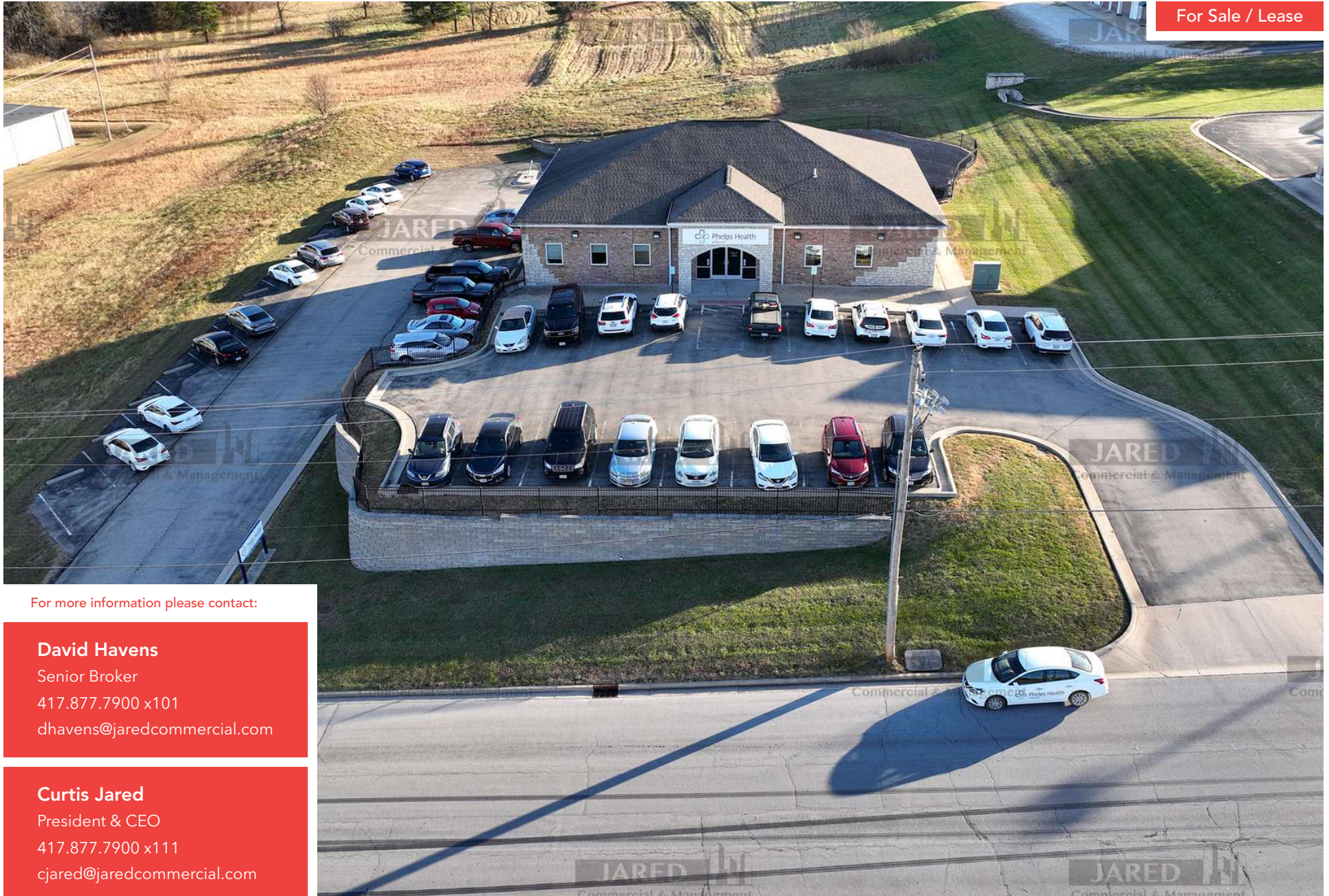


Rolla Medical Office



575 BLUES LAKE PKWY, ROLLA, MO 65401

For Sale / Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com





PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Rolla, MO: a distinguished 9,600 SF building with C-2 zoning, ideally suited for office or medical use. Built in 2009 and comprised of 1 unit, this property offers exceptional visibility and convenient accessibility, appealing to both tenants and customers. Boasting 60 parking spaces, it provides ample parking for visitors and staff. Its strategic location near I-44 ensures ease of access for clients and patients. Tailored for medical office use, this property presents a compelling opportunity for investors seeking a lucrative addition to their portfolio in the thriving Rolla market.

PROPERTY HIGHLIGHTS

- Easy Access & Great Visibility.
- Close proximity to I-44.
- 60 Parking Spaces.
- Medical Office.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	1
Available SF:	9,600 SF
Lot Size:	1 Acres
Building Size:	9,600 SF

DEMOGRAPHICS

	2 MILES	4 MILES	8 MILES
Total Households	3,183	9,879	13,160
Total Population	8,027	24,261	32,670
Average HH Income	\$61,992	\$69,065	\$75,941

Rolla Medical Office



575 BLUES LAKE PKWY, ROLLA, MO 65401

LEASE SPACES

For Sale / Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,600 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
575	Available	9,600 SF	NNN	\$15.00 SF/yr	Free-Standing.

Rolla Medical Office



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SITE PLAN

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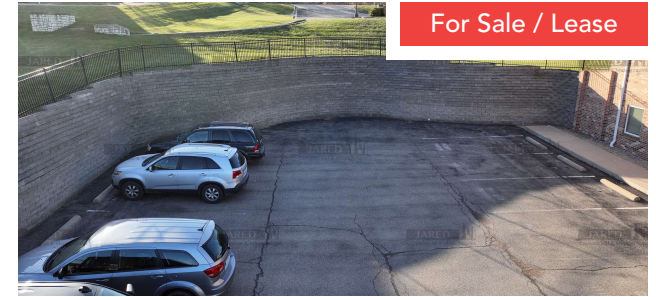
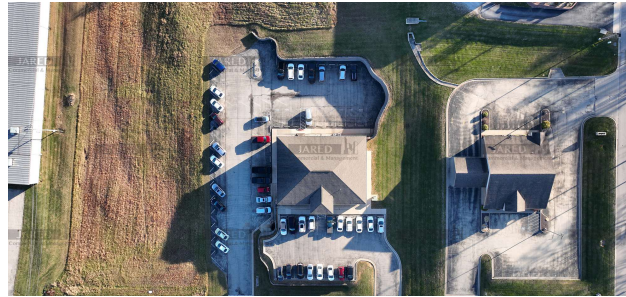
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Rolla Medical Office

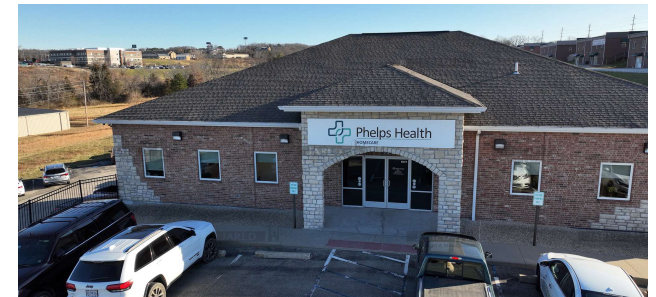
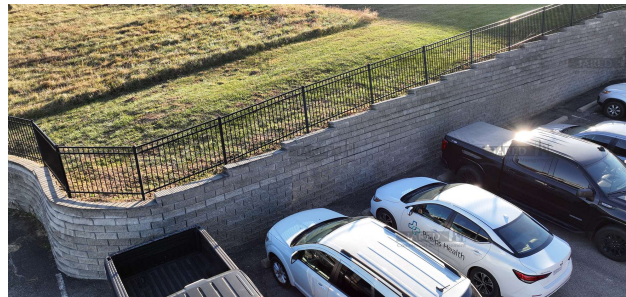
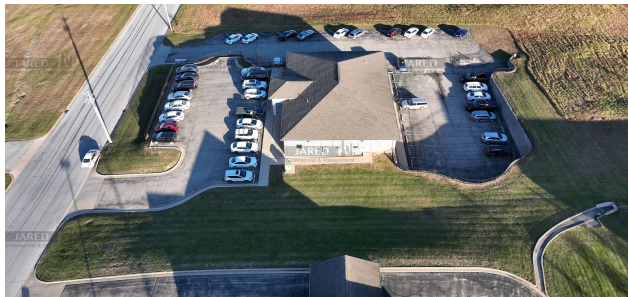
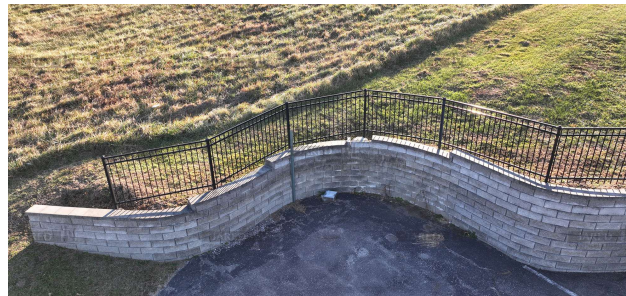
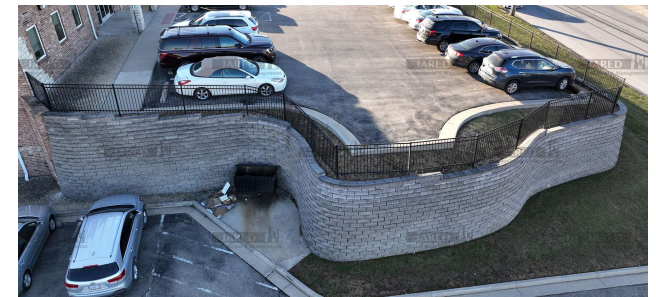


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ADDITIONAL PHOTOS



For Sale / Lease



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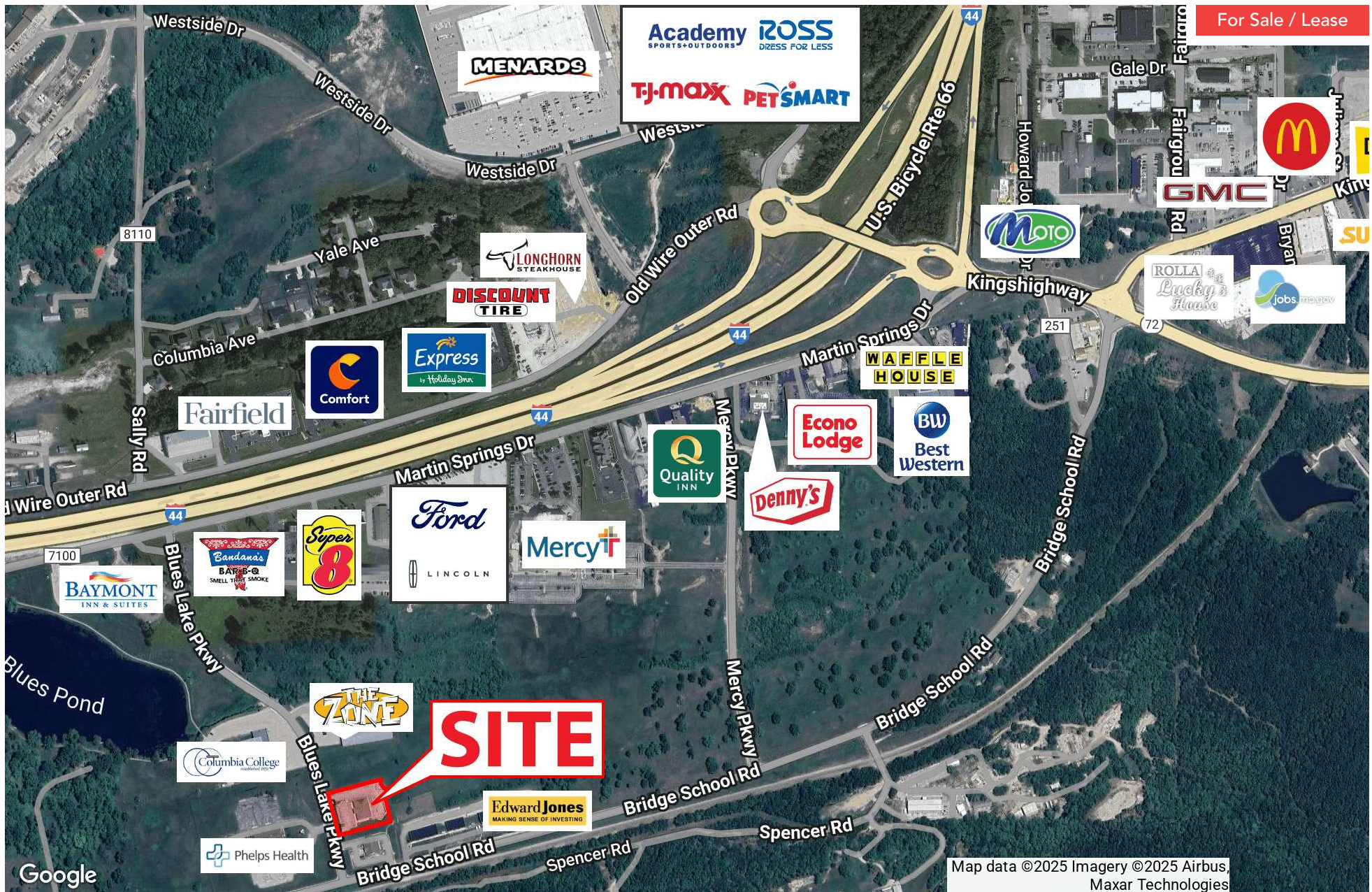
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RETAILER MAP



For Sale / Lease

SITE

Map data ©2025 Imagery ©2025 Airbus,
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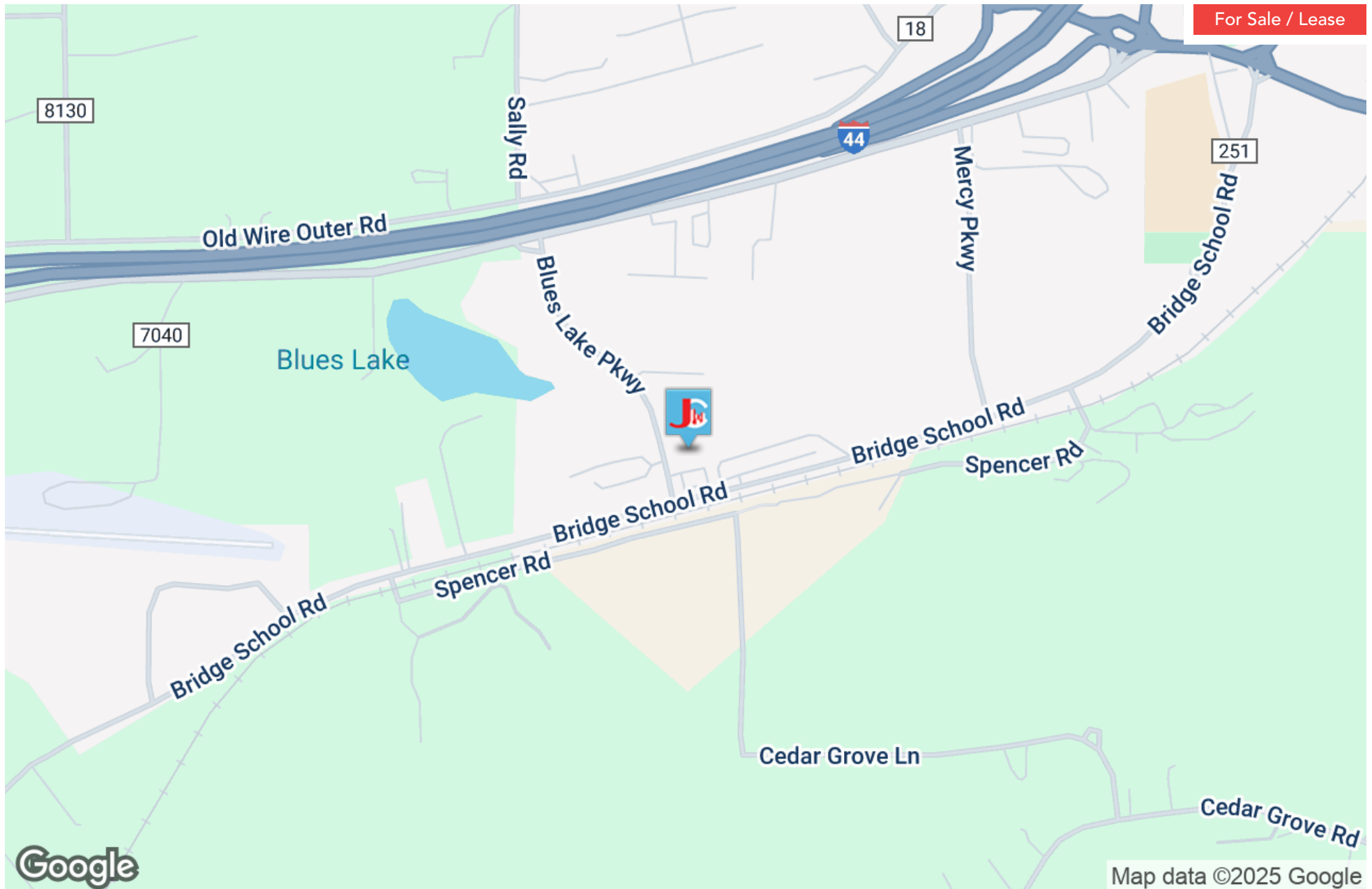


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LOCATION MAP



Google

Map data ©2025 Google

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DEMOGRAPHICS MAP & REPORT

POPULATION

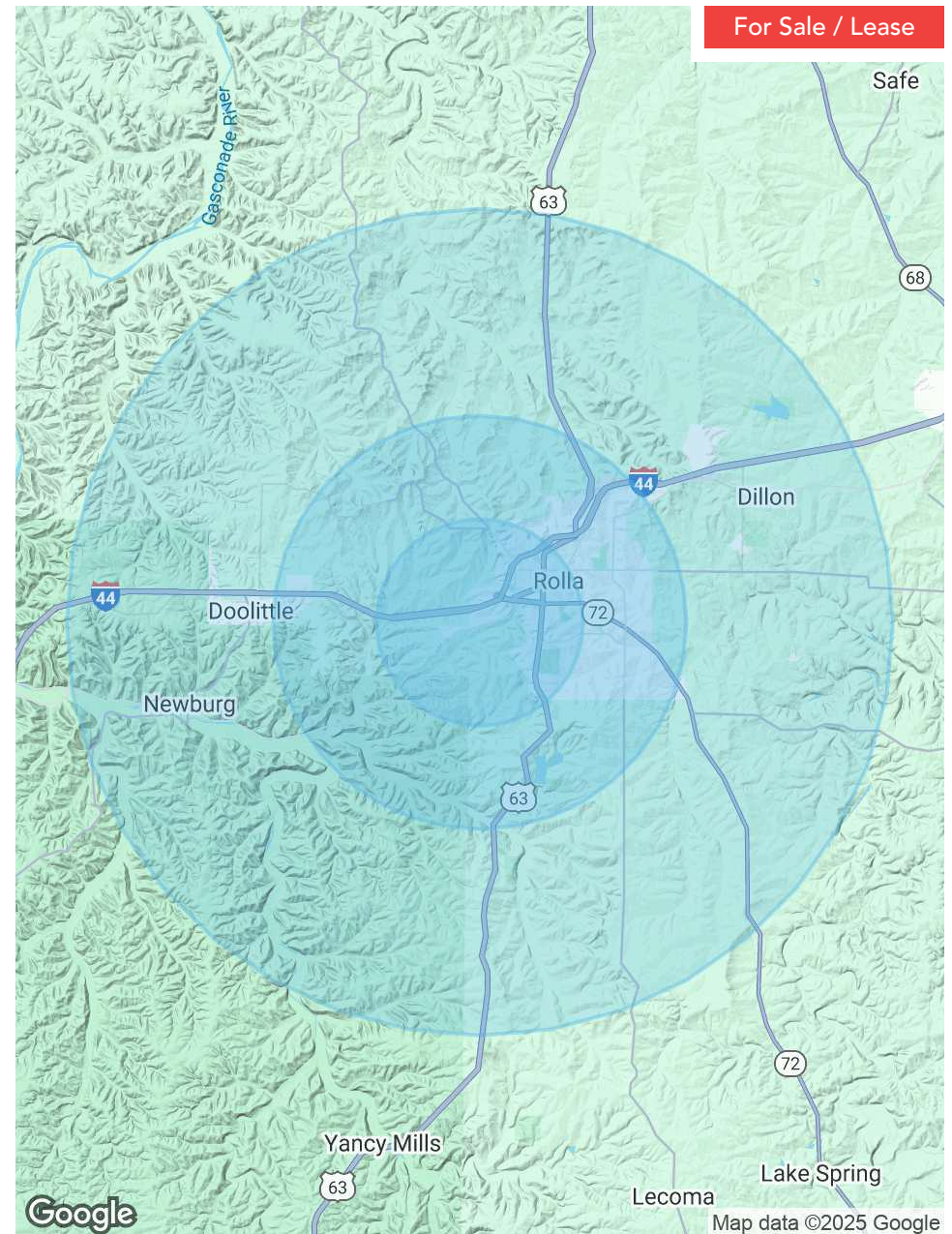
	2 MILES	4 MILES	8 MILES
Total Population	8,027	24,261	32,670
Average Age	35	37	38
Average Age (Male)	33	35	36
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	2 MILES	4 MILES	8 MILES
Total Households	3,183	9,879	13,160
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$61,992	\$69,065	\$75,941
Average House Value	\$189,580	\$197,481	\$215,536

Demographics data derived from AlphaMap

For Sale / Lease



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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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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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