



PORTFOLIO PROPERTY FOR LEASE

+/-606 RSF
RETAIL / OFFICE
SPACE
FOR LEASE
IN BRANSON

1805 West 76 Country
Boulevard, Branson MO 65616

Presented By

GERALD ZAMORA

Broker / Advisor

417.522.9940

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105 W Church Street

Ozark, MO 65721

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+/-606 RSF RETAIL / OFFICE SPACE FOR LEASE.

Thank you for looking at the +/-606 RSF Retail / Office Space For Lease. Discover an exceptional leasing opportunity at 1805 West 76 Country Boulevard, Branson, MO. This property boasts a prime location, high traffic and enticing opportunity for your business venture. Open layout with restroom. Large signage and billboard opportunity. For lease at \$1,800 per month MG.

Other Available Properties
 1033 W MAIN ST, BRANSON MO 65616
 Lease Rate: \$2,500 per month MG

To preview this space, please email, call or text the Listing Agent. Thank you.

OFFERING SUMMARY

Space Size:	606 SF
Space Type:	Retail / Office
Lease Rate:	\$1,800 per month MG
Signage:	YES
Parking:	Shared
Other Available Properties:	1033 W MAIN ST
Lease Rate:	\$2,500 per month MG
Space Type:	Office

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	534	1,289
Total Population	485	1,406	3,227
Average HH Income	\$76,596	\$77,563	\$81,645



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306 E Chestnut, Strafford MO 65757



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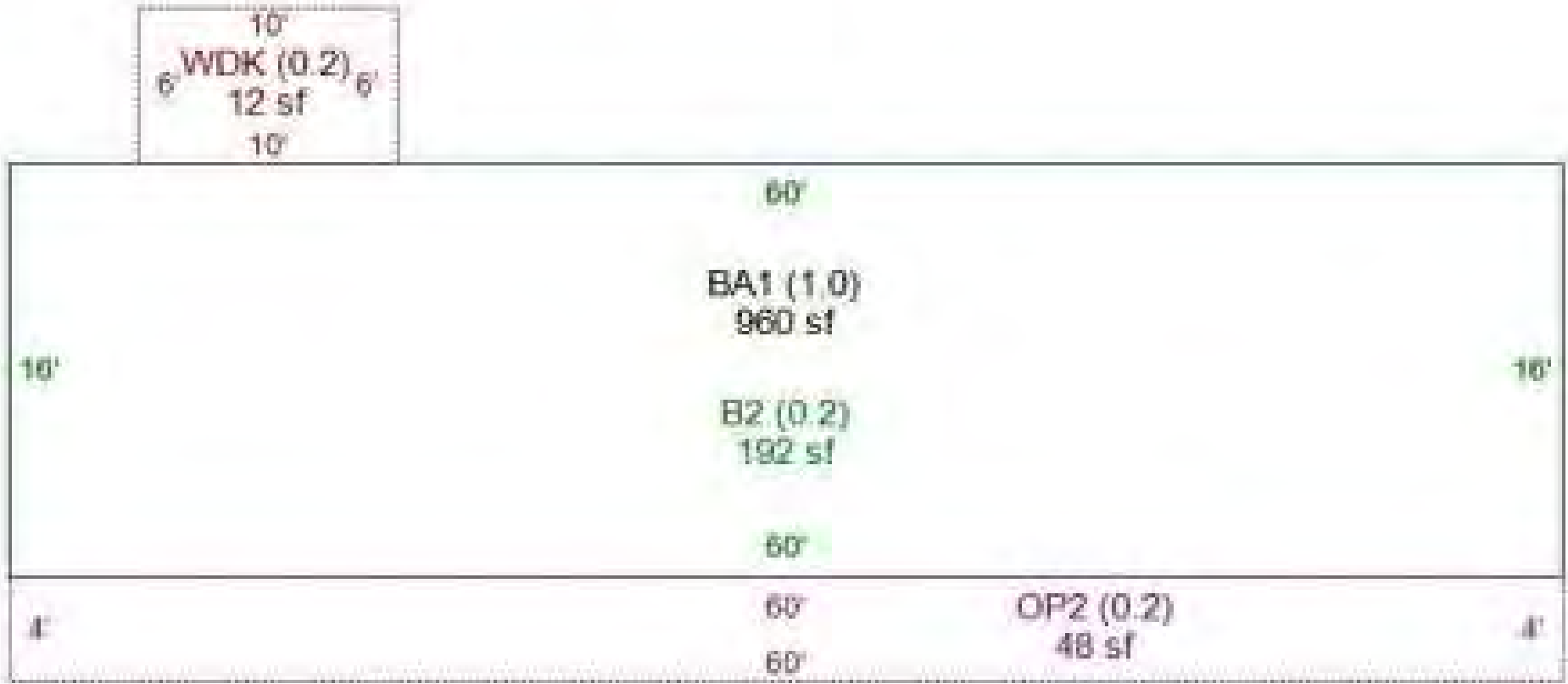


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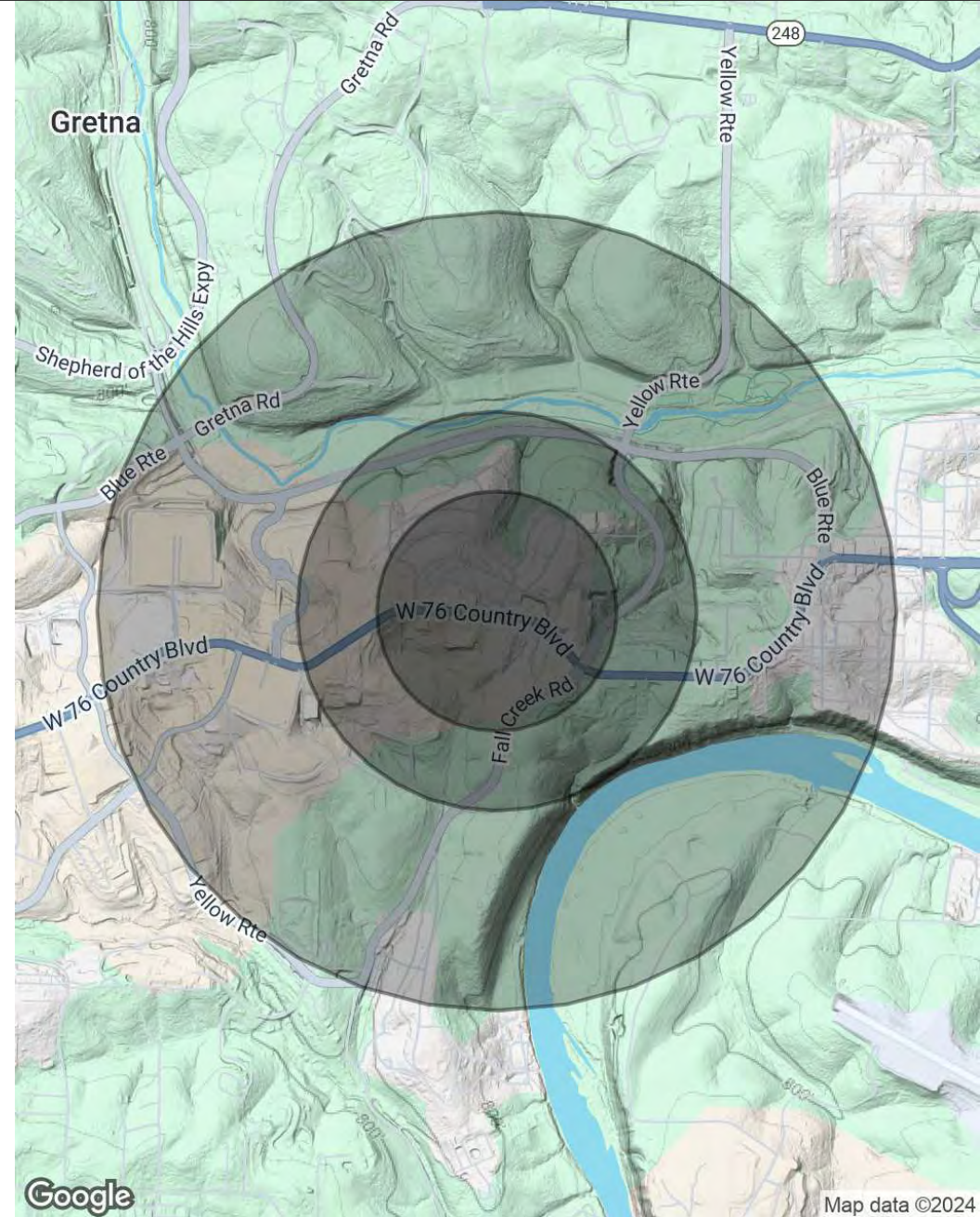
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	485	1,406	3,227
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	534	1,289
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$76,596	\$77,563	\$81,645
Average House Value	\$232,979	\$234,032	\$260,916

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield, Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service."

- 2021 Trusted Advisers Commercial Realtor
- 2022 CoStar POWERBROKER Top Broker Winner
- 2023 CREXI Platinum Broker Award Winner
- 2023 CoStar Power Broker - Zamora Real Estate

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