

1515 E Cleveland



1515 E CLEVELAND AVE, MONETT, MO 65708

For Sale / Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com



For Sale / Lease



PROPERTY DESCRIPTION

Presenting a prime investment opportunity, 1515 E Cleveland Ave boasts a 2,500 SF building zoned C, perfectly aligning with the needs of office building user & or investors. A corner lot offers great visibility and easy access, further enhanced by the option to divide the space to accommodate multiple tenants. With close proximity to the esteemed Monett High School, this property is positioned to attract a steady flow of potential tenants. Discover the potential of this property in the heart of Monett, MO, and unlock a lucrative investment opportunity.

PROPERTY HIGHLIGHTS

- Great visibility & Easy access.
- Corner lot.
- Space Can be Divided.
- 2,500 SF building.
- Close proximity to Monett High School.

OFFERING SUMMARY

Sale Price:	\$300,000
Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,500 SF
Lot Size:	0.2 Acres
Building Size:	2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,753	4,230	4,937
Total Population	4,869	11,441	13,356
Average HH Income	\$69,450	\$75,878	\$78,824

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LEASE SPACES

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LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

2,500 SF

Lease Rate:

\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1515	Available	2,500 SF	NNN	\$10.00 SF/yr	Free-Standing.



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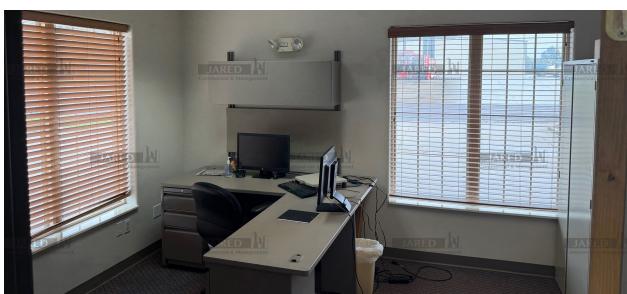
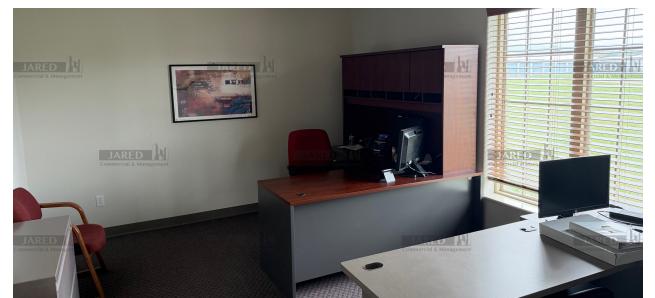
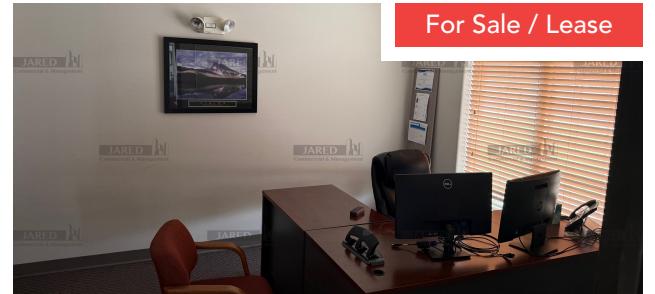
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ADDITIONAL PHOTOS



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RETAILER MAP



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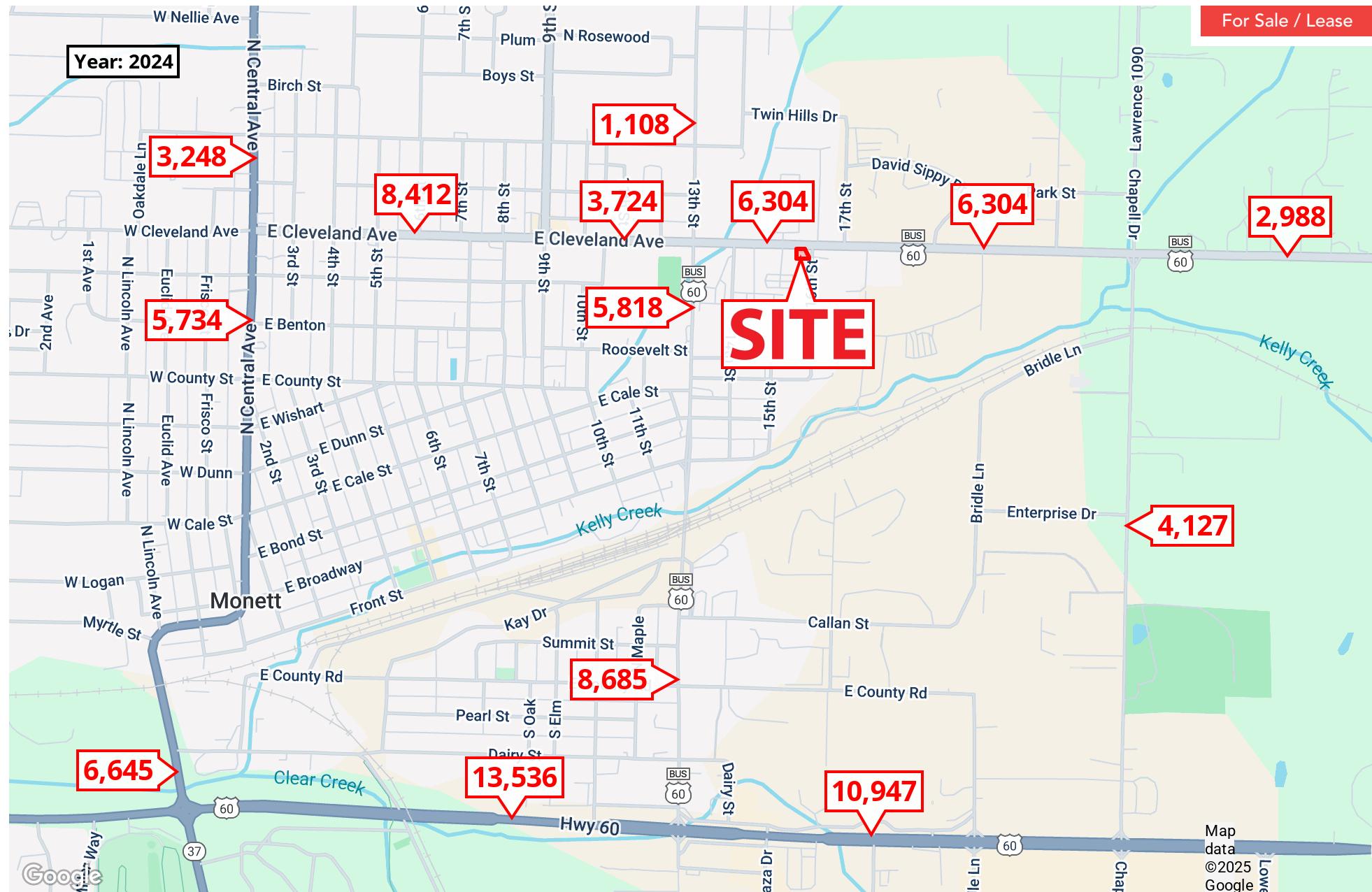
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Commercial & Management

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TRAFFIC COUNT MAP



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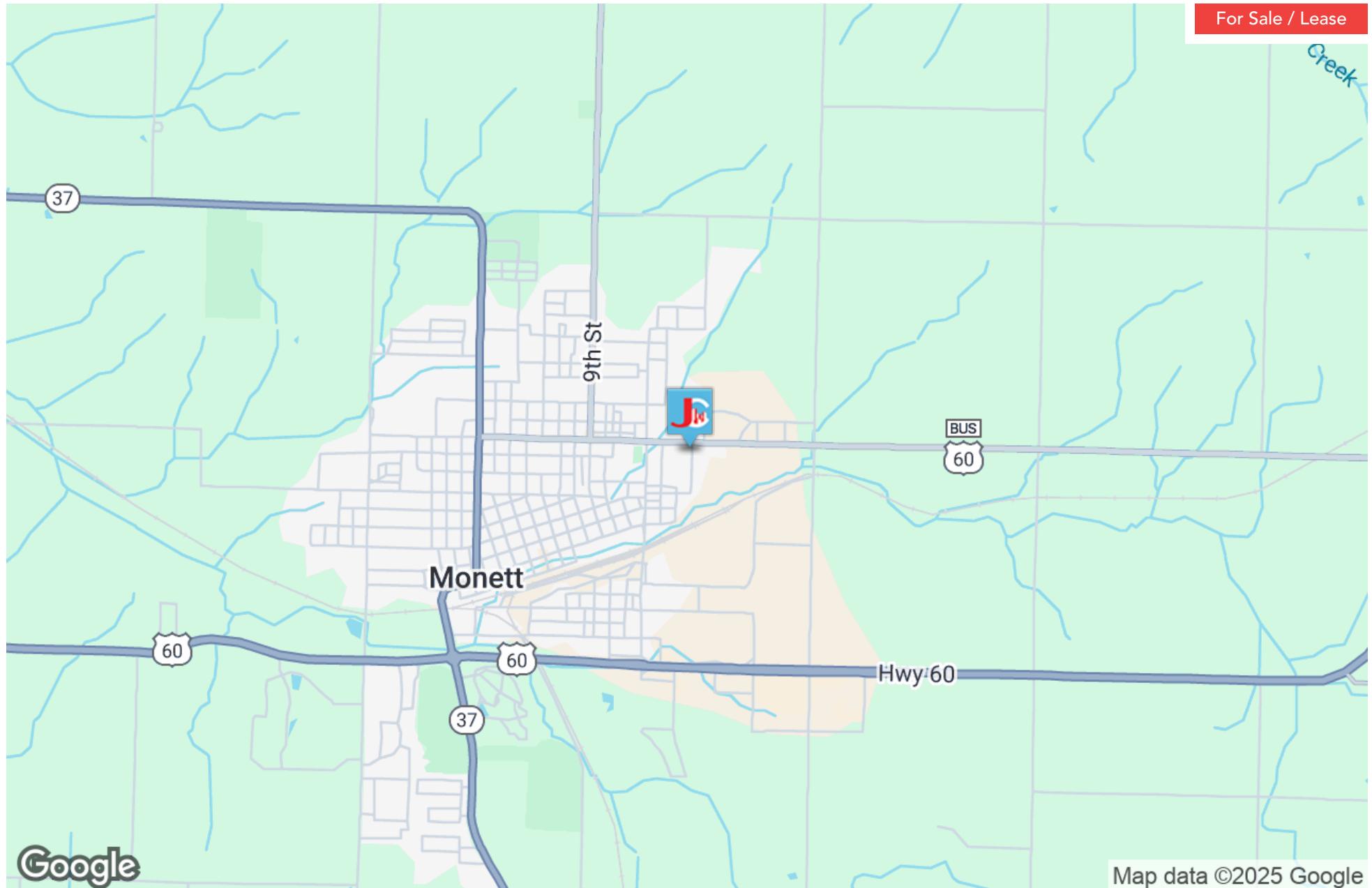
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

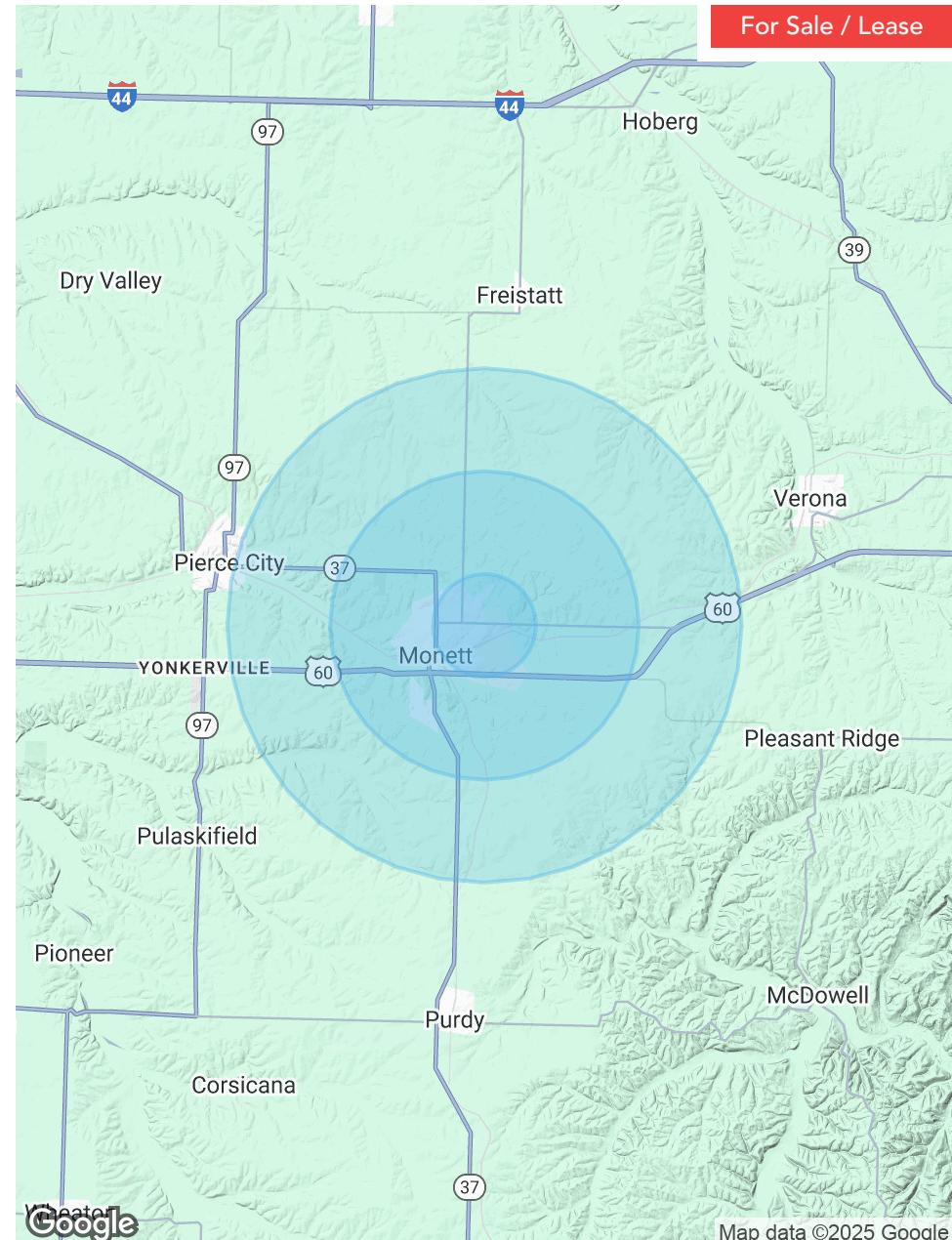
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,869	11,441	13,356
Average Age	37	38	38
Average Age (Male)	35	36	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,753	4,230	4,937
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$69,450	\$75,878	\$78,824
Average House Value	\$187,819	\$205,150	\$213,774

Demographics data derived from AlphaMap



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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.

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