

Town East Center

1644-1692 E US HWY 60, REPUBLIC, MO 65738



JARED
Commercial & Management

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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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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime property located on E US Highway 60 in Republic, MO. Boasting great visibility and easy access, this versatile space is perfectly positioned to attract a steady flow of potential customers. The property features a generous 138 parking spaces, ensuring ample convenience for tenants and visitors alike. With highway visibility, businesses can take advantage of heightened exposure to passing traffic, maximizing their reach and impact. Whether it's for retail, office, or other commercial purposes, this property offers a strategic location designed to elevate your business success.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- 138 Parking Spaces.
- Highway Visibility.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,550 SF
Lot Size:	2.4 Acres
Building Size:	21,886 SF

DEMOGRAPHICS	1 MILE	3 MILES	6 MILES
Total Households	1,860	7,770	17,656
Total Population	4,818	20,721	46,554
Average HH Income	\$73,990	\$86,130	\$98,559

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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.

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SITE PLAN

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PYLON SIGN



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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

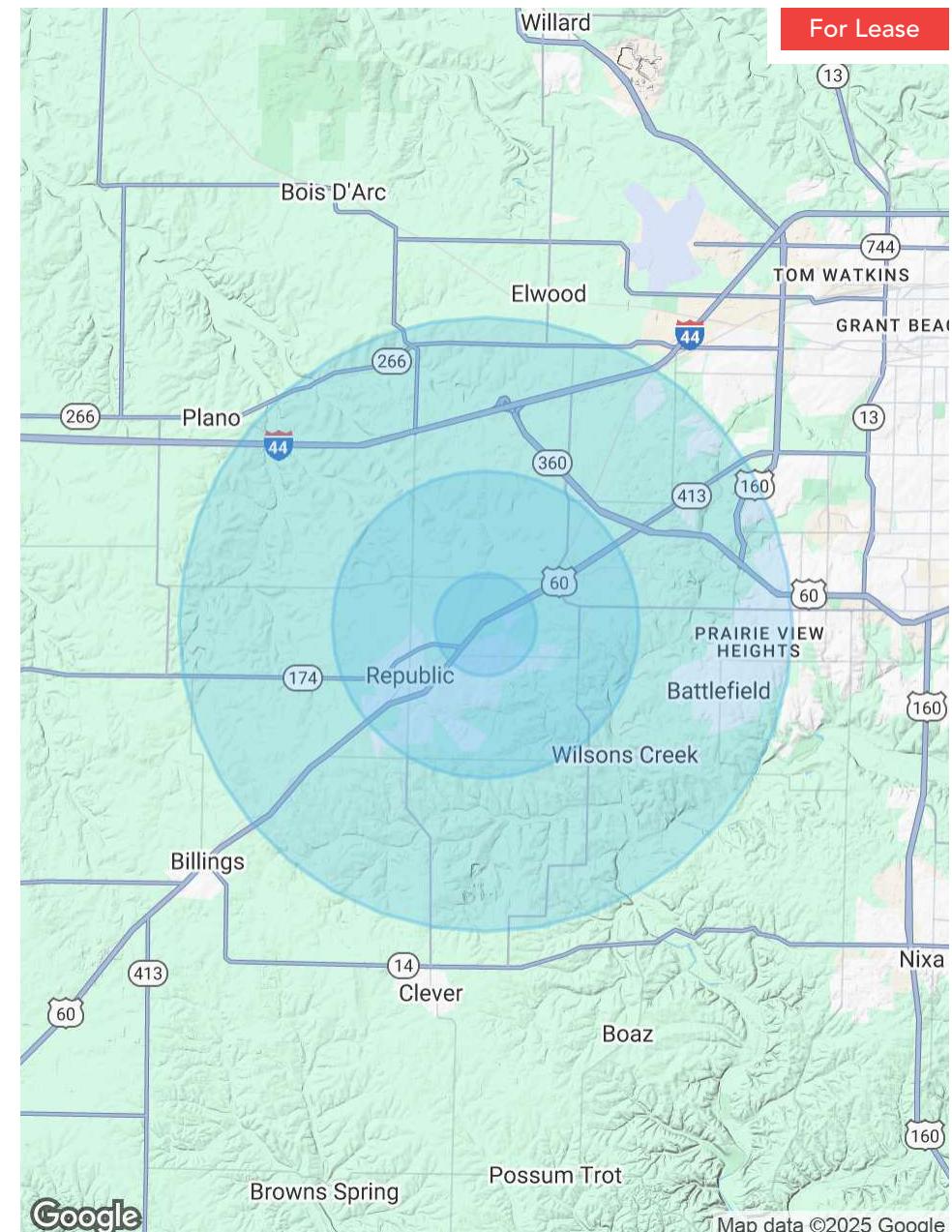
POPULATION

	1 MILE	3 MILES	6 MILES
Total Population	4,818	20,721	46,554
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	6 MILES
Total Households	1,860	7,770	17,656
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$73,990	\$86,130	\$98,559
Average House Value	\$207,613	\$232,884	\$261,120

Demographics data derived from AlphaMap



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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
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Springfield, MO 65804
417.877.7900

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ADVISOR BIO

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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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