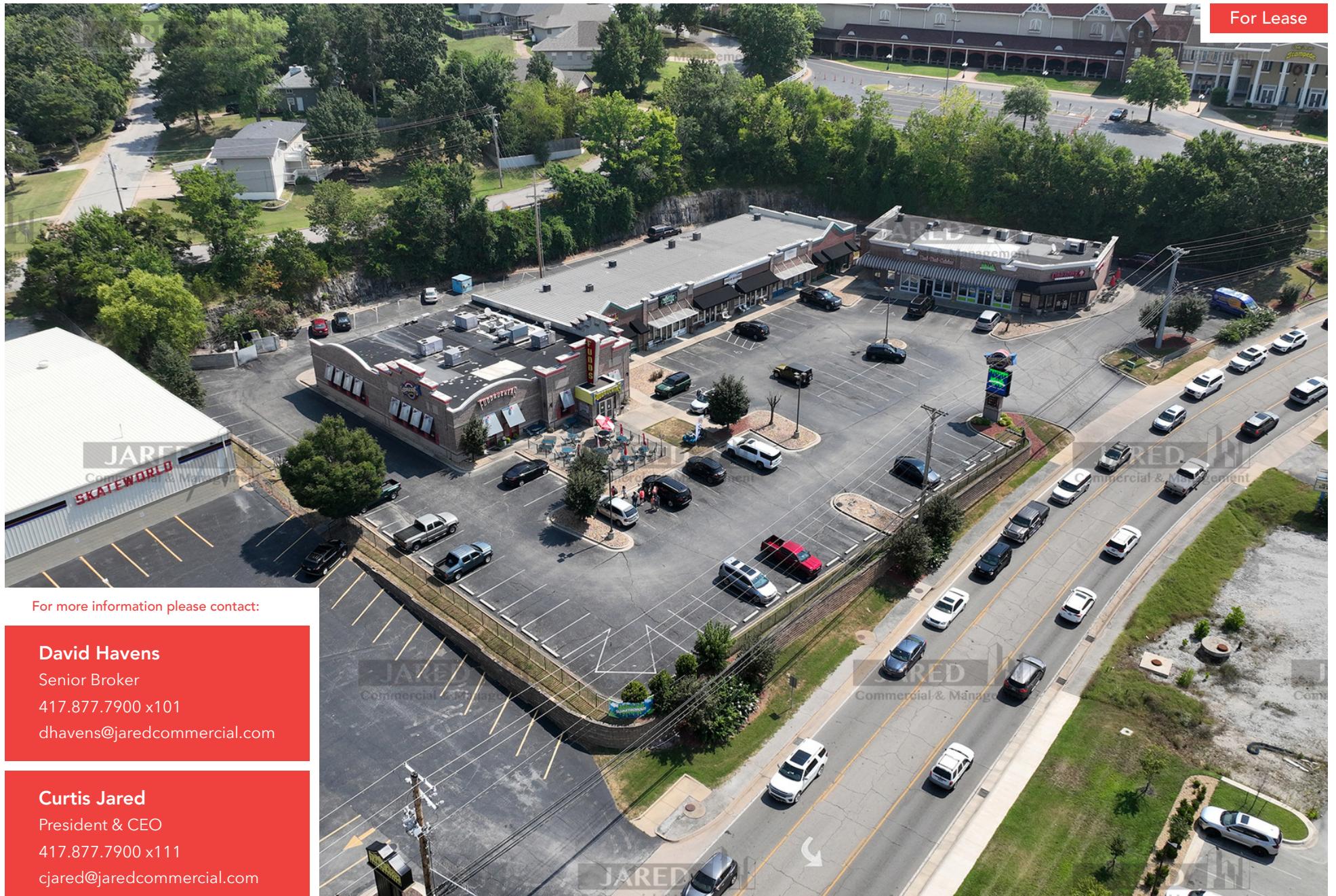


Branson Heights Plaza

1615 W 76 COUNTRY BLVD, BRANSON, MO 65616



For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

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Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

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

1615 W 76 COUNTRY BLVD, BRANSON, MO 65616



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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TRAFFIC COUNT MAP



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RETAILER MAP

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ADDITIONAL PHOTOS



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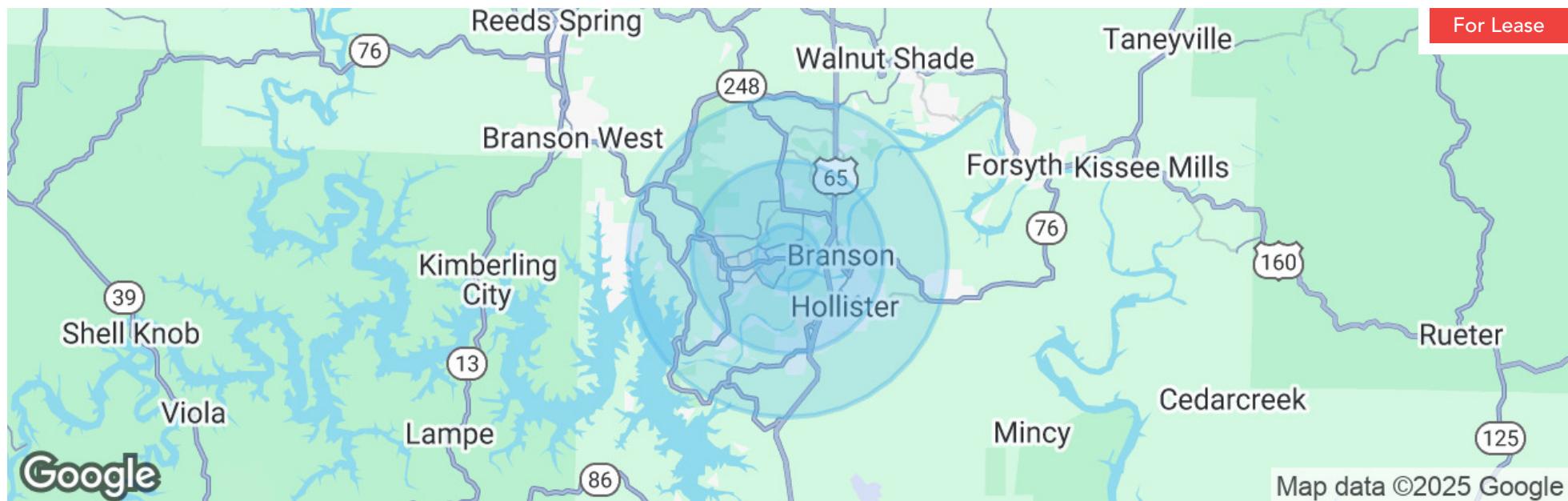
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Branson Heights Plaza



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DEMOGRAPHICS MAP & REPORT



POPULATION

Total Population

1 MILE

3 MILES

5 MILES

2,446

21,129

33,159

Average Age

43

41

42

Average Age (Male)

41

39

41

Average Age (Female)

45

42

44

HOUSEHOLDS & INCOME

Total Households

1 MILE

3 MILES

5 MILES

962

8,351

13,464

of Persons per HH

2.5

2.5

2.5

Average HH Income

\$77,055

\$74,555

\$78,162

Average House Value

\$228,414

\$251,844

\$263,133

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MEET THE TEAM

For Lease



DAVID HAVENS

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