

1,250 SF AVAILABLE
3265 Falls Pkwy., Branson, MO 65616

FOR LEASE



The Falls Center

- The 47,000 SF shopping center was renovated in 2018
- Renovations include HVAC, roofing, parking lot, and structure
- Fully built-out salon space available
- Prime location, surrounded by amenities
- Summer and winter vacation destination area
- Broker available 24/7

CONTACT

Phil Cohn

COO

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**PROPERTY
DESCRIPTION**



Property Description

The Falls Center is adjacent to Branson Bank at HWY 165 and Falls Pkwy in Branson, MO. The shopping center is within walking distance from the Thousand Hills neighborhood, which includes 18,000+ hotel rooms, condos, and apartments. This gorgeous area is a vacation destination surrounded by attractions and rental properties. We don't allow tenant competition at our centers. Join The Amazon Bin Store, Hiding Treasures Trading Post, and more at this easy-access shopping center. The broker, Max, is available via text, phone, and/or email 24/7 - for your convenience.

Location Description

You will find The Falls Shopping Center located in the beautiful Ozarks in Missouri. Positioned on State Hwy 165 near the Branson tourism district, you will be surrounded by lodging units to the east and northeast. Several permanent housing neighborhoods connect to the south and west of the property, as well as major timeshare and golf communities. This property supports the local permanent population and the 9+ million yearly Branson visitors. The Falls Center was one of the first centers developed in Branson.

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LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 SF	Lease Rate:	\$13.00 SF/yr

Available Spaces

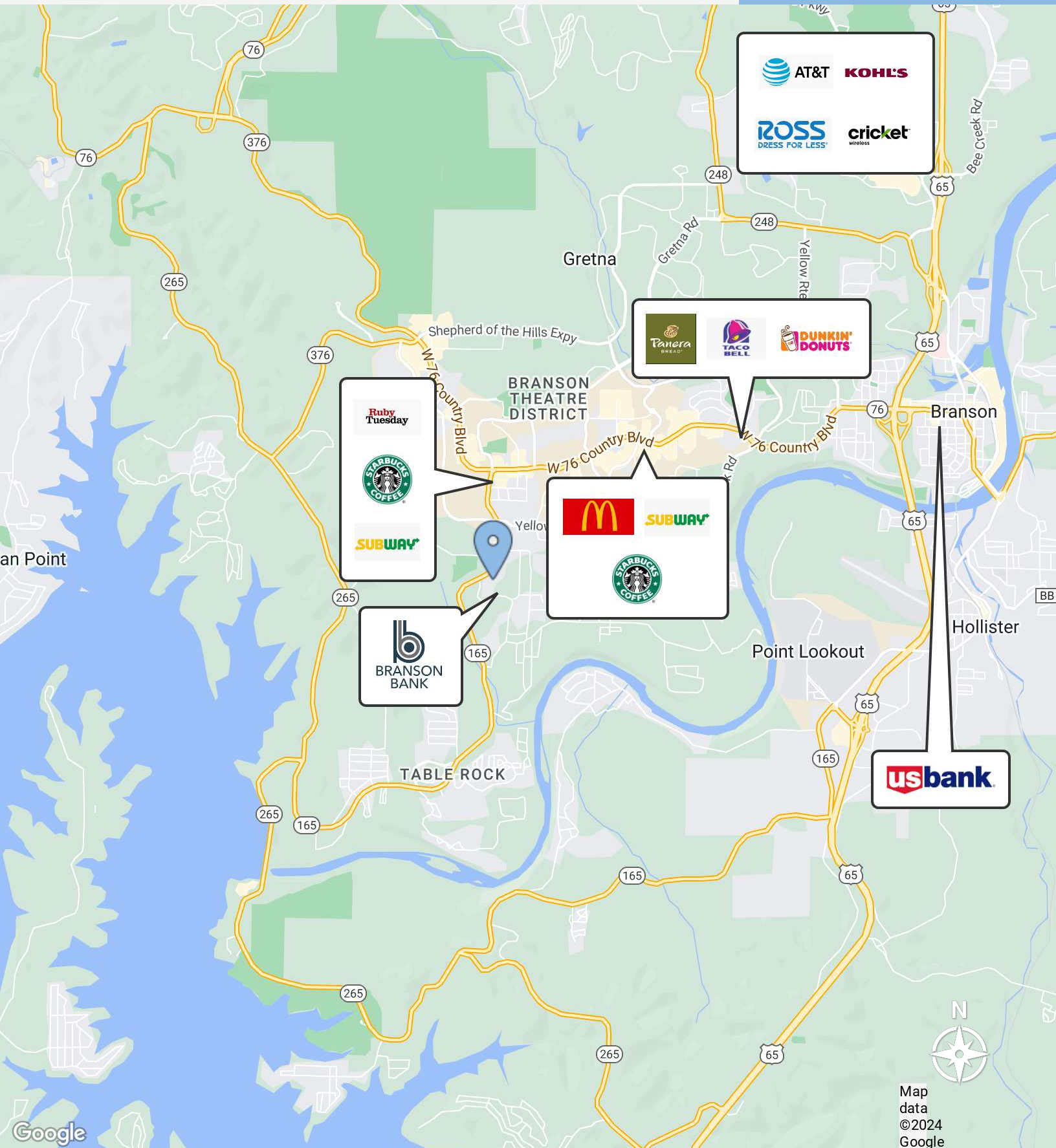
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit P	Available	1,250 SF	NNN	\$13.00 SF/yr	-
Unit U	Available	1,250 SF	NNN	\$13.00 SF/yr	Fully built-out salon space.

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RETAILER MAP

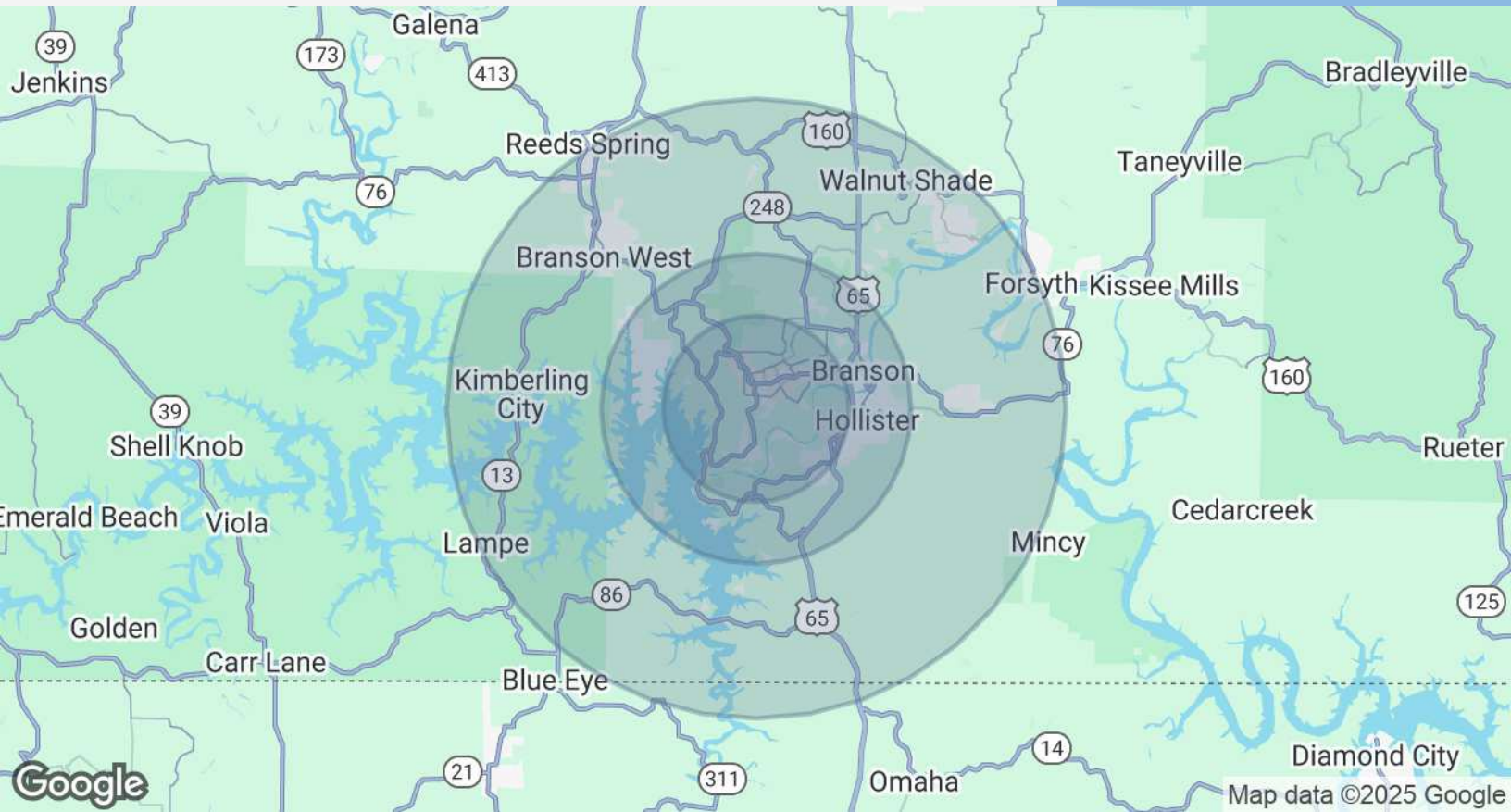


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DEMOGRAPHICS
MAP & REPORT



Population	3 Miles	5 Miles	10 Miles
Total Population	11,788	26,710	56,790
Average Age	39.7	41.9	46.0
Average Age (Male)	37.4	39.9	43.8
Average Age (Female)	40.2	42.0	46.6

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	8,314	17,199	35,845
# of Persons per HH	1.4	1.6	1.6
Average HH Income	\$33,282	\$39,089	\$42,106
Average House Value	\$129,000	\$157,312	\$174,765

2020 American Community Survey (ACS)

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