

# RESTAURANT FOR SALE OR LEASE IN BRANSON

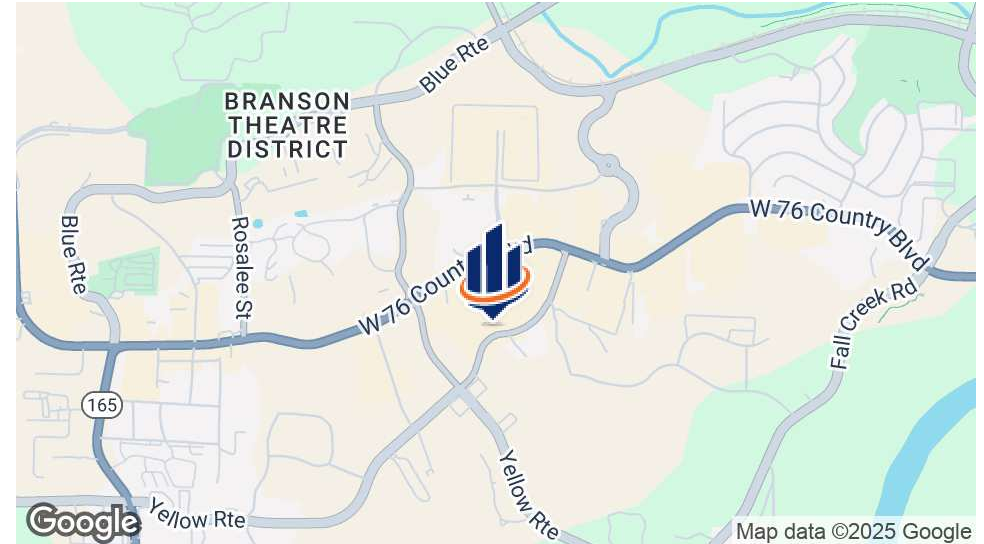
2407 GREEN MOUNTAIN DR  
BRANSON, MO 65616

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# Property Summary



## OFFERING SUMMARY

SALE PRICE:	\$995,000
BUILDING SIZE:	4,680 SF
LEASE RATE:	\$20.00/SF
PREVIOUS OCCUPANCY:	205
PARKING SPACES:	106
ZONING:	Entertainment
RE Tax:	\$9,341 [2024]
LOT SIZE:	1.53 Acres
MARKET:	Branson

## PROPERTY OVERVIEW

Thank you for looking at this freestanding restaurant on 1.53 acres for sale or lease located right along one of the most well known areas of the strip on W. 76 Country BLVD, in Branson, Missouri. The Branson/Tri-Lakes area attracts around 8 to 9 million visitors every year! Some equipment and furniture will remain including walk-in freezer and cooler. The restaurant has a current maximum occupancy of 205 indoors as well as some limited outdoor seating potential.

Please contact listing agent today to schedule your showing.

## LOCATION OVERVIEW

This property is located in Branson Mo on Green Mountain Dr, just off of State Hwy 76 the busiest strip in Branson. Neighboring businesses include: Long Horn Steakhouse, Tanger Outlets, Papa Johns, WonderWorks Amusement Park, Shoji Tabuchi Theater, Silver Dollar City and Pointe Royale Golf Club, Walmart, Aquarium at the Boardwalk, over 10 hotels near the property and many more local and national businesses.

Lee McLean, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designations, a Brokers-Associate license and ranks in the top 3% of SVN International.

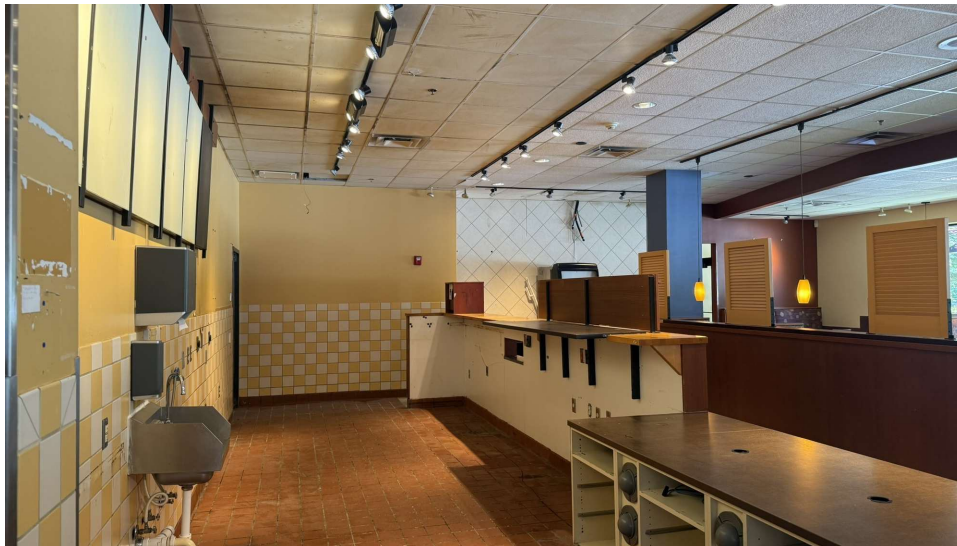


# Exterior Photos





# Interior Photos





# Dinning Area





# Aerial Map [Close]





# Aerial Map [Far]





# Branson, MO

## BRANSON, MO

*The City*

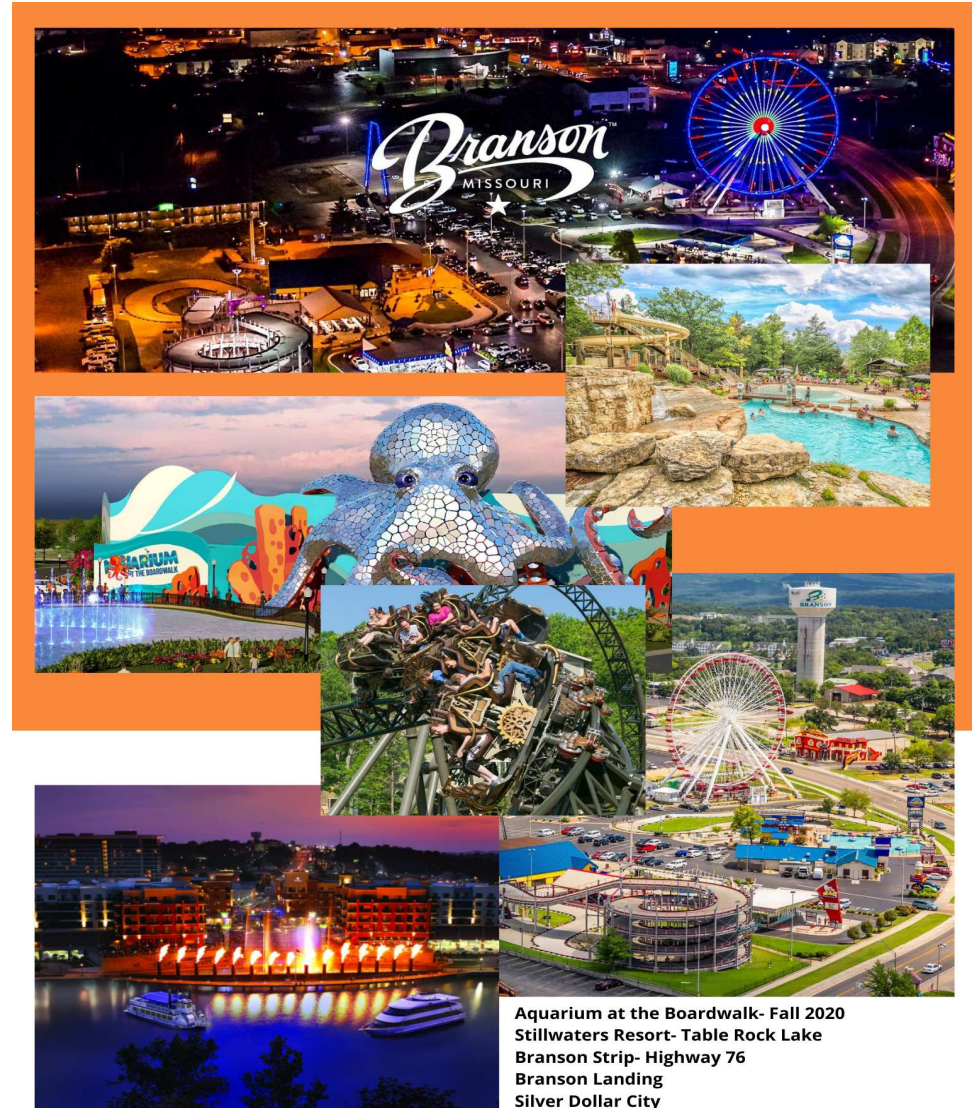
The City of Branson (population 10,520; with millions of visitors annually and growing) is located in southwest Missouri, 35 miles south of Springfield within the heart of the Ozark Hills. Branson serves as the job, service, and shopping center for a two-county area with 80,000 year round residents. Branson is surrounded by three prize winning fishing lakes - Lake Taneycomo, Table Rock Lake, and Bull Shoals Lake. The city has an incorporated boundary of over 21 square miles. It has become the focus of international attention as both a major development area and an entertainment destination. The reasons are numerous and range from the scenic natural beauty to the variety of live entertainment options and family oriented entertainment offerings.

### Lodging, Restaurants, & Convention Center

More than 20,000 rooms are available in Branson motels, hotels, resorts, bed and breakfast inns, and condominiums. Visitors have an endless variety of restaurants and food establishments from which to choose. There are over 125 restaurants with over 30,000 seats. The Branson Convention Center makes Branson an attractive destination for meetings and business gatherings. Located next to Branson Landing, on the shores of Lake Taneycomo, the center can accommodate up to 6,500 attendees. A wide range of services includes: The 50,000 square foot exhibition hall, The 23,000 square foot ballroom, meeting rooms, top-tier audio-visual services, event management, a convenient business center.



In Branson, Highway 76 represents the heart of the Branson community's heritage, identity, and economic vitality. This five mile long, 3-lane state highway is the focal point for a majority of tourist attractions, entertainment venues, shopping, dining, and lodging facilities. The first music theaters along Highway 76 were built in 1967 and the growth has continued over the past four decades, including an explosion of investment and development in the 1990s. The result is a corridor that today is known around the world for its shows, attractions, scenery, and friendly environment for all ages and the entire family.





# Demographics Map & Report

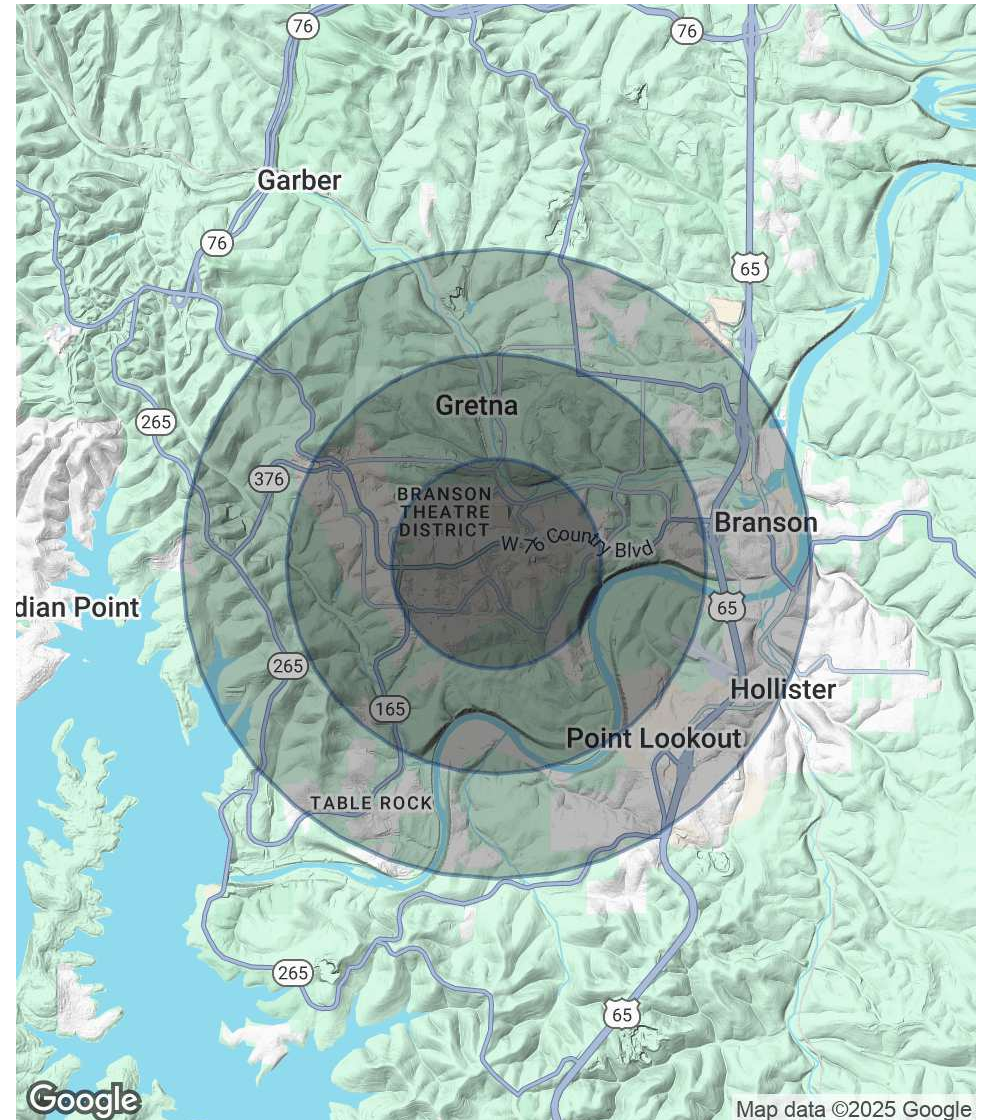
## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,325	7,025	15,229
Average Age	38.8	36.9	37.8
Average Age (Male)	36.8	34.4	35.7
Average Age (Female)	40.6	38.5	38.0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,756	4,222	8,936
# of Persons per HH	1.3	1.7	1.7
Average HH Income	\$27,740	\$36,702	\$38,061
Average House Value	\$142,521	\$130,996	\$124,629

\* Demographic data derived from 2020 ACS - US Census





# Advisor Bio



**LEE MCLEAN III, SIOR, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 – 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group [Springfield Underground], Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient [2021]

Ranked #10 Advisor in SVN International - SVN President's Circle Recipient [2020]

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]

CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]

Top 3% Advisor in SVN International - SVN President's Circle [2017, 2019, 2022 & 2023]

Top 10% Advisor in SVN International - SVN Achiever Award Recipient [2016]

## EDUCATION

Drury University

CCIM Institute

## MEMBERSHIPS

- Society of Industrial and Office Realtors [SIOR]
- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Business Journal Commercial Real Estate Trusted Advisor [2021]
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.