

Ozark Town Center III

1932-1966 W RETAIL LN, OZARK, MO 65721



COVER PAGE

For Lease



For more information please contact:

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com

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Commercial & Management

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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EXECUTIVE SUMMARY

For Lease



OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$20.00 SF/yr (NNN) |
| Building Size: | 28,294 SF |
| Available SF: | 1,528 - 5,280 SF |
| Lot Size: | 5.07 Acres |
| Number of Units: | 10 |
| Year Built: | 2011 |
| Zoning: | Commercial |
| Market: | Ozark, MO |

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 1932-1966 W Retail Ln, Ozark, MO. This expansive property features 165 parking spaces, offering convenience to both tenants and customers. The high traffic area and great visibility make it an ideal location for businesses seeking to maximize exposure. Situated in the prominent Ozark Town Center development, this property benefits from its close proximity to Highway 65. Anchored by Walmart and Lowes, this development offers unparalleled synergy and foot traffic. Don't miss the chance to establish your business in this thriving commercial hub. Estimated NNN = \$4.10

PROPERTY HIGHLIGHTS

- Close proximity to Highway 65.
- 165 parking Spaces.
- Located in the Ozark Town Center development.
- High traffic area & Great visibility.
- Development Anchored by Walmart & Lowes.

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1,528 - 5,280 SF

Lease Rate:

\$20.00 SF/yr

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|------------|---------------|-------------|
| 1942 | Available | 1,528 SF | NNN | \$20.00 SF/yr | In-Line. |
| 1936 | Available | 5,280 SF | NNN | \$20.00 SF/yr | In-Line. |

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DEVELOPMENT SITE PLAN

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SITE PLAN

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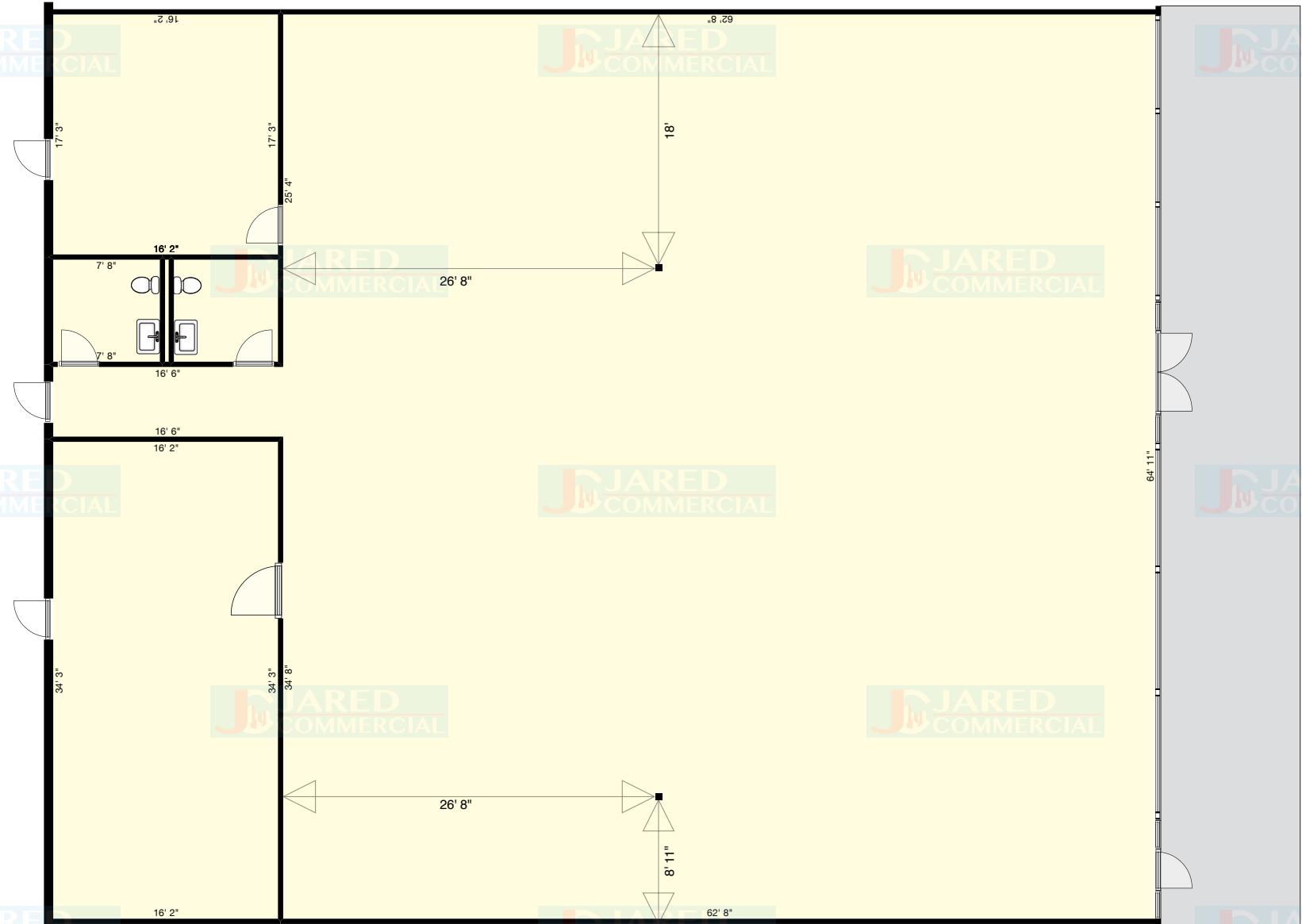
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SUITE 1936 - FLOOR PLAN

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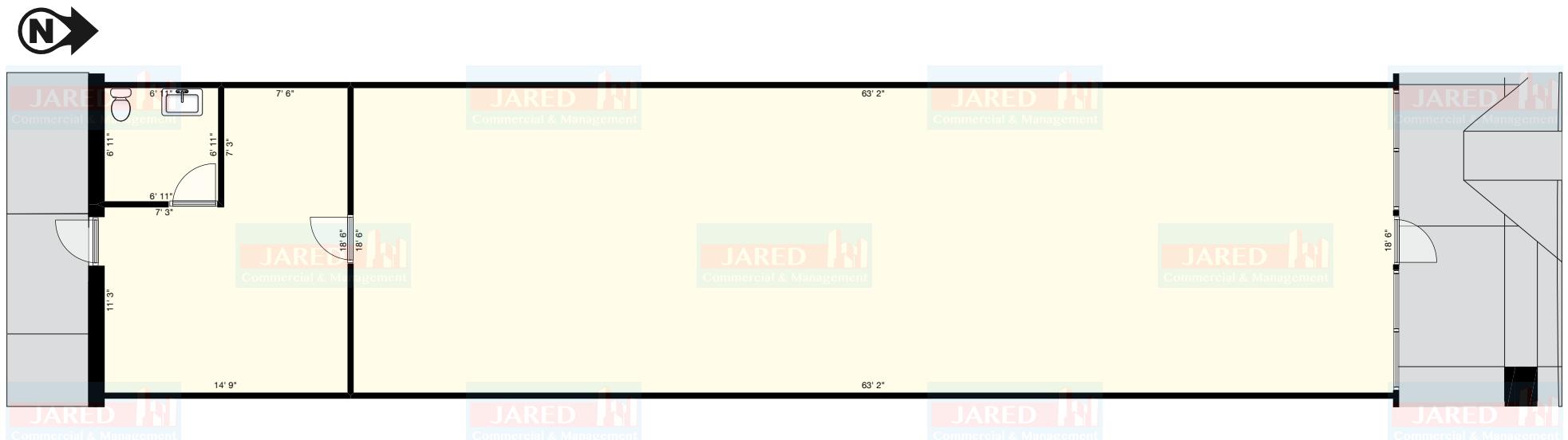
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SUITE 1942 - FLOOR PLAN



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RETAILER MAP



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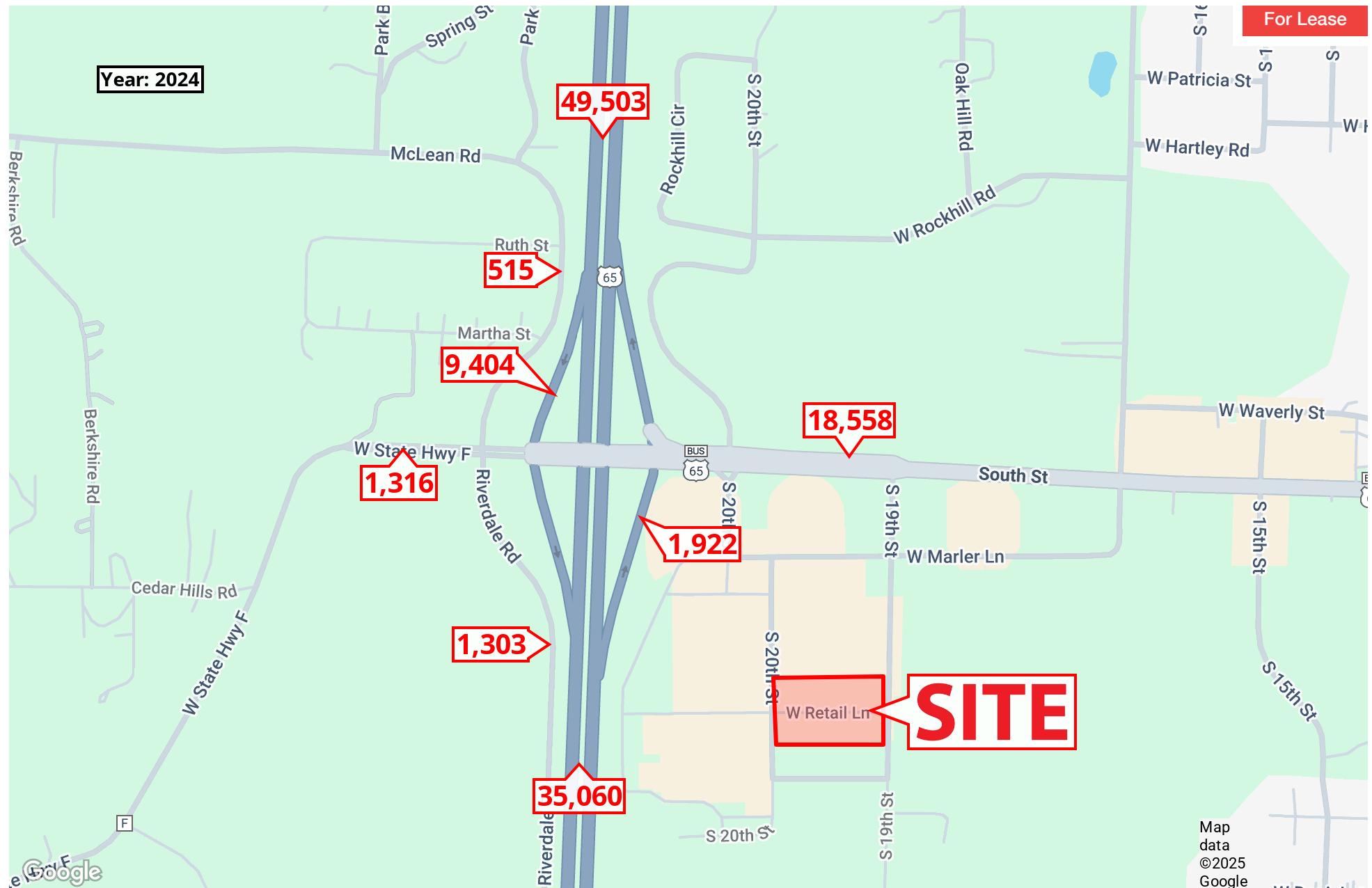
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TRAFFIC COUNT MAP



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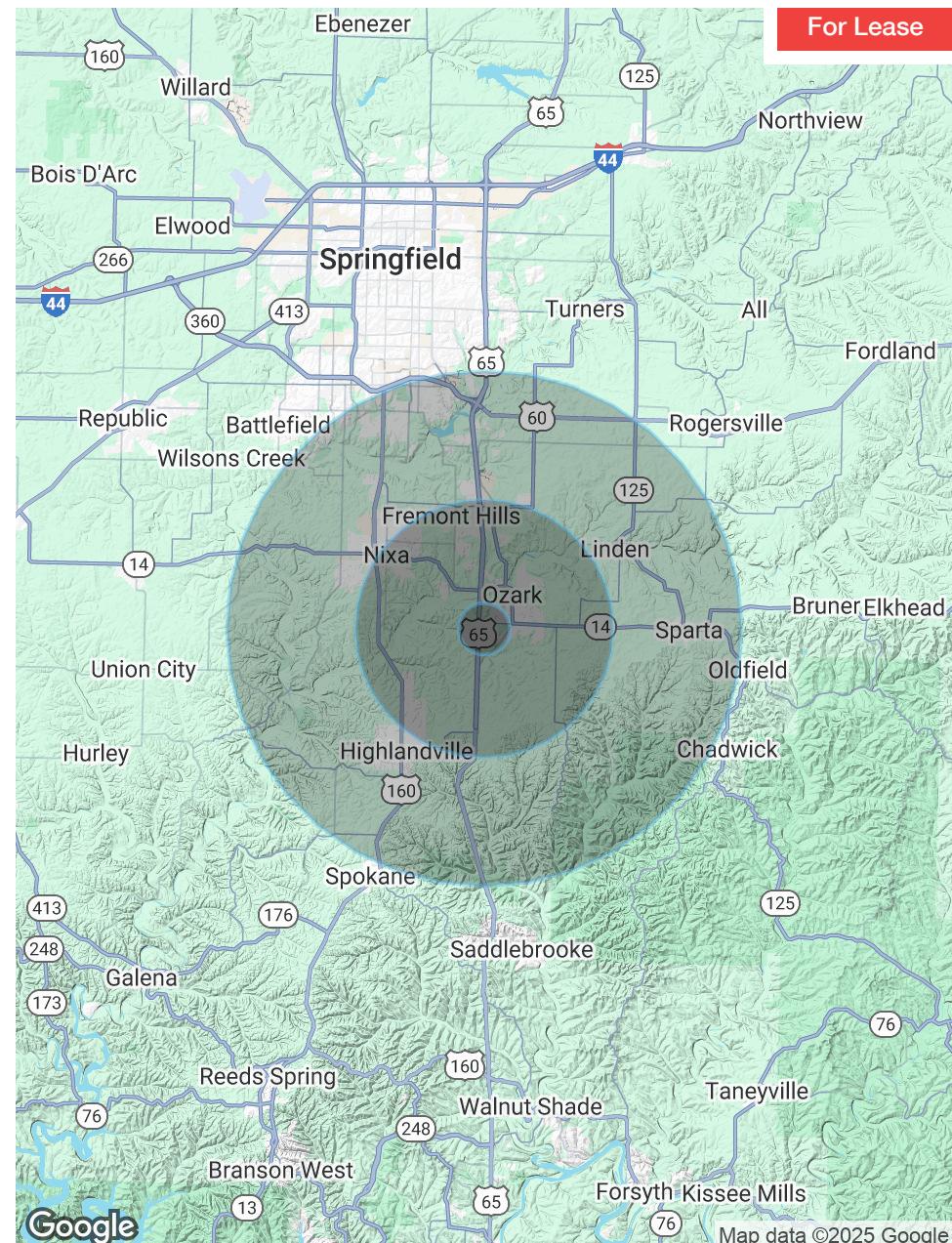


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,003 | 29,349 | 95,577 |
| Average Age | 34.6 | 34.9 | 37.6 |
| Average Age (Male) | 33.9 | 33.9 | 36.6 |
| Average Age (Female) | 35.3 | 35.7 | 38.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 395 | 11,374 | 37,624 |
| # of Persons per HH | 2.5 | 2.6 | 2.5 |
| Average HH Income | \$51,148 | \$62,693 | \$72,600 |
| Average House Value | | \$180,960 | \$218,681 |

2020 American Community Survey (ACS)



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MEET THE TEAM

For Lease



DAVID HAVENS

Senior Broker

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CURTIS JARED

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