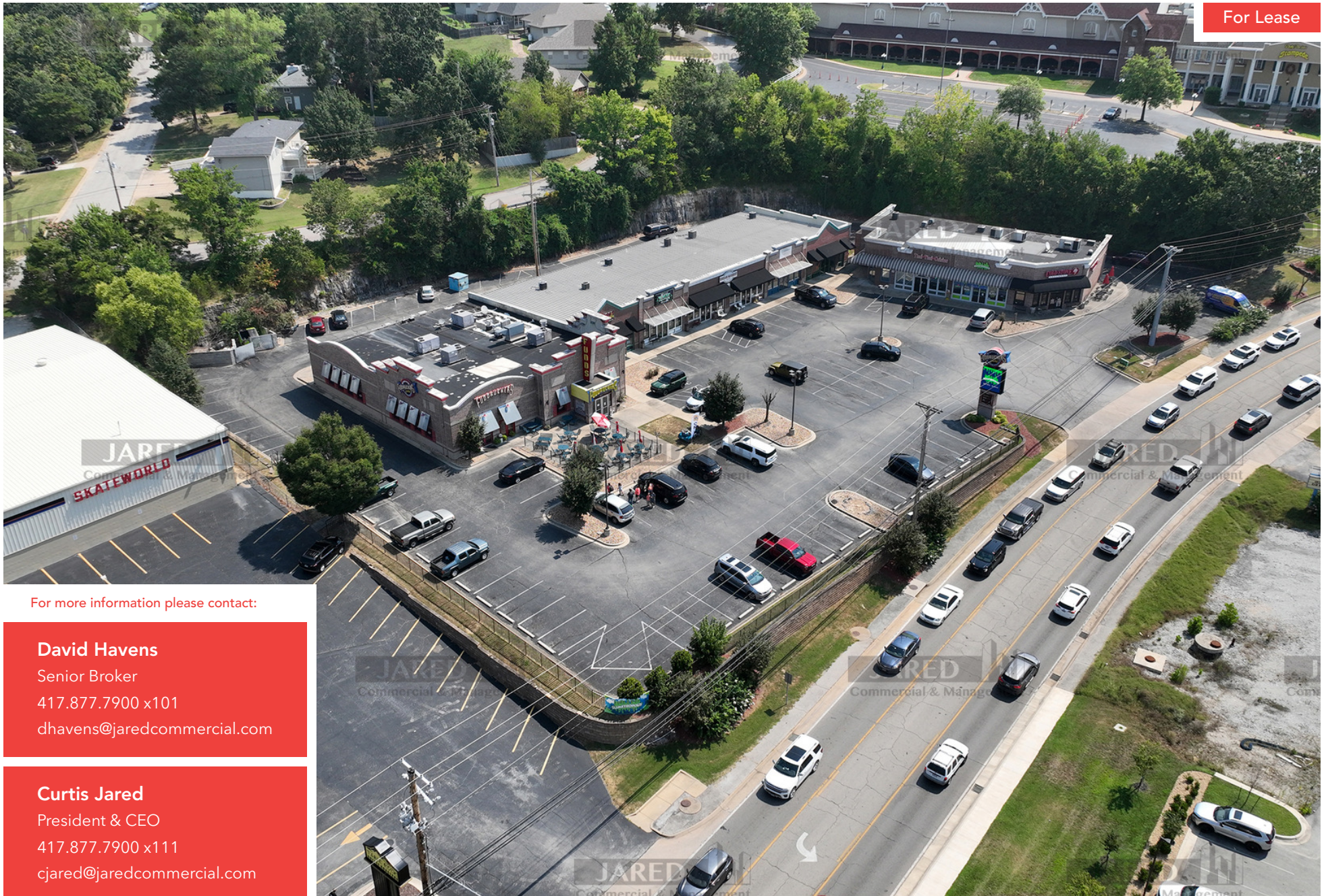


Branson Heights Plaza



1615 W 76 COUNTRY BLVD, BRANSON, MO 65616

For Lease



For more information please contact:

David Havens

Senior Broker

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Curtis Jared

President & CEO

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Branson Heights Plaza



1615 W 76 COUNTRY BLVD, BRANSON, MO 65616

PROPERTY SUMMARY



For Lease

PROPERTY DESCRIPTION

Discover the perfect space for your business at 1615 W 76 Country Blvd in Branson, MO. This exceptional property offers unparalleled visibility and effortless access, situated in the heart of a high-traffic area. With 106 dedicated parking spaces, convenience is a priority for both tenants and their customers. The prime location on 76 Blvd provides an ideal setting for businesses looking to make a statement and capture the attention of countless passersby. Embrace this opportunity to elevate your business in a space tailored for success.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- Located on 76 Blvd.
- High Traffic Area.
- 106 Parking Spaces.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	11
Available SF:	1,500 - 6,000 SF
Lot Size:	2.47 Acres
Building Size:	21,819 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	962	8,351	13,464
Total Population	2,446	21,129	33,159
Average HH Income	\$77,055	\$74,555	\$78,162

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Branson Heights Plaza



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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 6,000 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	6,000 SF	NNN	\$25.00 SF/yr	Restaurant-Space.
F	Available	1,500 SF	NNN	\$25.00 SF/yr	In-Line.
G	Available	2,010 SF	NNN	\$25.00 SF/yr	End-Cap.
D	Available	1,500 - 3,000 SF	NNN	\$25.00 SF/yr	In-Line.

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SITE PLAN

For Lease



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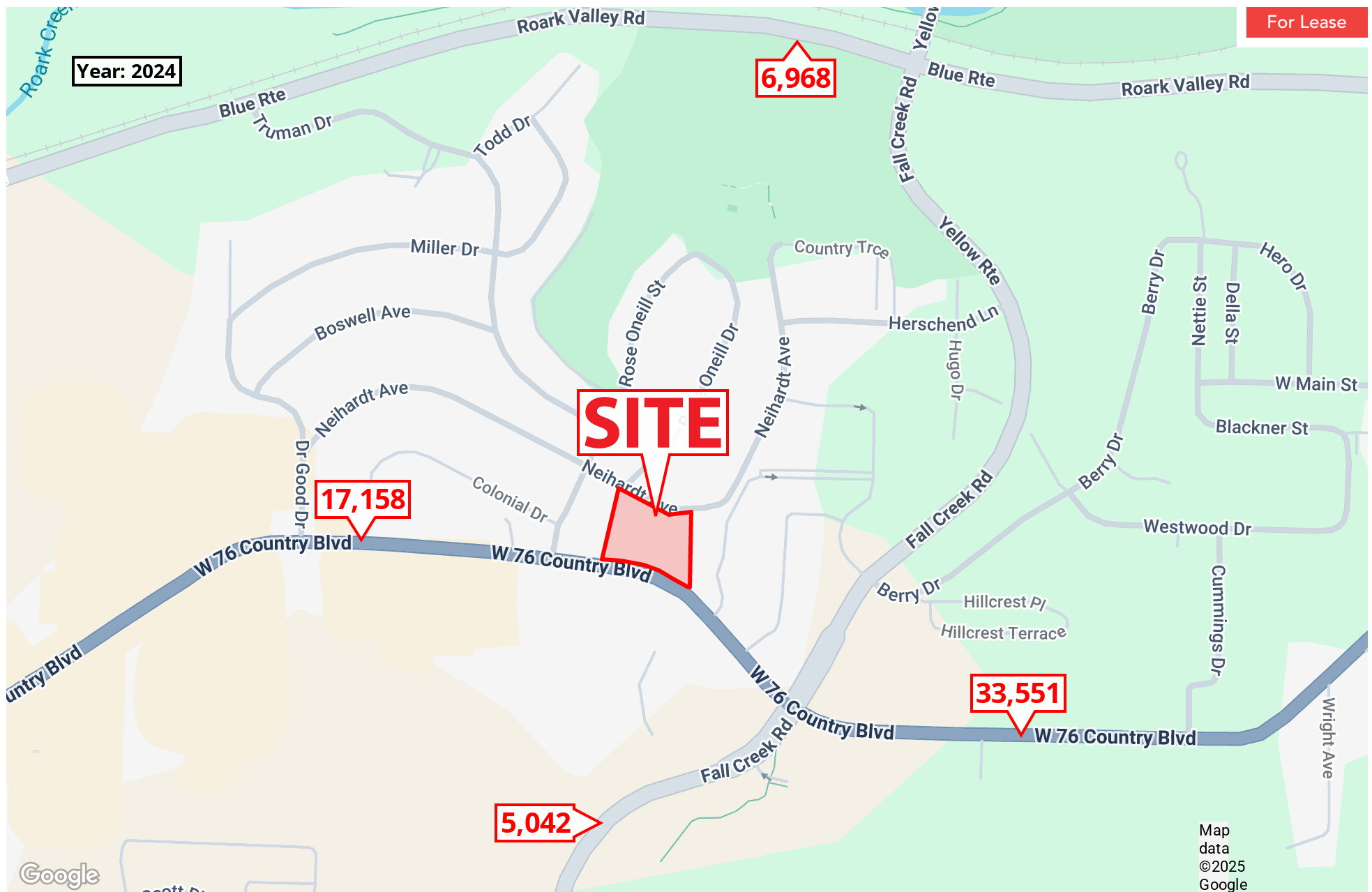
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TRAFFIC COUNT MAP



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RETAILER MAP

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ADDITIONAL PHOTOS



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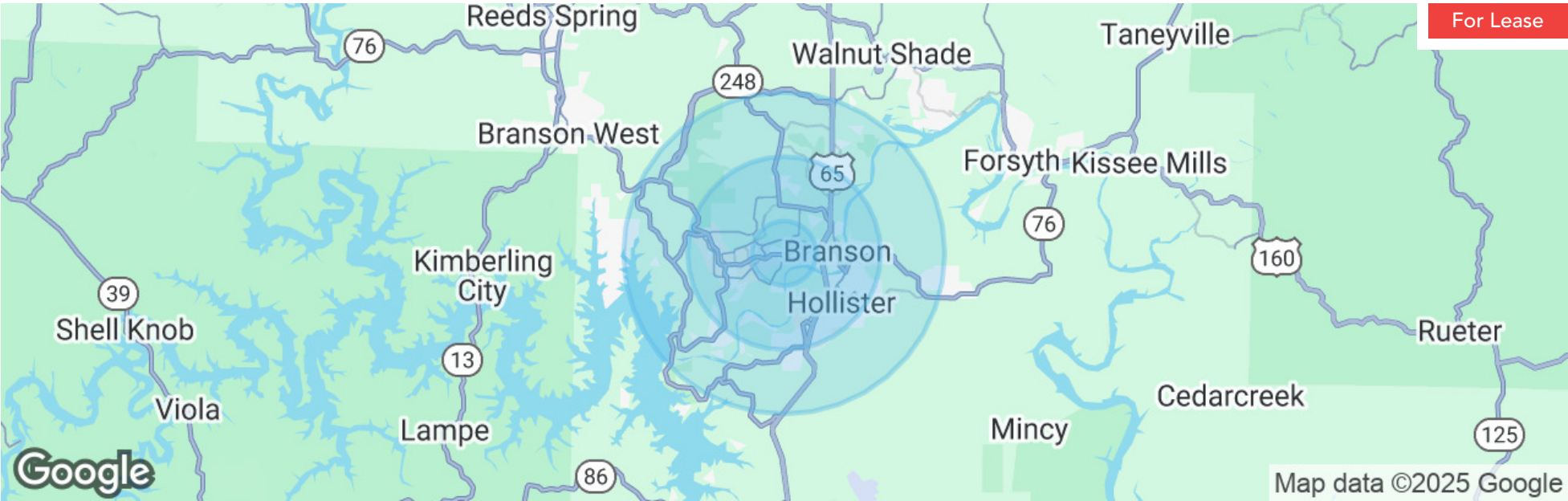
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DEMOGRAPHICS MAP & REPORT



POPULATION

Total Population
Average Age
Average Age (Male)
Average Age (Female)

1 MILE	3 MILES	5 MILES
2,446	21,129	33,159
43	41	42
41	39	41
45	42	44

HOUSEHOLDS & INCOME

Total Households
of Persons per HH
Average HH Income
Average House Value

1 MILE	3 MILES	5 MILES
962	8,351	13,464
2.5	2.5	2.5
\$77,055	\$74,555	\$78,162
\$228,414	\$251,844	\$263,133

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MEET THE TEAM

For Lease



DAVID HAVENS

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CURTIS JARED

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