

Turn Key Restaurant for Lease

Branson Mills Shopping Mall



3300 Gretna Road Branson, MO 65616

Now's the perfect chance to enter or expand your business into the vibrant and growing Branson community. In this prime location, your food business will have plenty of activity! Fully operating, well equipped restaurant for lease in high energy area at the entrance to The Shoppes at Branson Meadows home of the Branson Meadows Cinema. Nicely maintained building with multiple retail space in close proximity. Restaurant features large dining area with seating in place, ample parking, and a great kitchen ready to be utilized. Exciting new attractions will be announced shortly which shall further expand visitors and traffic to the area.

- Prime Location
- Turn Key Restaurant
- \$7,500/mo NNN Lease
- Over 6,000 square feet
- High Traffic Counts
- Revitalizing area
- MLS # 60136935



Chris Vinton

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VINTON
COMMERCIAL REALTY

60136935	Commercial-All Types	Retail	Active
<p>County: Taney Subdivision: Branson Meadows Aprx Lot Size (Acres): 0 Aprx Year Built: 2005 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes</p>	<p>List Price: \$7,500 List Price/SqFt: 1.21 Lease Rate (\$/SF/YR): 14.01 Lease Type: NNN Lease Type: NNN SqFt - Total: 6,208 Section: 36 Township: 23 Range: 22 Inside City Limits: Yes Construction Status: Existing Park/Complex Name: Branson Mills Foreclosure/Short Sale: No</p>		

Directions: From Hwy 65 take the Hwy 248 exit to Gretna Road. Property is in Branson Mills Strip Mall on the left.

Legal Description: BRANSON MEADOWS CRAFT MILL LOT 3; CITY OF BRANSON Legal on Title shall govern.

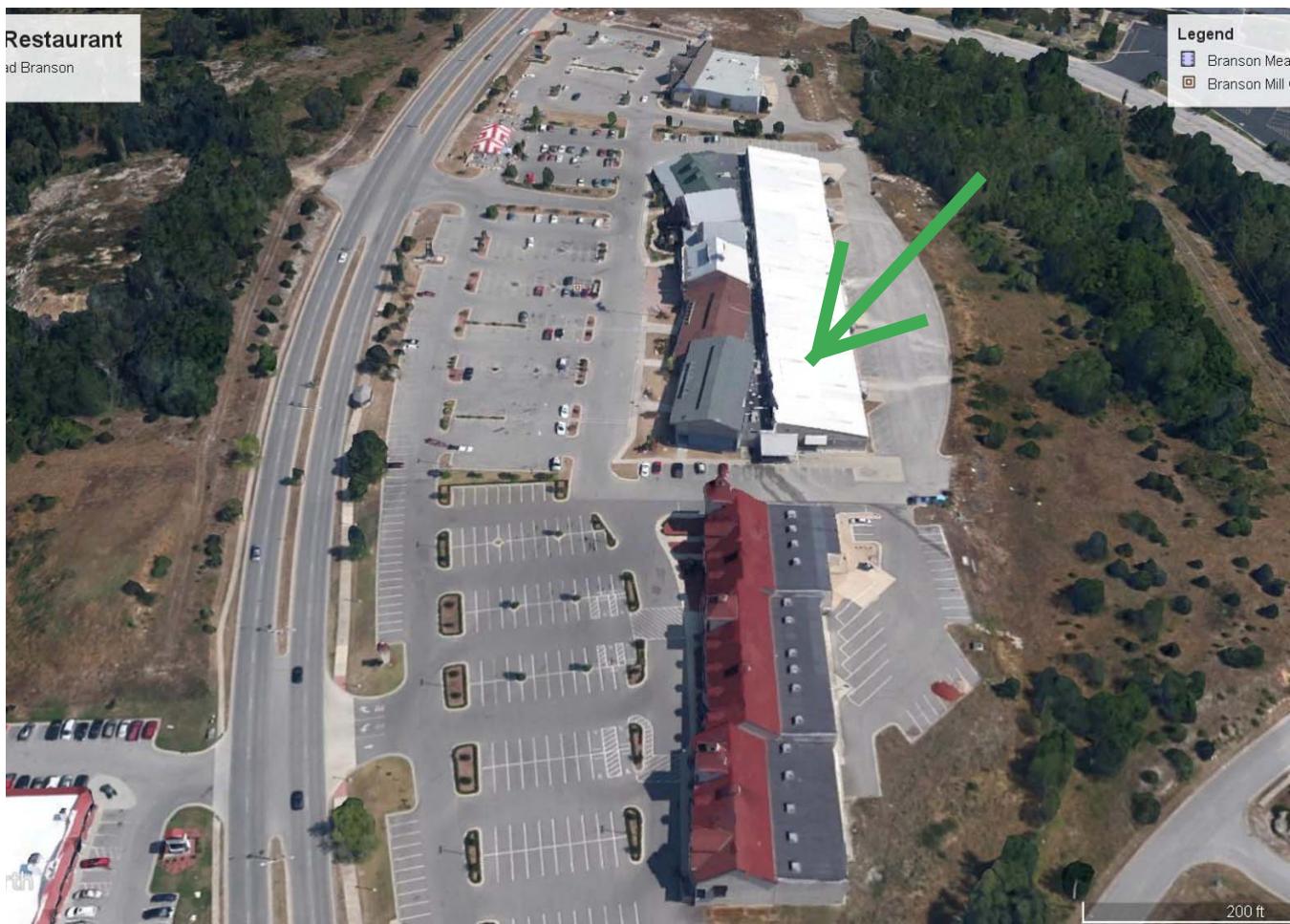
Marketing Remarks: Actively operating, equipped restaurant for lease. Over 6000 square feet includes a large dining area with seating in place, ample parking, and a great kitchen ready to be utilized. Currently Tequila 2 on Gretna Road in the Branson Mills where exciting new attractions are anticipated in the near future. Space can be available with 30 day notice. This location has been so successful that the current Tenant is moving across the street building a new free standing location! Call listing office for FF & E. **Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details	Dock Information	Tax & Legal
<p>How to Show: Call Listing Agent County: Taney View: City Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Restaurant; Retail</p>	<p>Parking: 20+ Spaces; Hard Surface Heating: Forced Air Cooling: Central; Electric Restrooms: 2 Waterfront/View: None Roof: Metal</p>	<p>Park/Complex Name: Branson Mills Property Name: Tequila 2 Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 07-7-0-36-000-000-001.015 2018 Transaction Type: Lease</p>

<p>Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com License #: 2003020919</p>	<p>CAM: 3.00 Property Sub-Type: Retail Sign on Property: Yes</p>	<p>CAM: 3.00</p>	<p>Begin Date: 05/15/2019</p>
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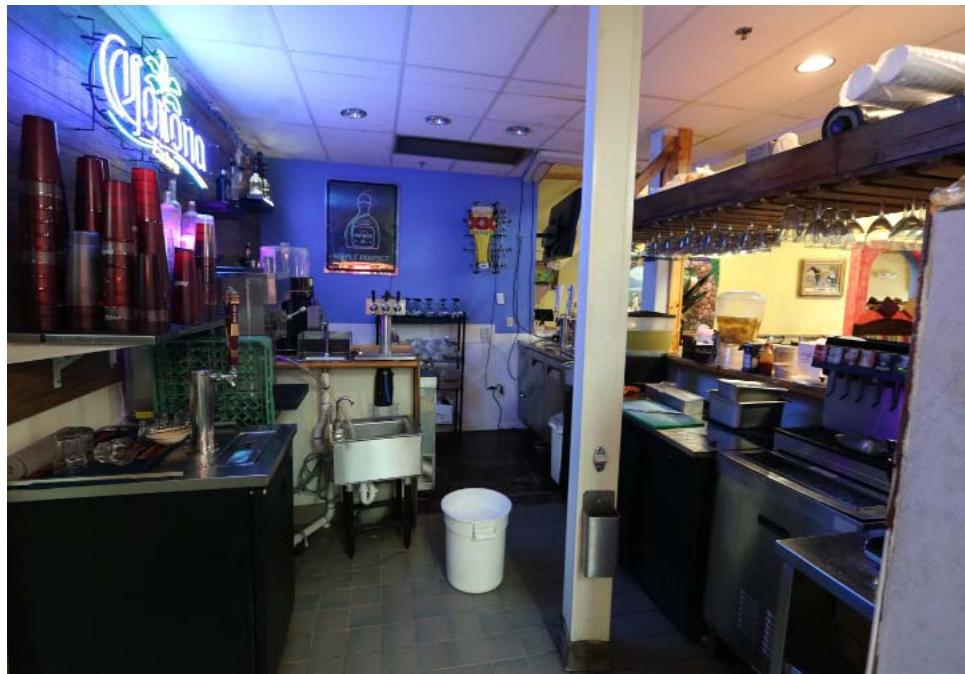


For more information contact Vinton Commercial Realty 417.334.9400 chris@vintonrealty.com www.VintonRealty.com
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enant Infill for:
andana's Bar-B-Q
Branson Mill

600 N. Gretna Road
Suite C
Joplin, MO 65616

CONSULTANTS

PROJ. ARCHITECT: RBS

DRAWN BY: JAY

CHECKED: JM

DATE:

REVISIONS

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ROBERT B.
STOCKDALE
NUMBER
A-5081

W. Stockdale
8-26-05

PROJ. NO. [REDACTED]

05-041

SHEET NO. XXXXXXXXXX

A-F-0

FIRE EXTINGUISHER SCHEDULE

F1 NON-RATED SEMI RECESSED FIRE EXTINGUISHER CABINET LARSEN'S MANUFACT. MODEL #2409-R3. TOP OF CABINET SHALL BE AT 5'-4" AFF. MODEL #MD10 FIRE EXTINGUISHER.

F2 LARSEN'S MANUFACT. MODEL #UC-6L TOP OF MOUNTING BRACKET SHALL BE AT 5'-4" AFF.

F3 LARSEN'S MANUFACT. MODEL #M10. TOP OF MOUNTING BRACKET SHALL BE 5'-4" AFF.

GENERAL NOTES:

1. PROVIDE $\frac{5}{8}$ " GYP. BD OVER 6 MIL VAPOR BARRIER AT ALL EXTERIOR SHELL WALLS.
2. PROVIDE WOOD TRIM AT ALL EXTERIOR WINDOWS.
3. ALL DIMENSIONS ARE TO FACE OF STUDS OR FACE OF FIREWALL.
4. BUILDING COMPONENTS SHOWN IN GRAY SCALE ARE PROVIDED UNDER A SEPARATE CONTRACT CONSTRUCTED AS A PART OF THE BRANSON MILL CRAFT SHOPS STRUCTURE.
5. ALL TOILET ACCESSORIES ARE BY OWNER, PROVIDE BLOCKING AS REQUIRED BY MANUFACTURERS RECOMMENDATIONS.
6. SLAB ON GRADE: 4" THICK WITH 6x6 W.I.4x14 W.F. OVER 10 MIL VAPOR RETARDER OVER EXISTING COMPAKED GRANULAR BASE. PROVIDE BLOCKING AS REQ'D FOR KITCHEN EQUIPMENT. SEE DRAWINGS BY KITCHEN SUPPLIER.
7. AND PENETRATIONS MADE IN SHELL PACKAGE FIRE WALLS ARE TO BE FIRESTOPPED MATCHING THE RATING OF THE WALL.

PARTITION TYPES

- [P1] 3 1/2" WOOD STUDS
- [P2] 5 1/2" WOOD STUDS IN LIEU OF 3 1/2"
- [P3] 3 1/2" WOOD STUDS
- [P4] 5 1/2" WOOD STUDS IN LIEU OF 3 1/2"
- [P5] 5 1/2" WOOD STUDS
- [P6] 5 1/2" WOOD STUDS

FLOOR PLAN

13 PARTITION TYPES

1" = 1'-0"

FLOOR PLAN

$$1/4 = 1 - 0$$