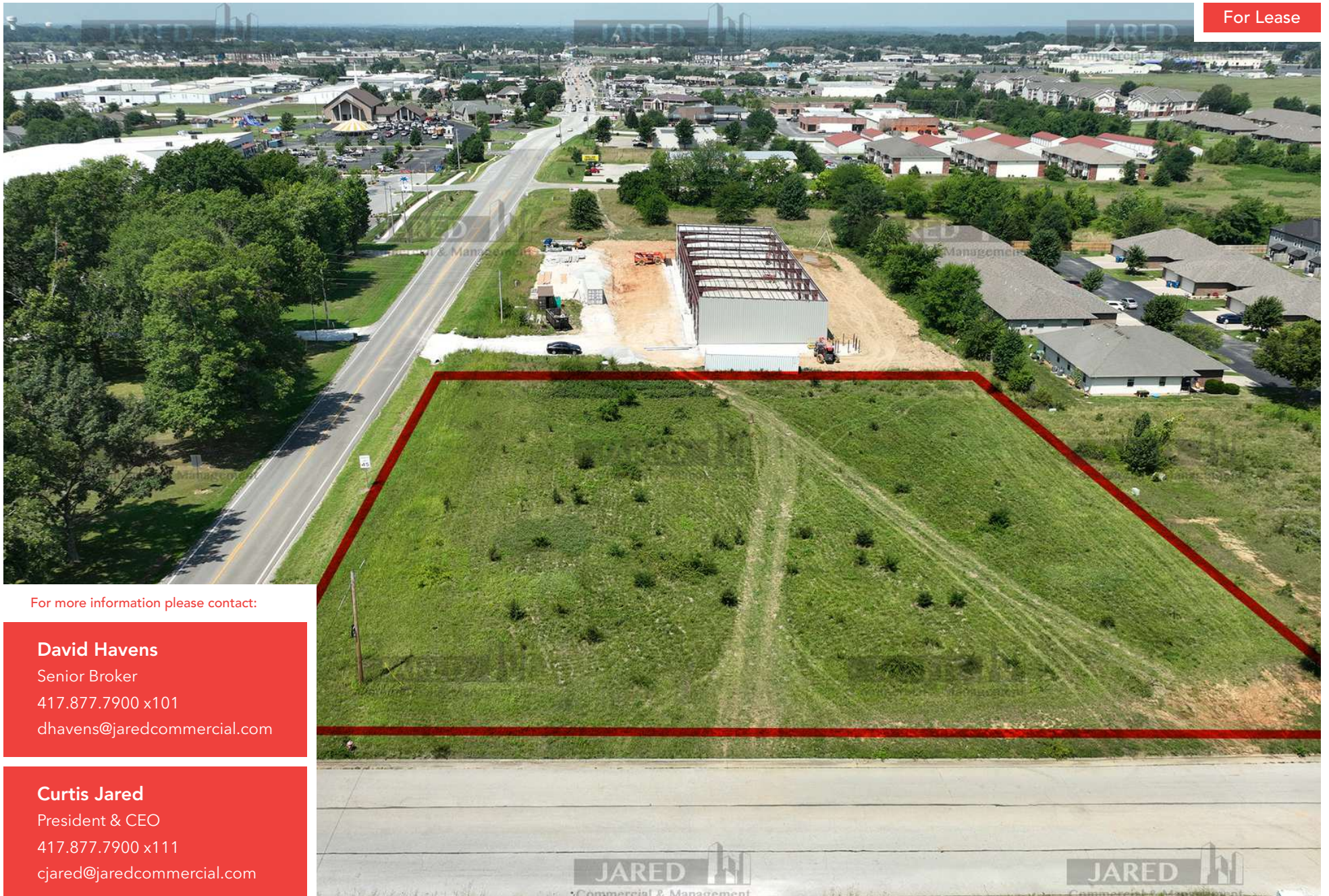


1105 State Highway NN



1105 STATE HIGHWAY NN, OZARK, MO 65721

For 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



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1105 State Highway NN



1105 STATE HIGHWAY NN, OZARK, MO 65721

PROPERTY SUMMARY



For Lease

PROPERTY DESCRIPTION

Discover the ideal space for your business at 1100 State Highway NN in Ozark, MO. This impeccably maintained property offers a modern and professional environment, complete with versatile office spaces and state-of-the-art amenities. The building features ample parking for tenants and visitors, as well as easy access to major highways. With customizable floor plans and spacious conference rooms, the property provides a welcoming and efficient workspace for businesses of all sizes. Additionally, the property's convenient location ensures excellent visibility and accessibility. Elevate your company's image and productivity in this prime commercial space, designed to meet the needs of today's dynamic businesses.

PROPERTY HIGHLIGHTS

- Corner Lot.
- Easy Access & Great Visibility.
- Close Proximity to Hwy 65.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.47 Acres
Lot Size:	1.47 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,417	7,431	20,677
Total Population	3,706	19,660	53,780
Average HH Income	\$96,194	\$108,789	\$107,500

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The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

1105 State Highway NN



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RETAILER MAP

For Lease



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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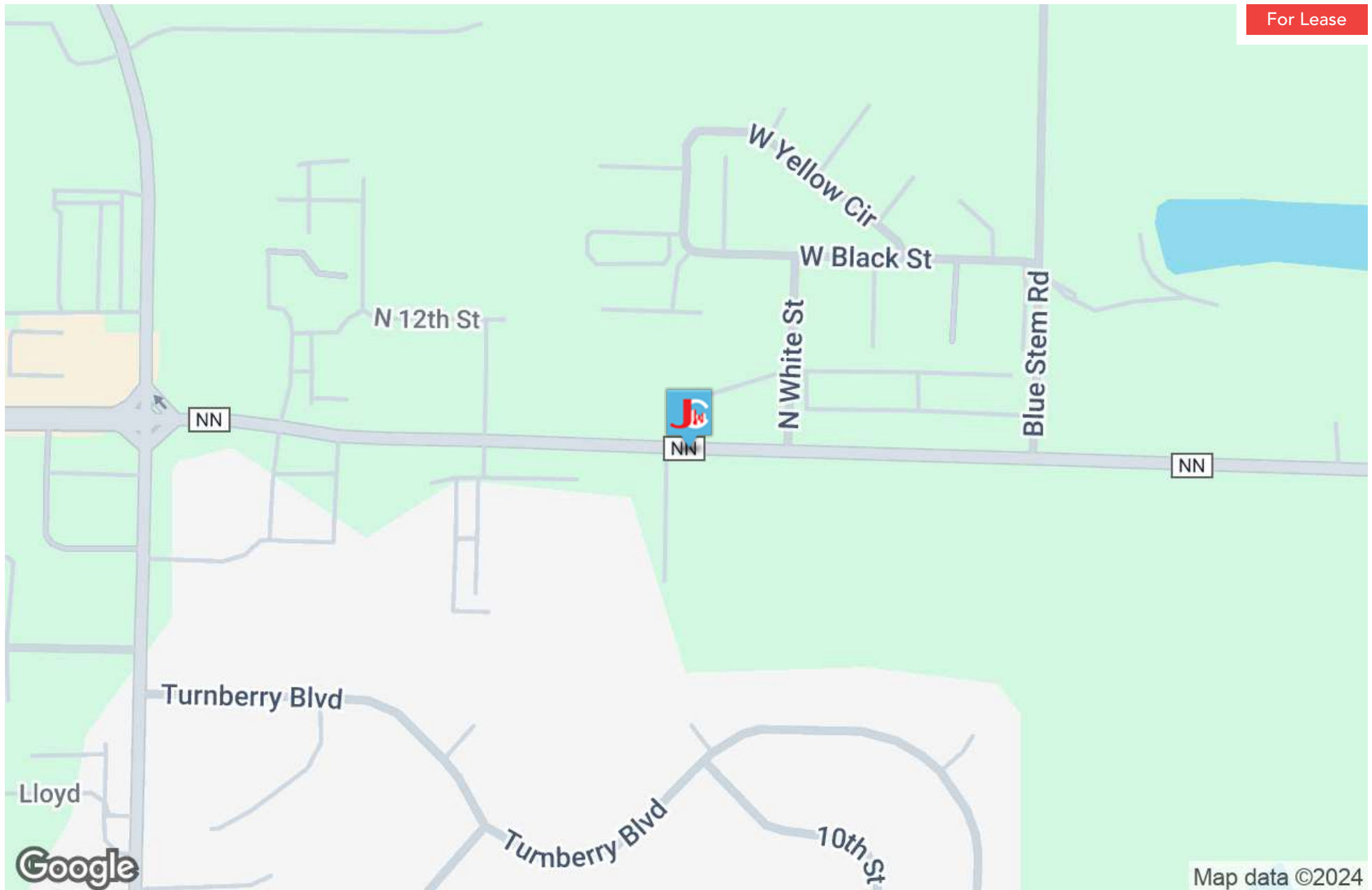
1105 State Highway NN



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LOCATION MAP

For Lease



Map data ©2024

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1105 State Highway NN



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DEMOGRAPHICS MAP & REPORT

For Lease

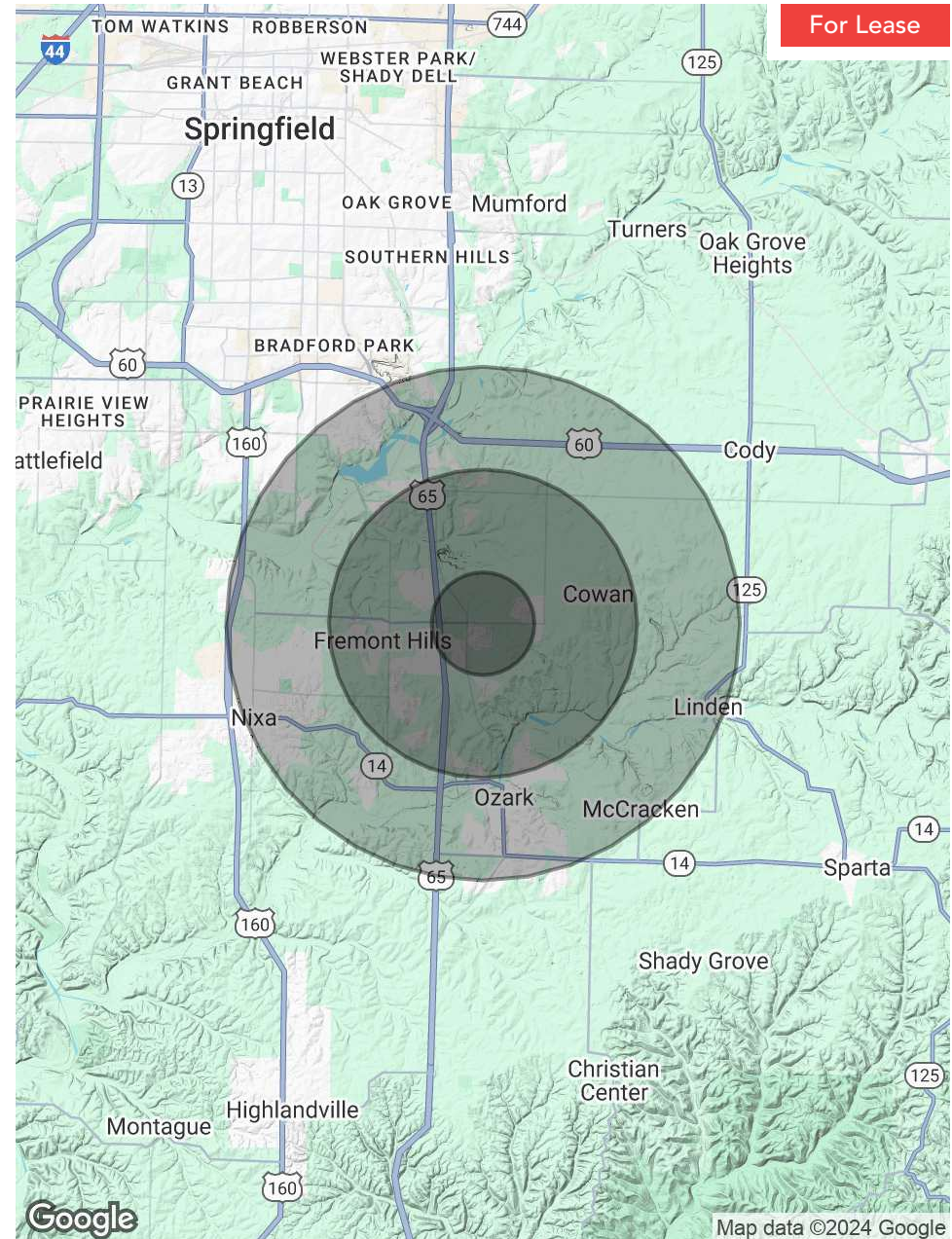
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,706	19,660	53,780
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,417	7,431	20,677
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$96,194	\$108,789	\$107,500
Average House Value	\$284,468	\$359,739	\$339,023

Demographics data derived from AlphaMap



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1105 State Highway NN



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ADVISOR BIO

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
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

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ADVISOR BIO

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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