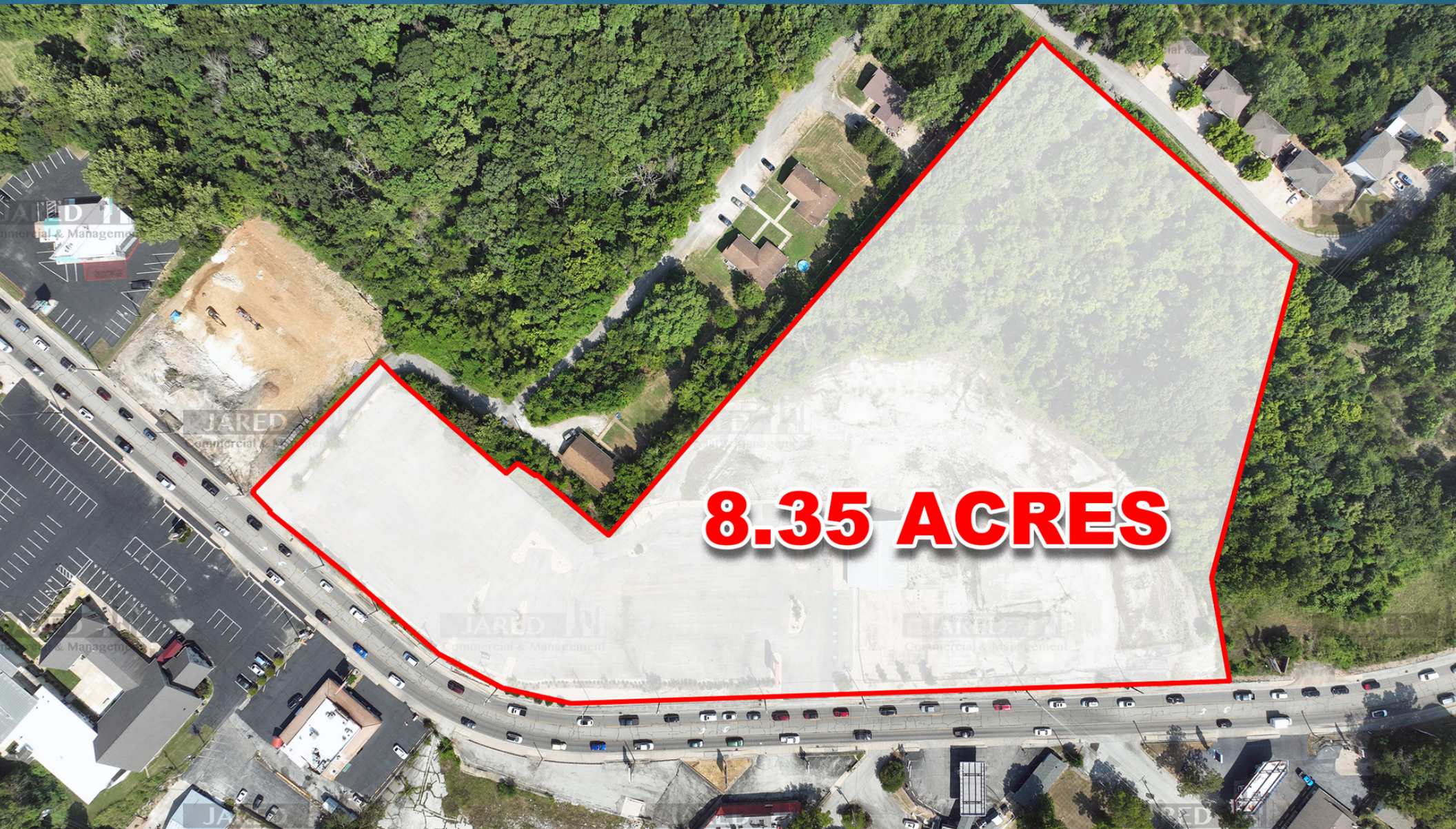


1201 W 76 COUNTRY BLVD
BRANSON, MO 65616



BRANSON HEIGHTS RETAIL CENTER



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1201 W 76 Country Blvd, Branson, MO, 65616. This prime property boasts a coveted corner lot location with retail ready pad-sites, multiple curb cuts, and exceptional visibility and access from the bustling 76 Country Blvd. With its strategic positioning and versatile potential, this property presents an unparalleled opportunity for your business to thrive. Don't miss the chance to secure a prominent presence in one of Branson's most sought-after locations.

PROPERTY HIGHLIGHTS

- Corner Lot.
- Retail Ready Pad-sites.
- Multiple Curb Cuts.
- Great Visibility & Easy Access.
- Located on 76 Country Blvd.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,000 - 43,560 SF
Lot Size:	8.35 Acres

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	8,601	13,628	24,641
Total Population	21,837	33,630	60,375
Average HH Income	\$74,717	\$78,151	\$78,879

PROPERTY SUMMARY

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 - 43,560 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Branson Heights Retail	Available	17,000 SF	NNN	Negotiable	Proposed Retail Center.
Restaurant Space	Available	3,000 SF	NNN	Negotiable	Proposed Restaurant.
Site C	Available	1 Acres	NNN	Negotiable	Pad-Site.
Site B	Available	1 Acres	NNN	Negotiable	Pad-Site.
Site A	Available	6,000 SF	NNN	Negotiable	Proposed Convenience Store. 1.55 Acres.

LEASE SPACES



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SITE PLAN

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SURVEY

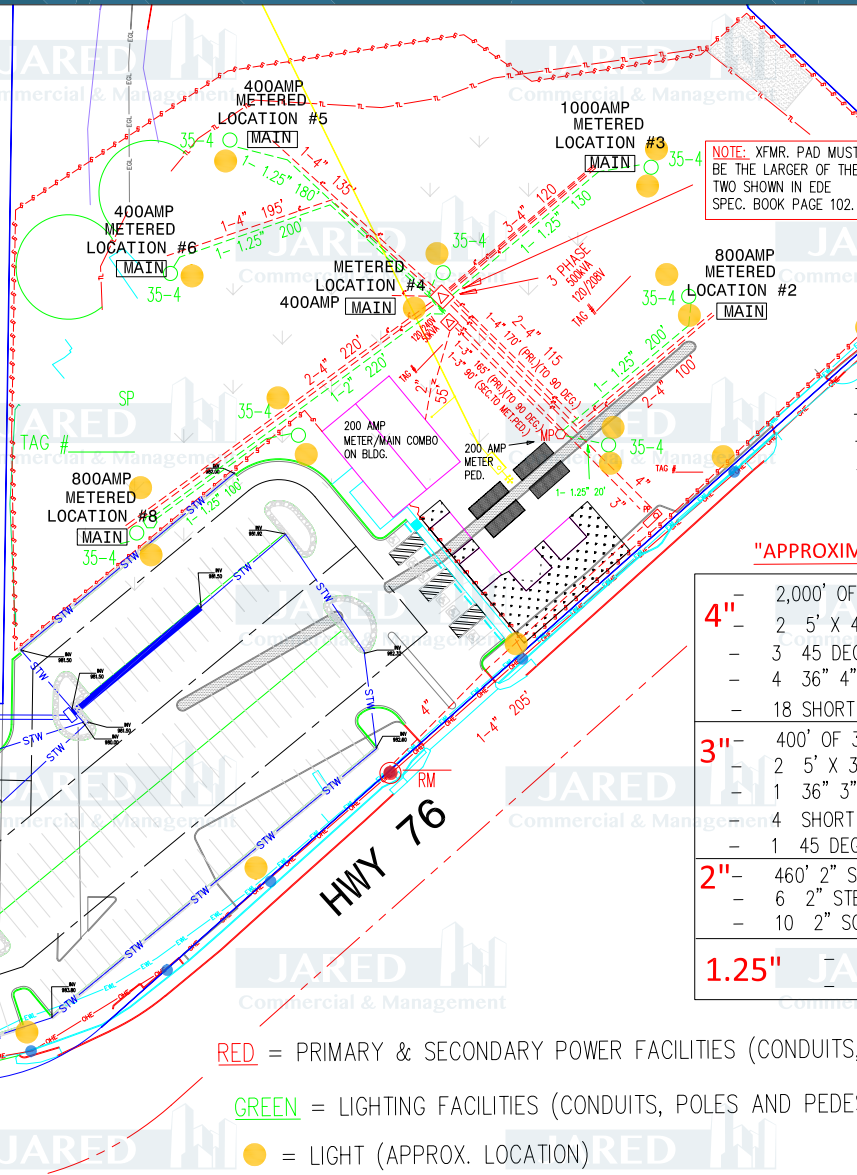


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FINAL 4/4/2018
UTILITY LAYOUT ONLY

NOTE: ALL FACILITY LOCATIONS, LOAD REQUIREMENT CALCULATIONS AND SITE MEASUREMENTS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED IN ADVANCE AND IN THE FIELD. I AM NOT AN ELECTRICAL ENGINEER AND AS A UTILITY EMPLOYEE AM ALSO NOT PERMITTED TO "DESIGN" FOR OUR UTILITY CUSTOMERS. THIS PLAN IS SIMPLY A COMPILATION OF INFORMATION PROVIDED TO ME. ALL DETAILS MUST BE VERIFIED BY THE CUSTOMER'S AUTHORIZED PERSONNEL. CDC

NOTE: THIS PRINT WAS THE INITIAL PLAN SENT TO EVERYONE FOR APPROVALS. THE PLAN HAS NOT CHANGED WITH THE EXCEPTION OF THE LARGE VAULT NEAR THE HIGHWAY MOVED 120' TO THE EAST AND THE CUSTOMER ON SITE HAS REMOVED SOME PLANNED LIGHTING FACILITIES AT THE NW. END OF THE PARKING LOT. CDC



NOTES:

"APPROXIMATE" MATERIALS
NEEDED FOR EDE FACILITIES AND
GENERAL SITE REQUIREMENTS
SITE REQUIREMENTS

- 5' HORIZONTAL CLEARANCE FROM WATER
- 3' HORIZONTAL CLEARANCE FROM SEWER
- 18" PREFERRED CLEARANCE ON ALL CROSSINGS
- ALL TRENCHING AND CONDUITS PROVIDED BY CUSTOMER TO EDE CO. SPEC. AND MUST BE INSPECTED BY EDE UTILITY INSPECTOR

"APPROXIMATE" CUSTOMER MATERIALS NEEDED:

4"	2,000' OF 4" SCH.40 PVC CONDUIT
	2 5' X 4" STEEL NIPPLES (THREADED CONNECTIONS)
	3 45 DEG. STEEL 4" SWEEPS
	4 36" 4" LONG RADIUS 90 DEG. STEEL SWEEPS
	18 SHORT RADIUS STEEL 4" SWEEPS
3"	400' OF 3" SCH.40 PVC CONDUIT
	2 5' X 3" STEEL NIPPLES (THREADED CONNECTIONS)
	1 36" 3" LONG RADIUS 90 DEG. STEEL SWEEP
	4 SHORT RADIUS STEEL 3" SWEEPS
	1 45 DEG. STEEL 3" SWEEP
2"	460' 2" SCH.40 PVC CONDUIT (FOR LIGHTING & BLDG.)
	6 2" STEEL SWEEPS SHORT RADIUS (FOR LIGHTING)
	10 2" SCH. 80 CONDUIT (UP BLDG. WALL)
1.25"	1,100' OF 1.25" SCH.40 PVC (FOR LIGHTING)
	20 OF 1.25" 90 DEG. SCH.40 PVC SWEEPS

RED = PRIMARY & SECONDARY POWER FACILITIES (CONDUITS, PEDESTALS, VAULTS & TRANSFORMERS)

GREEN = LIGHTING FACILITIES (CONDUITS, POLES AND PEDESTALS)

● = LIGHT (APPROX. LOCATION)

THE EMPIRE DISTRICT ELECTRIC COMPANY	
BRANSON FUN SPOT (AMERICA'S FUN PARK) HWY 76 BRANSON, MO	
DRAWN: Chuck Granger	DATE: 4/4/2018
PAGE: 1 OF 1	SCALE: 1" = 30'
COUNTY: TANEY	SEC 8 TWP 23 RING 21
CITY/TOWNSHIP: 4003325	REQUEST NO. 798680

UTILITY LAYOUT

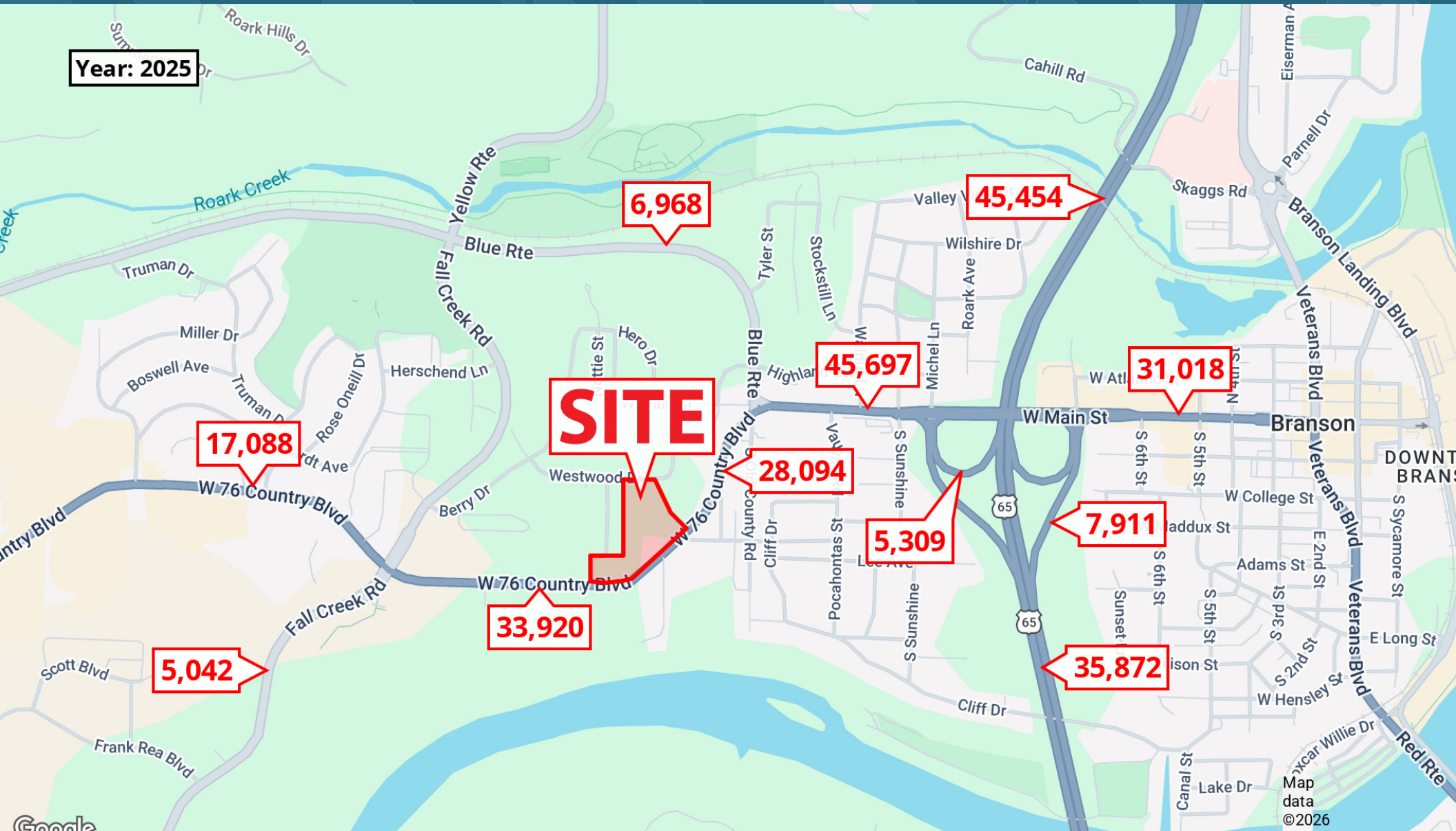
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RETAILER MAP

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TRAFFIC COUNT MAP

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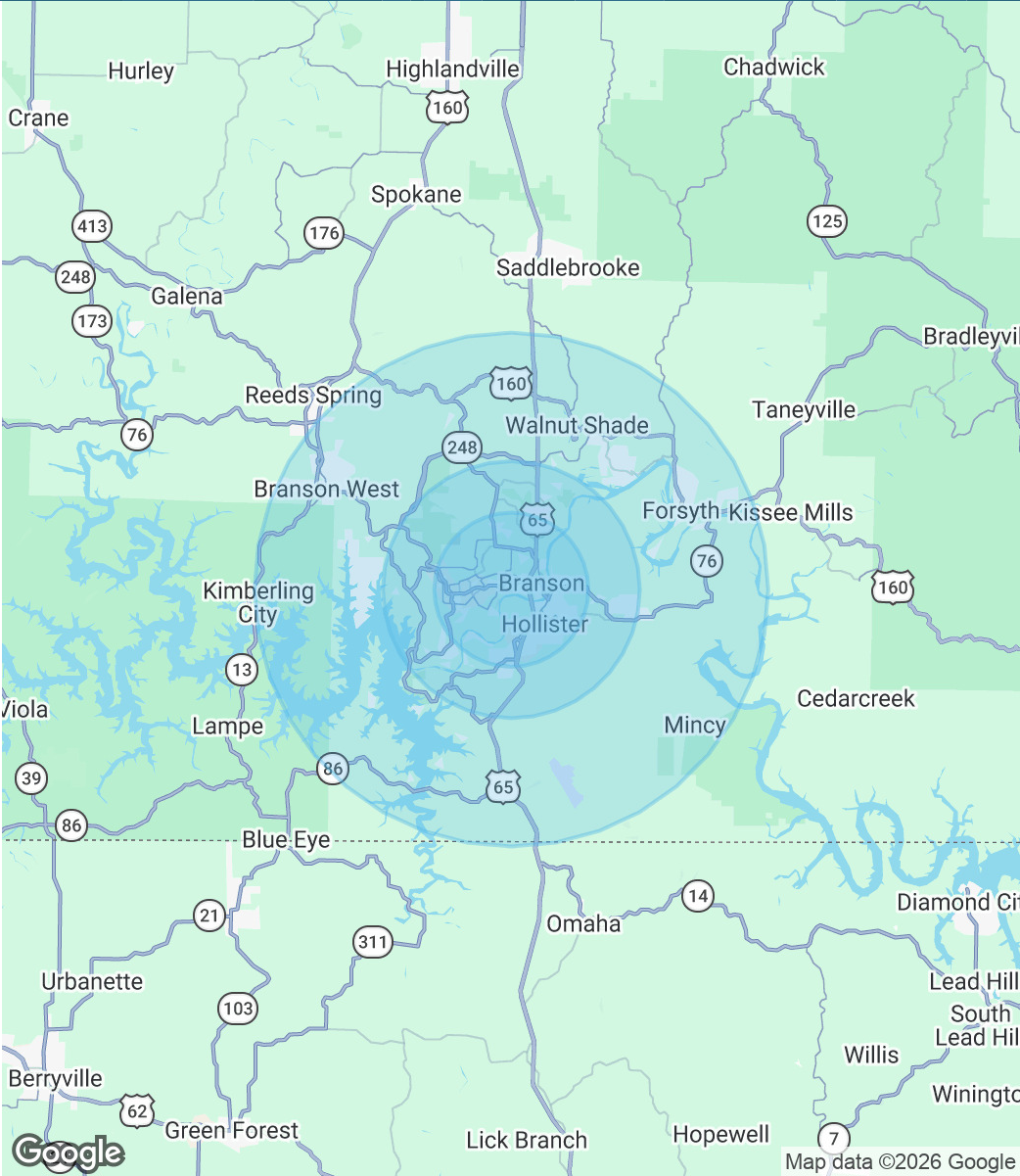
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	21,837	33,630	60,375
Average Age	41	42	44
Average Age (Male)	39	41	43
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	8,601	13,628	24,641
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,717	\$78,151	\$78,879
Average House Value	\$252,448	\$263,017	\$266,540

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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