

Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

For Lease



For more information please contact:

David Havens

Senior Broker

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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

JARED
Commercial & Management



For Lease



PROPERTY DESCRIPTION

Premiere retail space in Lebanon Missouri. This center is anchored by Big Lots, Harbor Freight Tools, & Tractor Supply. Located across the street from Walmart & Lowes. NNN = \$2.50.

PROPERTY HIGHLIGHTS

- Close Proximity to I-44
- Visibility from I-44.
- Located on Lebanon's main thoroughfare.
- Anchored by Big Lots & Harbor Freight Tools.
- 650+ Parking Spaces.

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$30.00 SF/yr (NNN) |
| Number of Units: | 22 |
| Available SF: | 1 - 87,120 SF |
| Lot Size: | 20.87 Acres |
| Building Size: | 131,127 SF |

DEMOGRAPHICS

| | 5 MILES | 10 MILES | 15 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,579 | 7,980 | 11,421 |
| Total Population | 11,912 | 20,583 | 29,448 |
| Average HH Income | \$52,003 | \$53,294 | \$53,295 |

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1 - 87,120 SF Lease Rate: \$30.00 SF/yr

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------|-----------|-----------|------------|---------------|------------------------------|
| Small Pad Site | Available | 0 SF | NNN | Negotiable | - |
| 2 | Available | 1,502 SF | NNN | \$30.00 SF/yr | In-Line. |
| 3 | Available | 1,502 SF | NNN | \$30.00 SF/yr | In-Line. |
| 2 Acre Pad Site | Available | 87,120 SF | NNN | Negotiable | Build to Suite / Land Lease. |

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SITE PLAN

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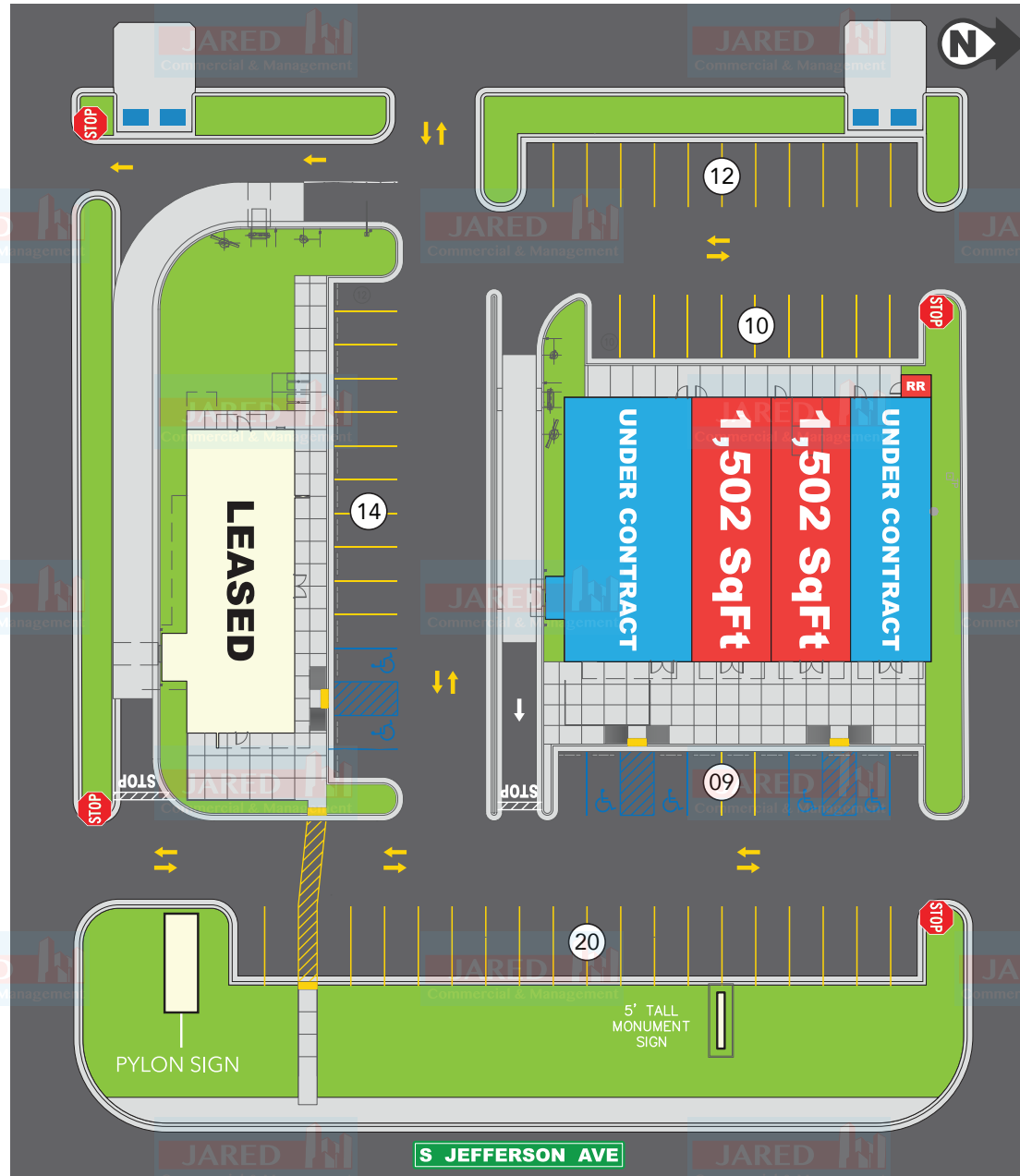
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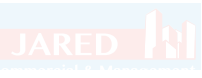
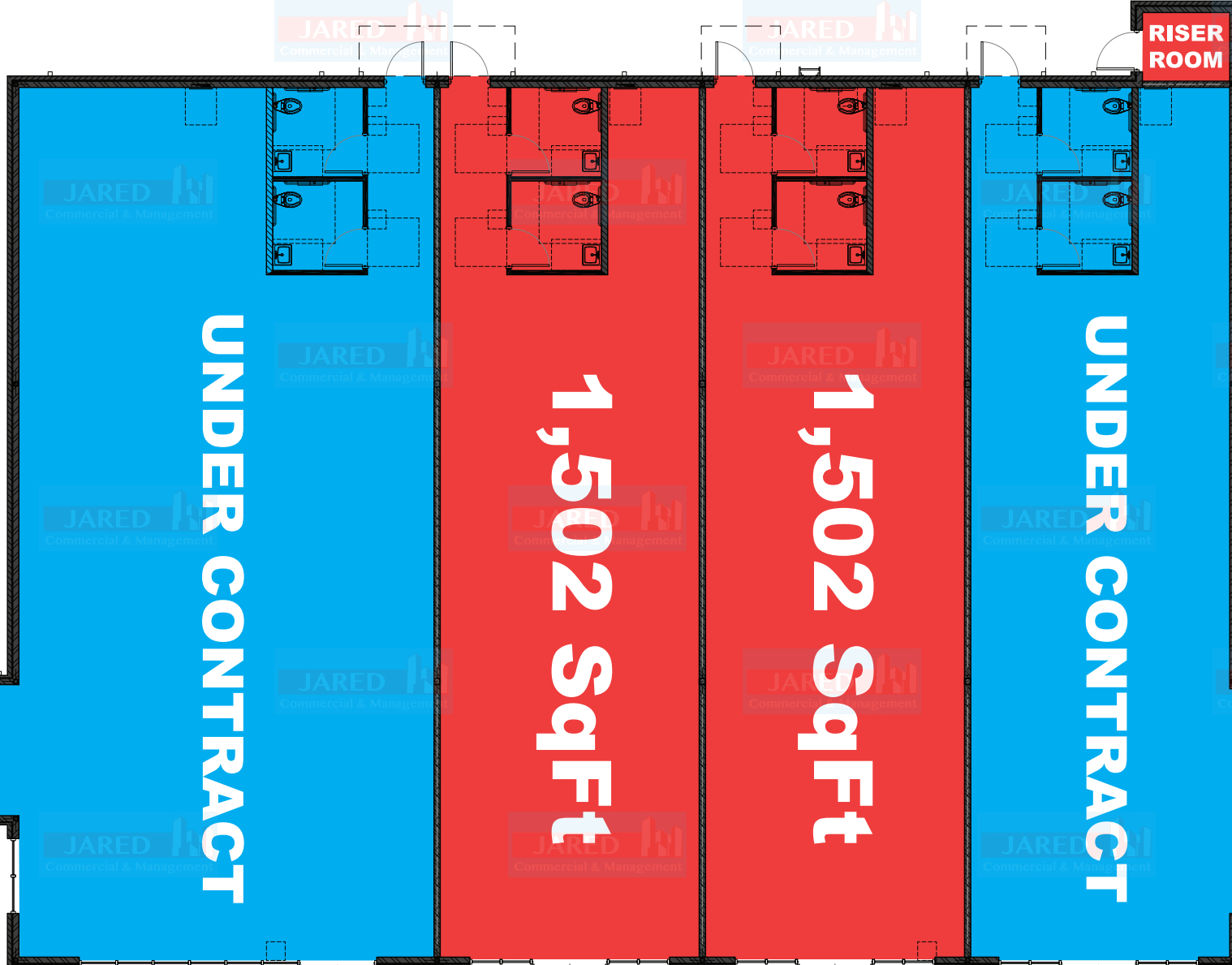
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FLOOR PLAN



RISER ROOM

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PYLON SIGN

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LEBANON MARKETPLACE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

**TSC TRACTOR
SUPPLY CO**

BIG LOTS!

**SHOE
sensation**

petsense
by TSC Tractor Supply

NAPA
AUTO & TRUCK PARTS

CHEN'S
BUFFET & HIBACHI
DRIVE-THRU

T Mobile

**OneMain
Financial**

DaVinci's
ITALIAN RESTAURANT

HERITAGE
financial advisors

Professionally Managed by
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SOUTH FACE

LEBANON MARKETPLACE

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NORTH FACE

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RETAILER MAP

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SITE

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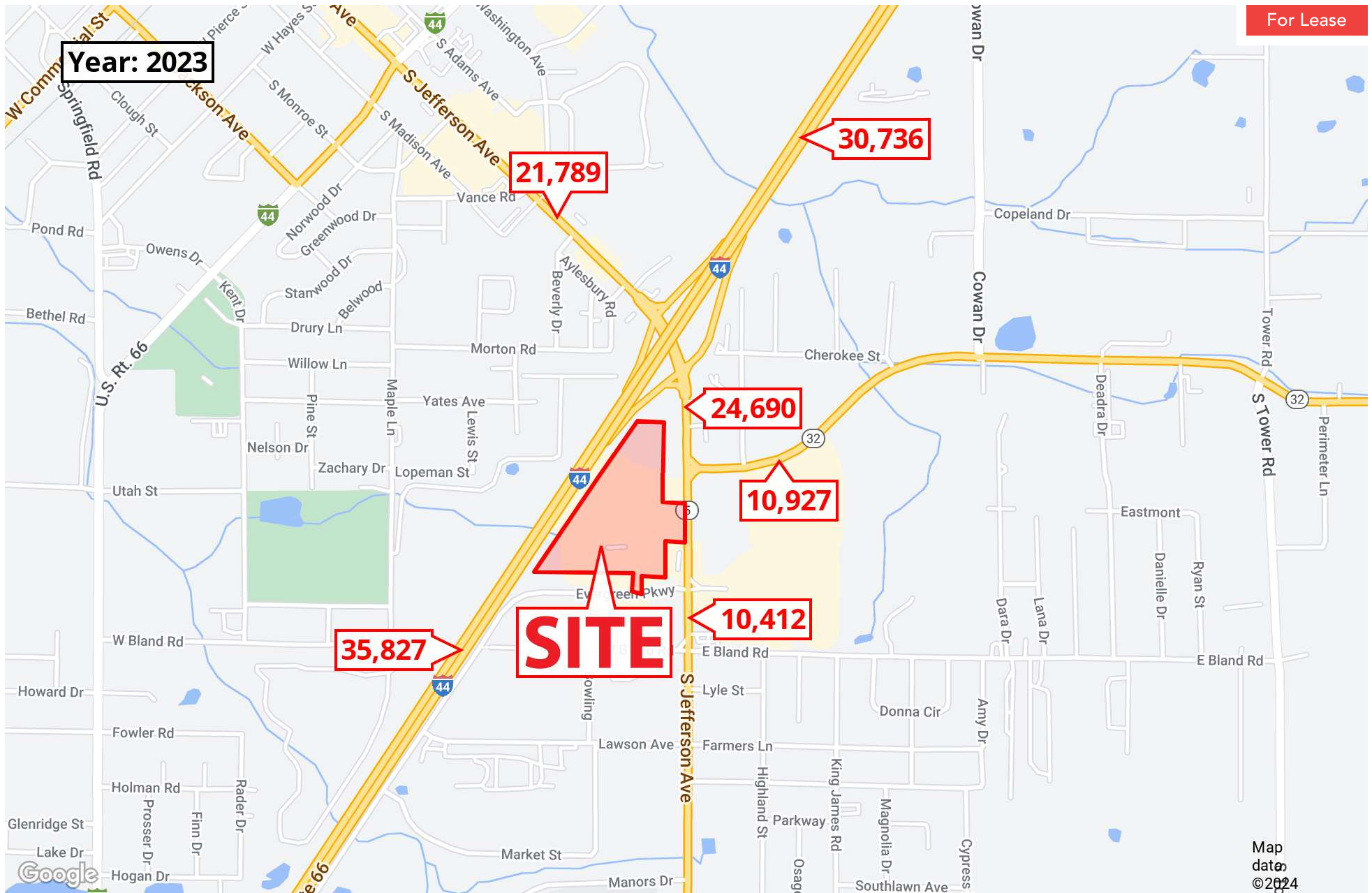
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

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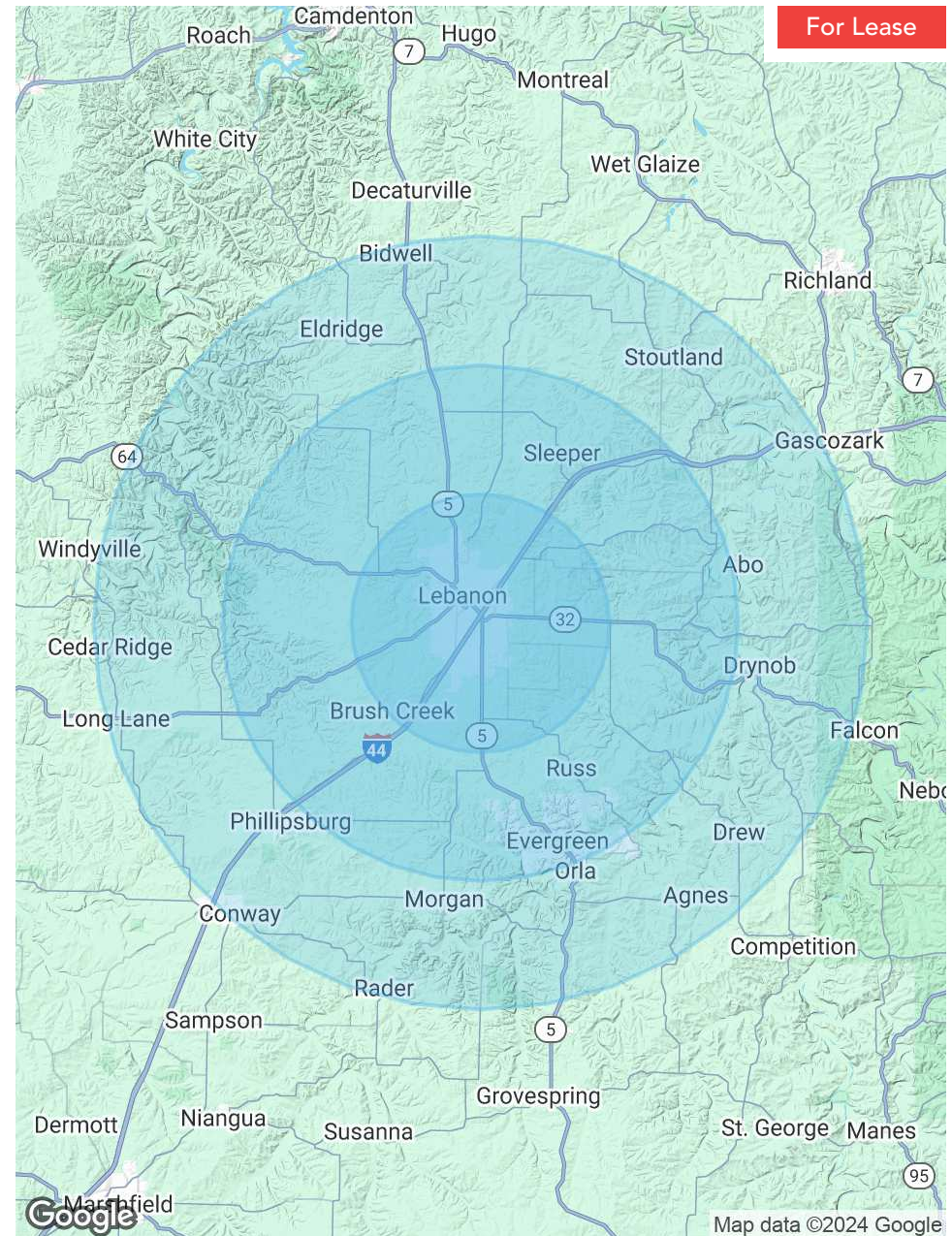
POPULATION

| | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population | 11,912 | 20,583 | 29,448 |
| Average Age | 38.8 | 39.6 | 39.5 |
| Average Age (Male) | 38.6 | 39.4 | 39.3 |
| Average Age (Female) | 39.1 | 40.0 | 40.0 |

HOUSEHOLDS & INCOME

| | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,579 | 7,980 | 11,421 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$52,003 | \$53,294 | \$53,295 |
| Average House Value | \$120,546 | \$108,548 | \$109,052 |

2020 American Community Survey (ACS)



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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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For Lease



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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