

60 / 125 Retail Ready Pad-sites



7900 US HIGHWAY 60, ROGERSVILLE, MO 65742



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

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Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

For Lease

60 / 125 Retail Ready Pad-sites

7900 US HIGHWAY 60, ROGERSVILLE, MO 65742

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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60 / 125 Retail Ready Pad-sites

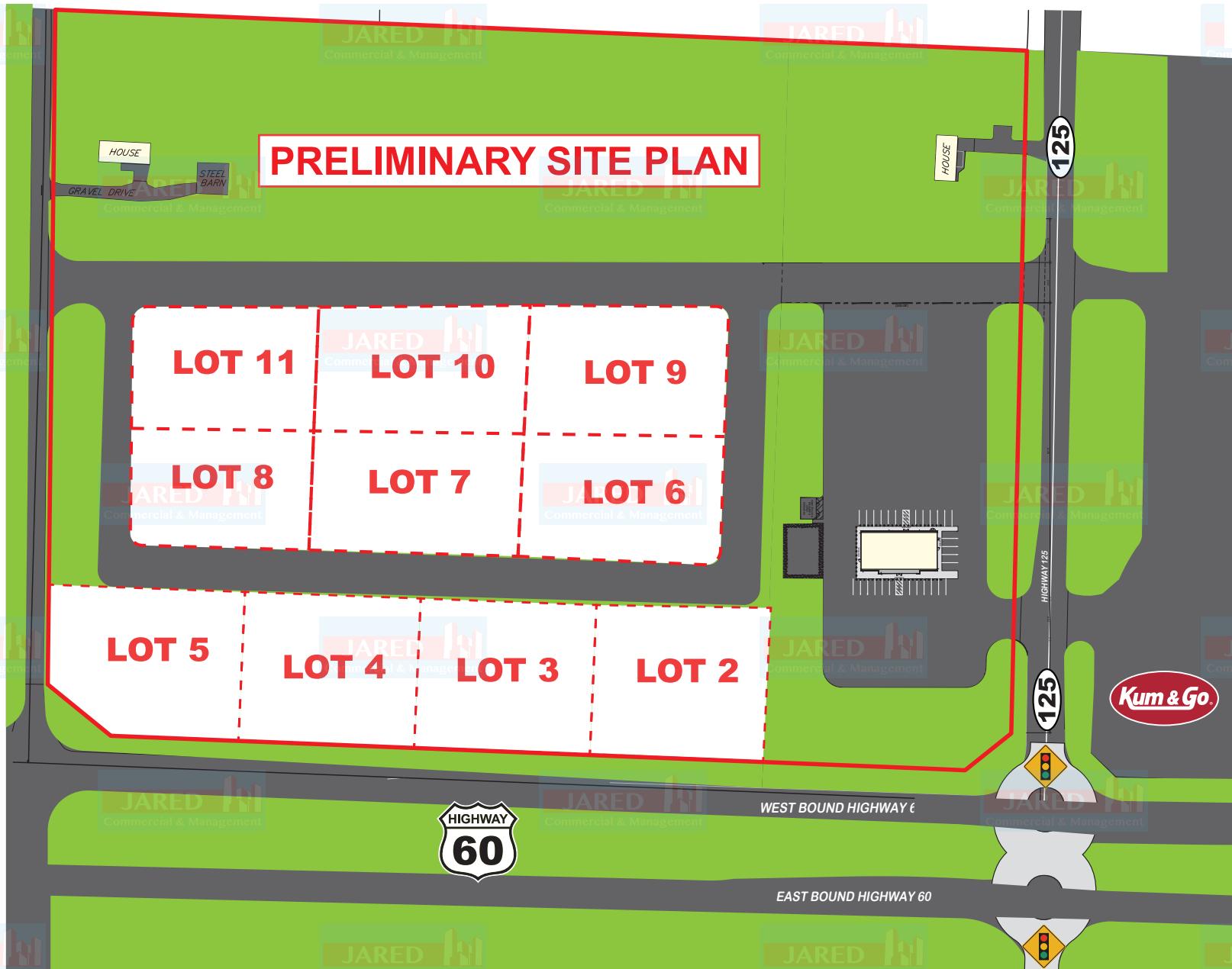
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SITE PLAN

For Lease



PRELIMINARY 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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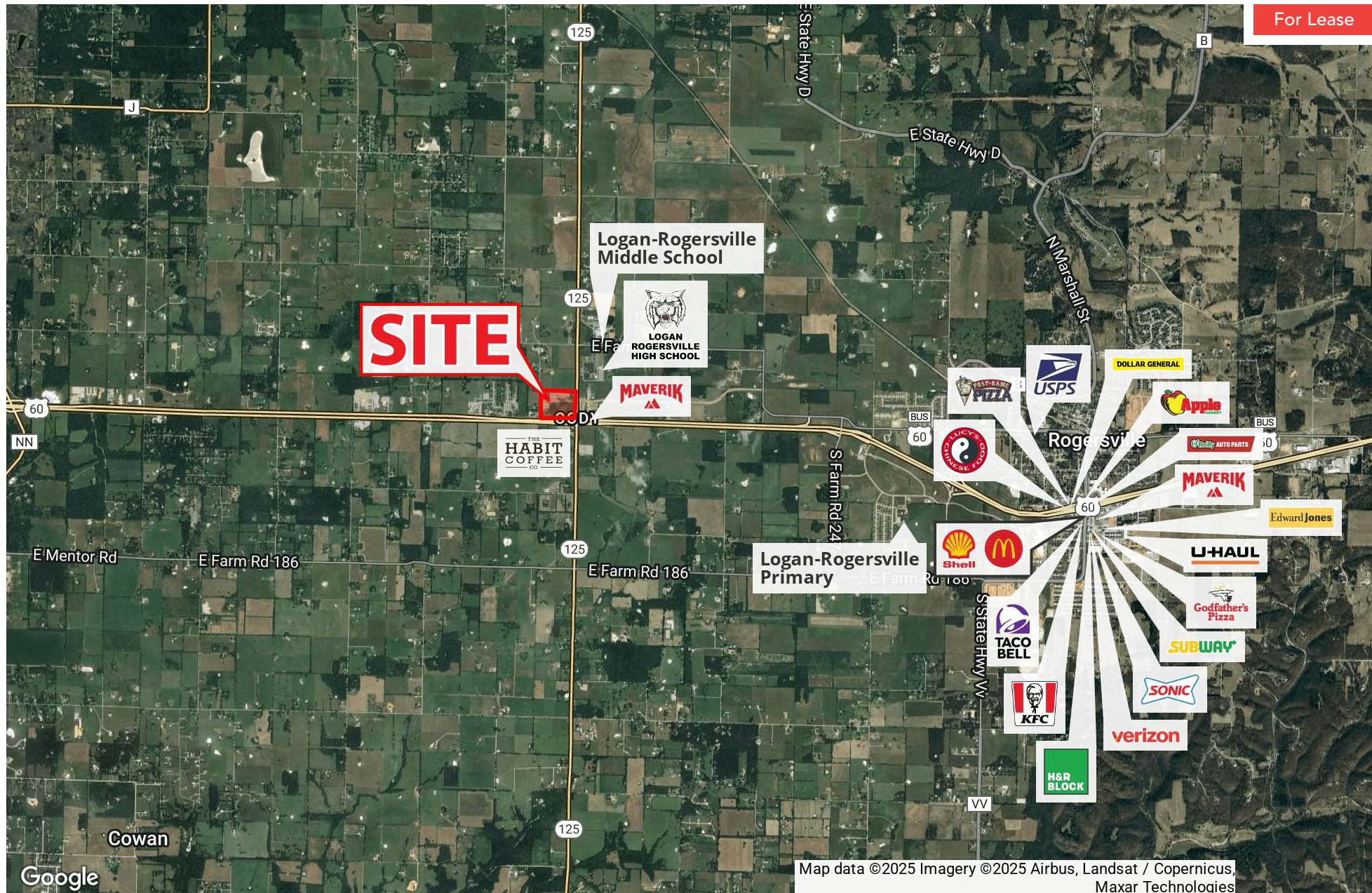
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RETAILER MAP

For Lease



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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TRAFFIC COUNT MAP

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ADDITIONAL PHOTOS



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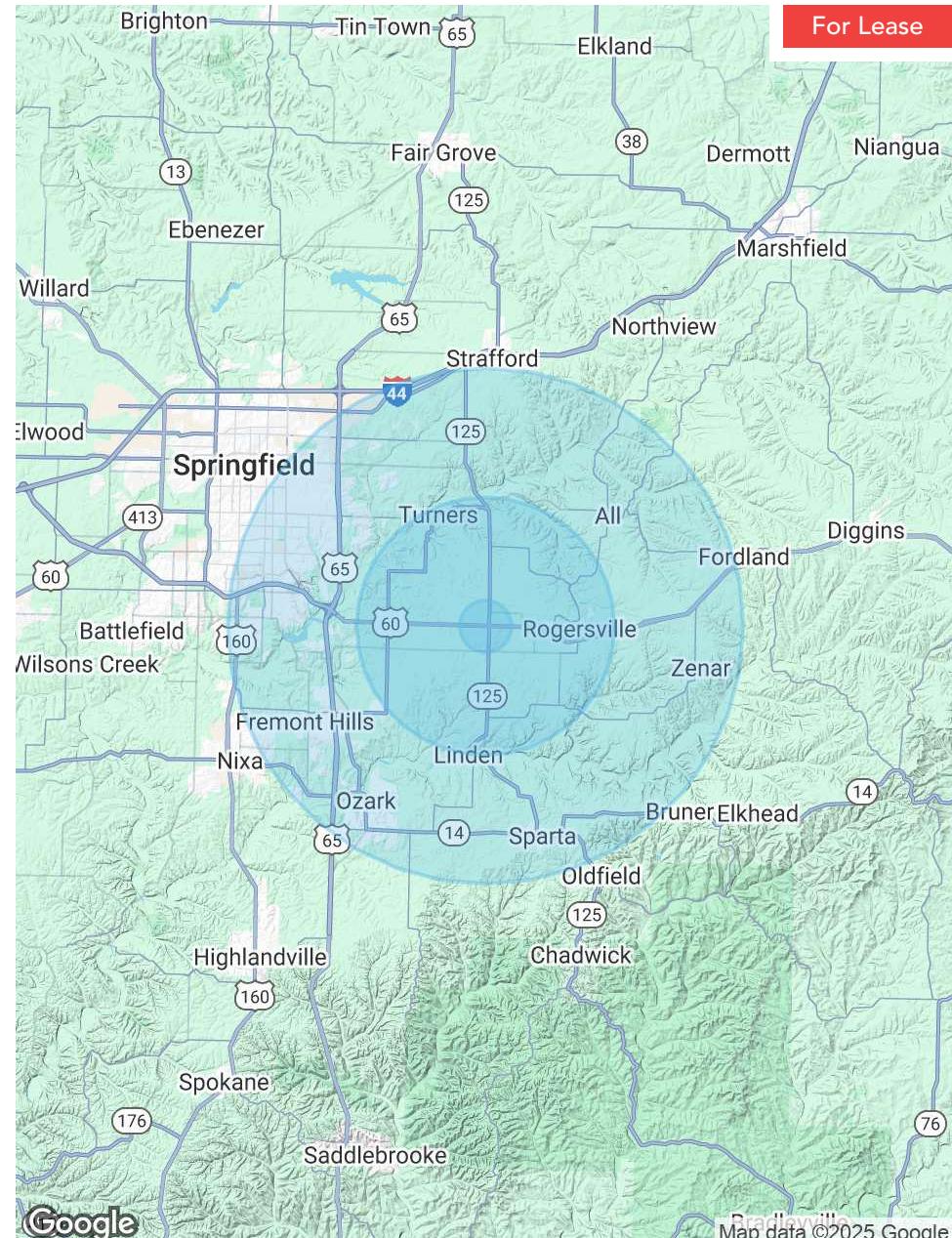
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DEMOGRAPHICS MAP & REPORT

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
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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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