

1201 W 76 COUNTRY BLVD, BRANSON, MO 65616





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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1201 W 76 Country Blvd, Branson, MO, 65616. This prime property boasts a coveted corner lot location with retail ready pad-sites, multiple curb cuts, and exceptional visibility and access from the bustling 76 Country Blvd. With its strategic positioning and versatile potential, this property presents an unparalleled opportunity for your business to thrive. Don't miss the chance to secure a prominent presence in one of Branson's most sought-after locations.

PROPERTY HIGHLIGHTS

- Corner Lot.
- Retail Ready Pad-sites.
- Multiple Curb Cuts.
- Great Visibility & Easy Access.
- Located on 76 Country Blvd.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,000 - 43,560 SF
Lot Size:	8.35 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,601	13,628	24,641
Total Population	21,837	33,630	60,375
Average HH Income	\$74,717	\$78,151	\$78,879



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LEASE INFORMATION

Negotiable Lease Type: NNN Lease Term: **Total Space:** 3,000 - 43,560 SF Negotiable Lease Rate:

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Branson Heights Retail	Available	17,000 SF	NNN	Negotiable	Proposed Retail Center.
Restaurant Space	Available	3,000 SF	NNN	Negotiable	Proposed Restaurant.
	Available		NNN	Negotiable	Pad-Site.
Site B	Available		NNN	Negotiable	Pad-Site.
	Available	6,000 SF	NNN	Negotiable	Proposed Convenience Store. 1.55 Acres.



SITE PLAN

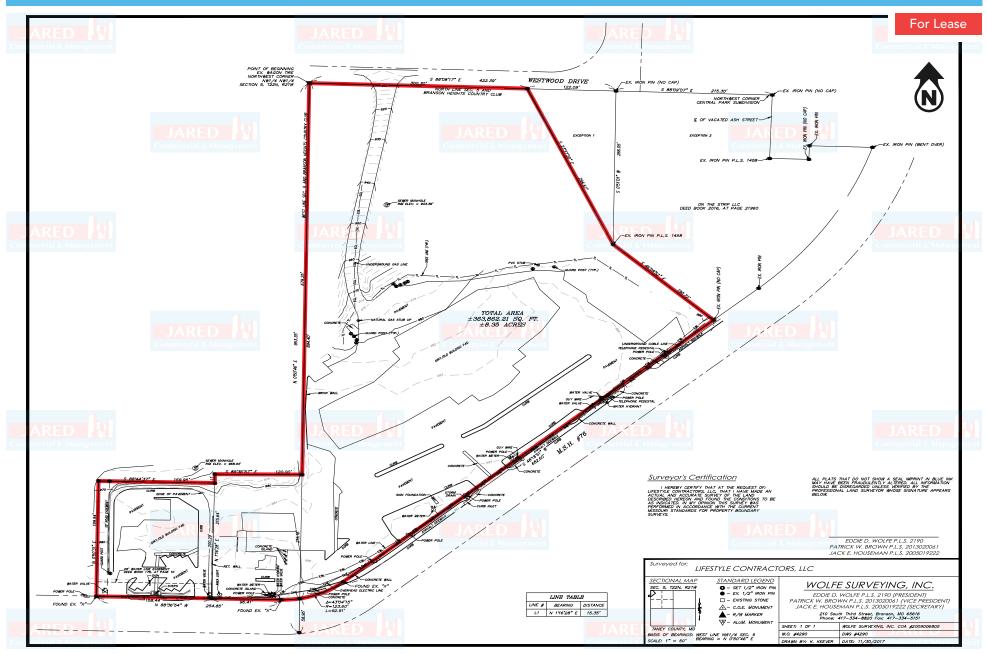
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SURVEY

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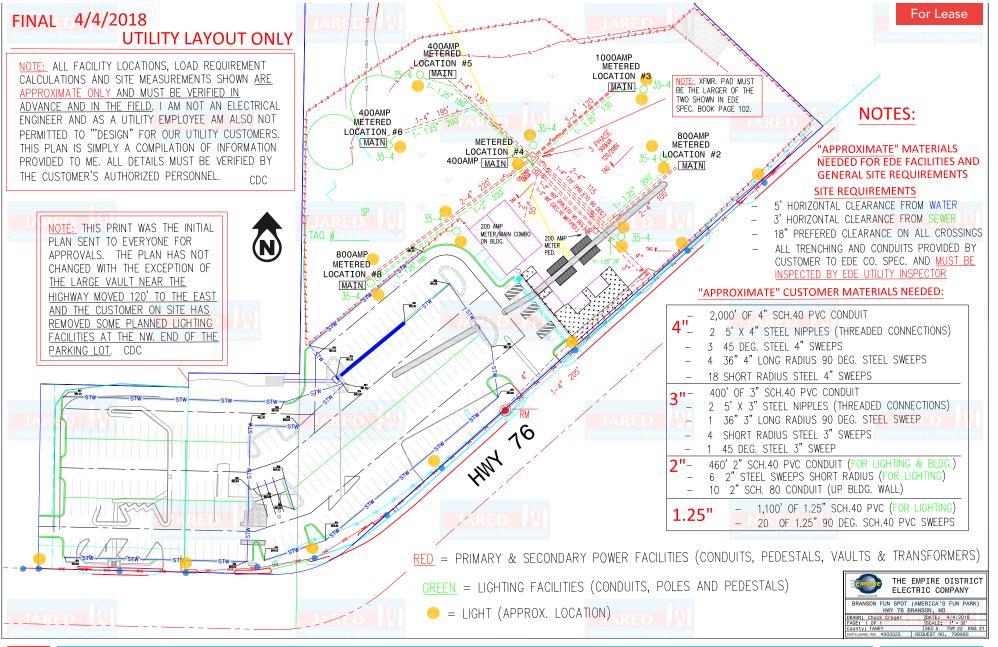


JARED Commercial & Management



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UTILITY LAYOUT





1201 W 76 COUNTRY BLVD, BRANSON, MO 65616

RETAILER MAP







1201 W 76 COUNTRY BLVD, BRANSON, MO 65616

TRAFFIC COUNT MAP



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





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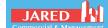
Demographics data derived from AlphaMap

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,837	33,630	60,375
Average Age	41	42	44
Average Age (Male)	39	41	43
Average Age (Female)	42	43	45
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,601	13,628	24,641
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,717	\$78,151	\$78,879
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Union City Hurley	Highlandville	Oldf For Lease Chadwick
413 (176) 248 Galena 173	Spokane Saddlebrooke	125
Reeds Sp (76)	Walnut Shade	1804
Kimberling City	Branson Hollister	orsyth Kissee Mills (76) (160)
Lampe	65	Cedarcreek
Blue Eye 21 Urbanette	Omaha Omaha	14
Green Forest	Lick Branch	Willis Hopewell 7 Bergman
Google	Alpena	Map data ©2025 Google

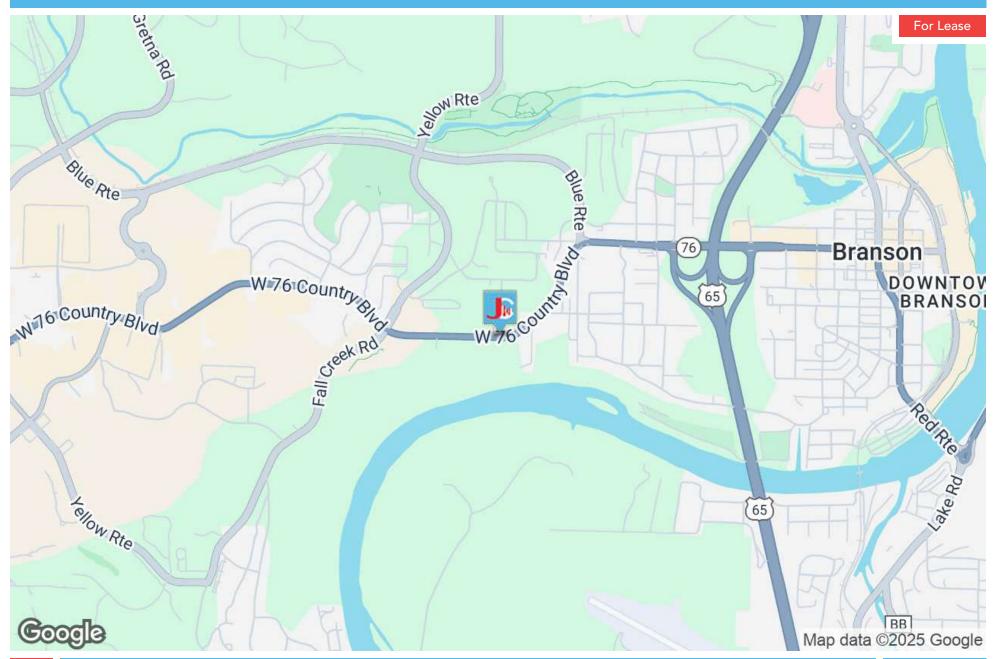
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LOCATION MAP



2870 S Ingram Mill Rd |

Springfield, MO 65804

417.877.7900

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For Lease



DAVID HAVENS

Senior Broker

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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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1201 W 76 COUNTRY BLVD, BRANSON, MO 65616



For Lease



CURTIS JARED

President & CEO

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EDUCATION

BA - Drury University Real Estate License

MEMBERSHIPS

BOMA International ICSC Missouri Realtors National Association of Realtors

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