

Ozark Warehouse I

1866 S 20TH ST, OZARK, MO 65721



COVER PAGE

For Lease



For more information please contact:

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EXECUTIVE SUMMARY

For Lease



OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$10.00 SF/yr (NNN) |
| Building Size: | 20,000 SF |
| Available SF: | 2,000 - 8,000 SF |
| Lot Size: | 1.45 Acres |
| Number of Units: | 6 |
| Year Built: | 2021 |
| Zoning: | Commercial |
| Market: | Ozark, MO |

PROPERTY OVERVIEW

Unlock the potential of 1866 S 20th St, Ozark, MO, 65721. This premier property offers convenient access and close proximity to Highway 65, ensuring easy reach for both local and commuter traffic. Located within the Ozark Town Center Development, this space benefits from its strategic placement in a thriving commercial hub, providing a dynamic environment for businesses to flourish. With 39 dedicated parking spaces, your customers will appreciate the ease of parking, enhancing their overall experience. As a shadow anchor to Walmart and Lowe's, this location offers unparalleled visibility and attracts a steady flow of potential customers. Secure your spot at this desirable location and capitalize on the outstanding features that will elevate your business to new heights.

PROPERTY HIGHLIGHTS

- Close Proximity to Highway 65.
- Located in the Ozark Town Center Development.
- 39 Parking Spaces.
- Easy Access.
- Shadow Anchored by Walmart & Lowe's.

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

2,000 - 8,000 SF

Lease Rate:

\$10.00 SF/yr

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------|-----------|------------------|------------|---------------|-------------|
| Unit F | Available | 4,000 - 8,000 SF | NNN | \$10.00 SF/yr | In-Line. |
| Unit I | Available | 4,000 - 8,000 SF | NNN | \$10.00 SF/yr | In-Line. |
| Unit A | Available | 2,000 SF | NNN | \$10.00 SF/yr | End-Cap. |



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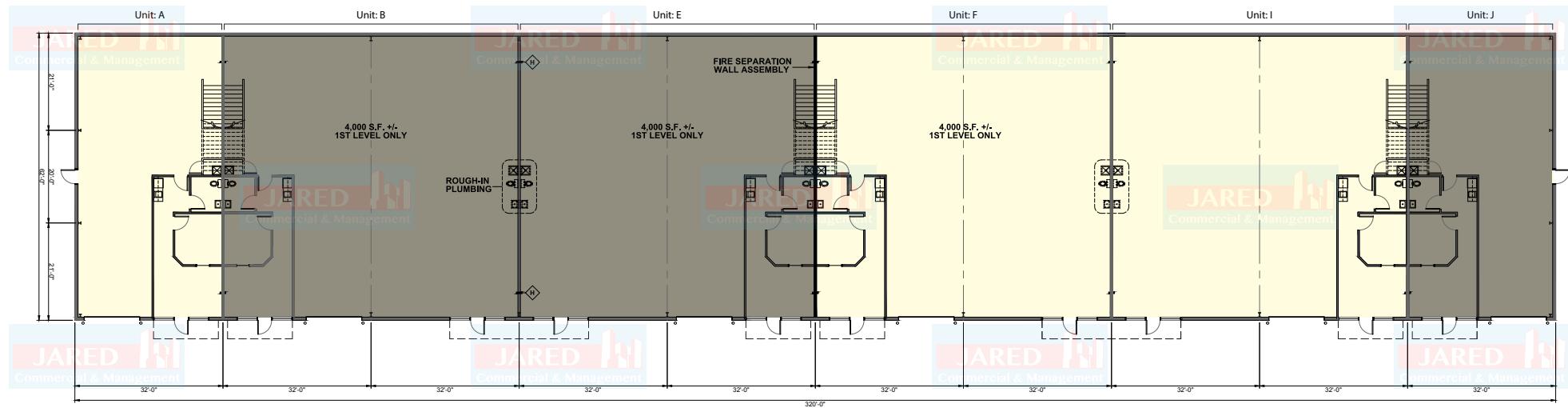


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FLOOR PLAN



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SITE PLAN



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DEVELOPMENT SITE PLAN

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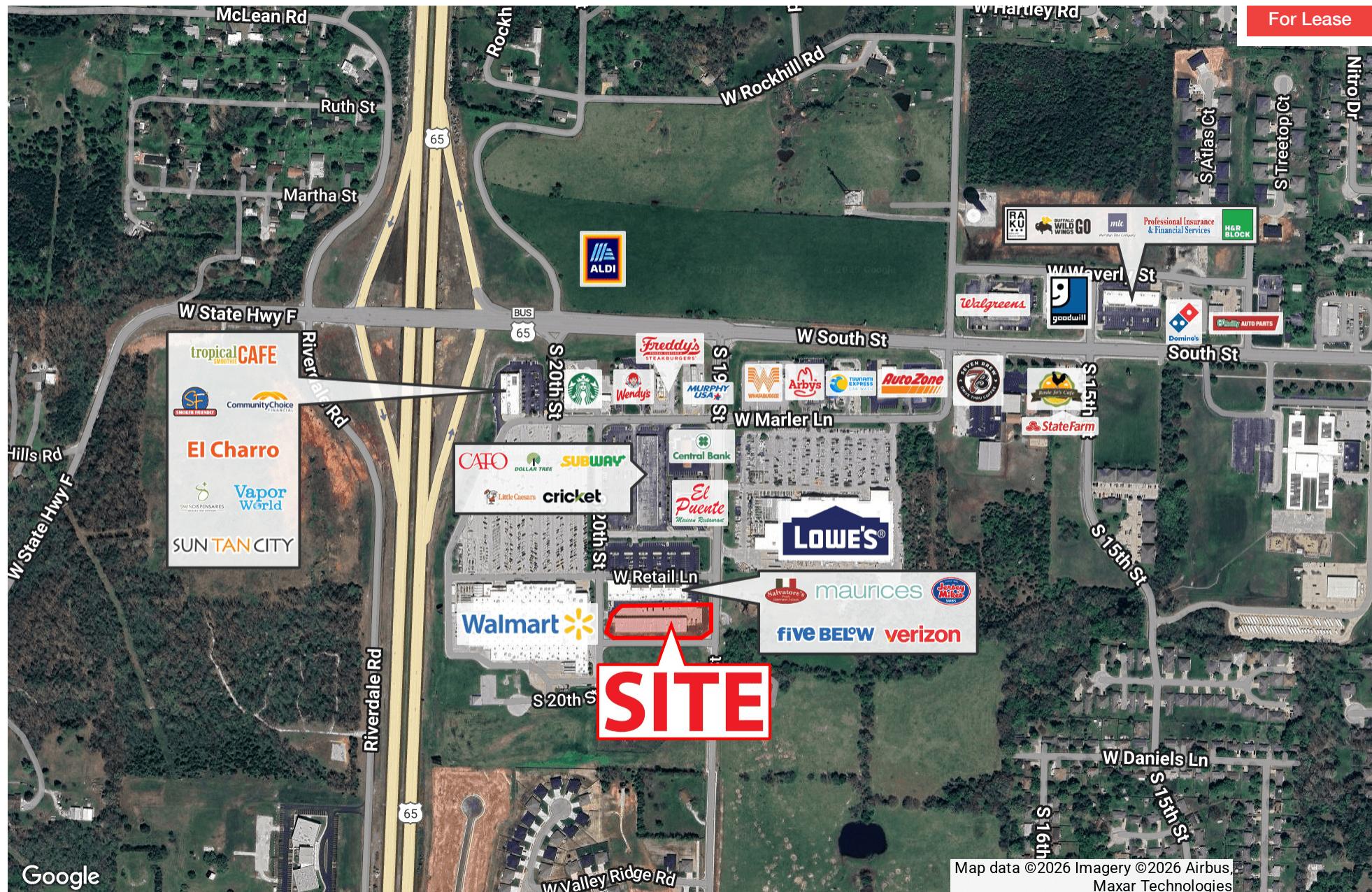
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RETAILER MAP



Google

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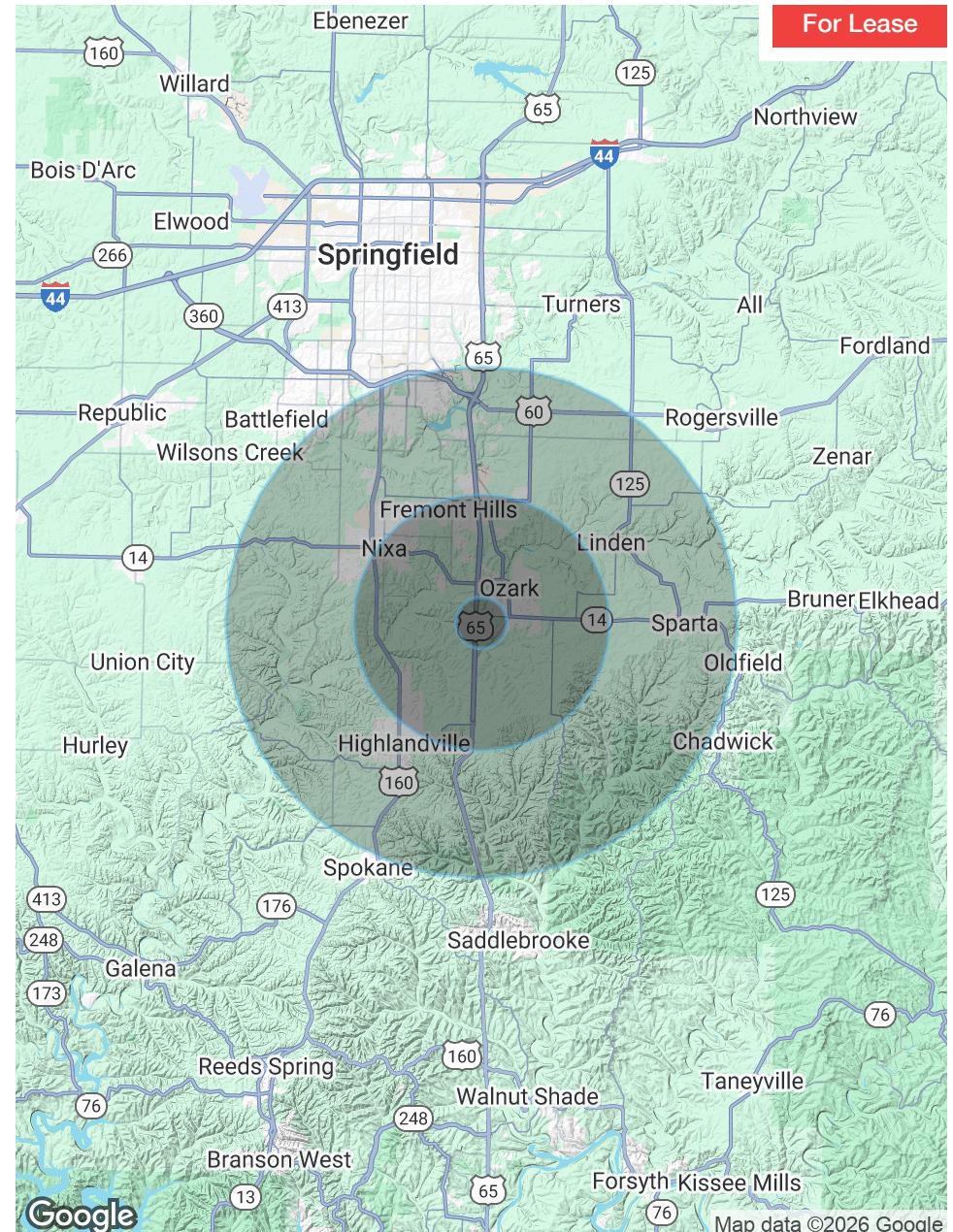
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DEMOGRAPHICS MAP & REPORT

| | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 986 | 29,119 | 94,651 |
| Average age | 34.6 | 34.9 | 37.6 |
| Average age (Male) | 33.9 | 33.9 | 36.5 |
| Average age (Female) | 35.4 | 35.7 | 38.6 |
| HOUSEHOLDS & INCOME | | | |
| | 1 MILE | 5 MILES | 10 MILES |
| Total households | 387 | 11,276 | 37,172 |
| # of persons per HH | 2.5 | 2.6 | 2.5 |
| Average HH income | \$51,442 | \$62,730 | \$72,642 |
| Average house value | | \$181,251 | \$217,915 |

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

For Lease



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