.1   | 43.2    | 40.9     |

### HOUSEHOLDS & INCOME

|                     | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total Households    | 103      | 3,485     | 36,353    |
| # of Persons per HH | 2.4      | 2.5       | 2.4       |
| Average HH Income   | \$76,114 | \$89,072  | \$75,727  |
| Average House Value |          | \$293,895 | \$226,810 |

2020 American Community Survey (ACS)



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ADVISOR BIO

For 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

2870 S Ingram Mill Rd Ste A

Springfield, MO 65804

417.877.7900

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ADVISOR BIO

For Lease



## 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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