

# South Pointe Center



1487 - 1451 W SOUTH ST, OZARK, MO 65721

COVER PAGE

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

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



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.





### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$20.00 SF/yr (NNN) |
| Building Size:   | 15,000 SF           |
| Available SF:    | 1,500 - 3,000 SF    |
| Lot Size:        | 1.73 Acres          |
| Number of Units: | 8                   |
| Price / SF:      | \$0.00              |
| Year Built:      | 2006                |
| Zoning:          | Commercial          |
| Market:          | Ozark, MO           |

### PROPERTY OVERVIEW

Experience the epitome of convenience at 1487 - 1451 W South St, Ozark, MO, 65721. This premier commercial property offers unparalleled visibility, with great access and 92 parking spaces to ensure a seamless experience for your customers. Benefit from the high traffic counts and the close proximity to U.S. Hwy 65, bringing a steady stream of potential customers to your doorstep. Don't miss the opportunity to establish your business in this prime location, where every feature has been carefully designed to enhance your success. Elevate your business presence and operations at this exceptional leasing opportunity. Estimated Retail NNN = \$4.00

### PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- 92 Parking Spaces.
- High Traffic Counts.
- Close proximity to U.S. Hwy 65.



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LEASE SPACES

For Lease



## LEASE INFORMATION

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable    |
| Total Space: | 1,500 - 3,000 SF | Lease Rate: | \$20.00 SF/yr |

## AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|-------|-----------|------------------|------------|---------------|-------------|
| 1467  | Available | 1,500 - 3,000 SF | NNN        | \$20.00 SF/yr | In-Line.    |
| 1459  | Available | 1,500 - 3,000 SF | NNN        | \$20.00 SF/yr | In-Line.    |

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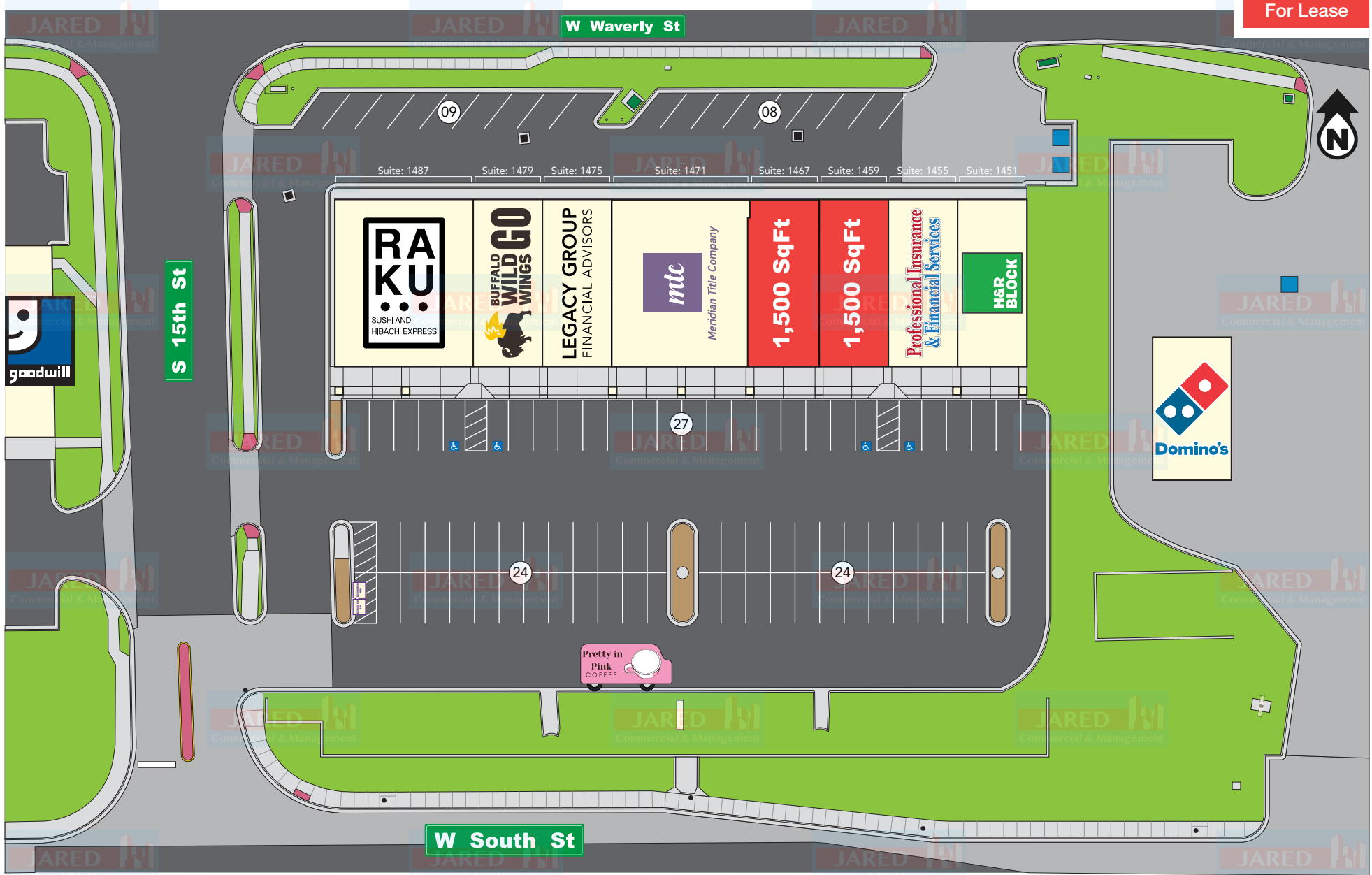
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SITE PLAN

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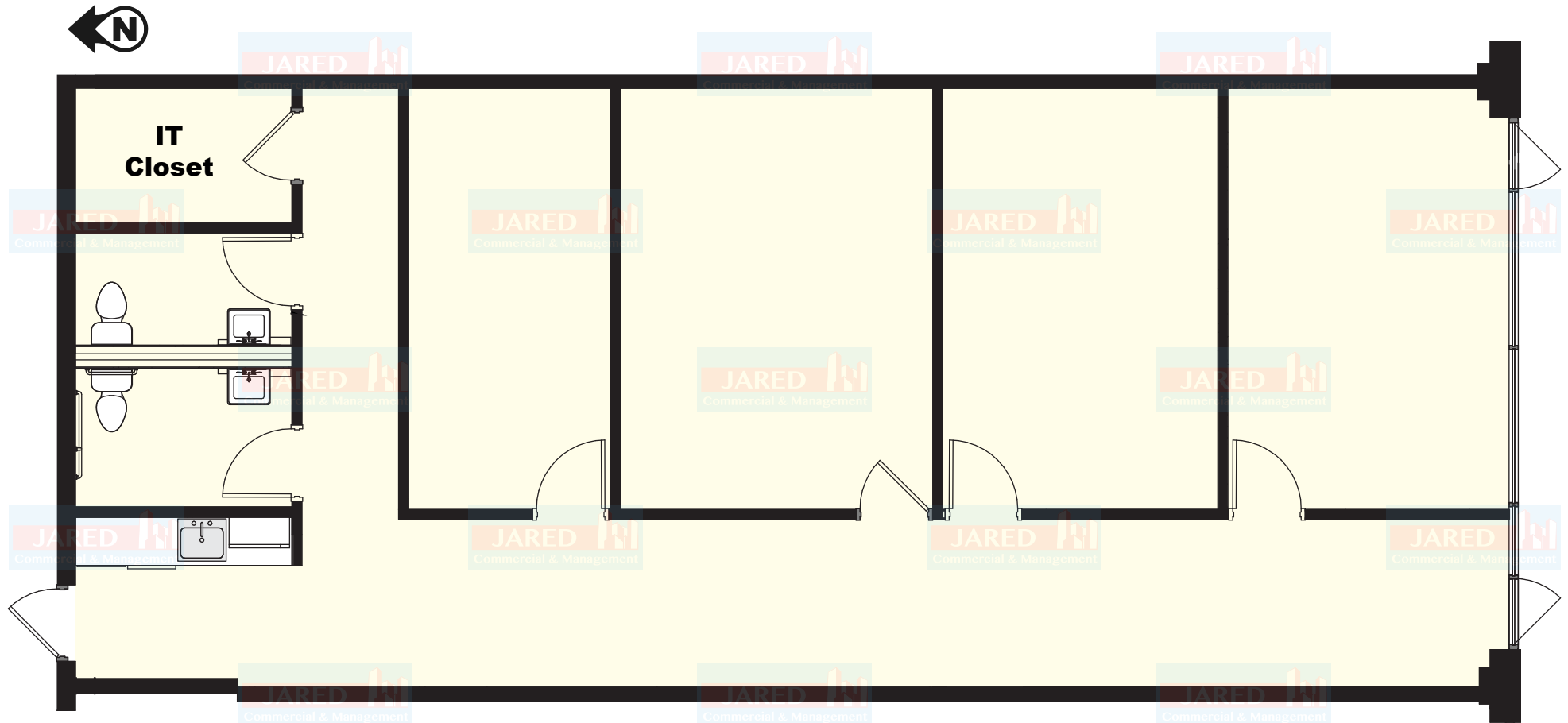


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SUITE 1467 - FLOOR PLAN



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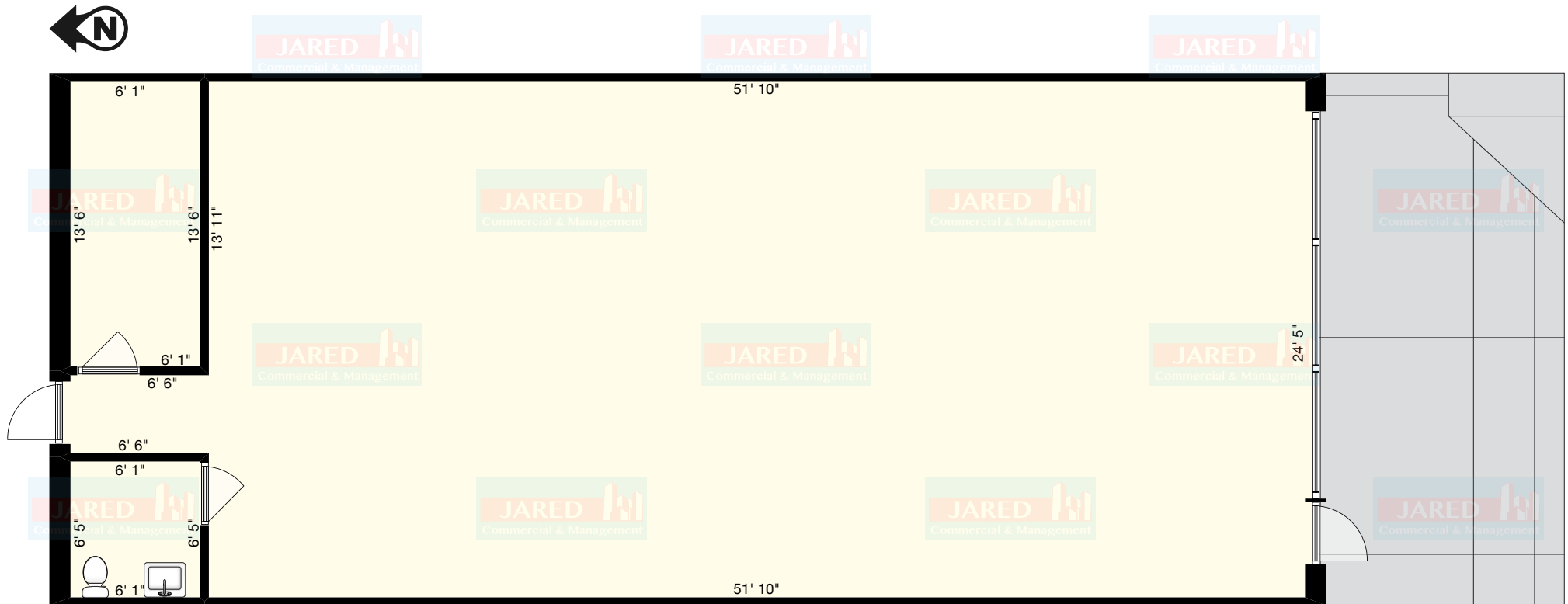
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SUITE 1459 - FLOOR PLAN

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RETAILER MAP

For Lease



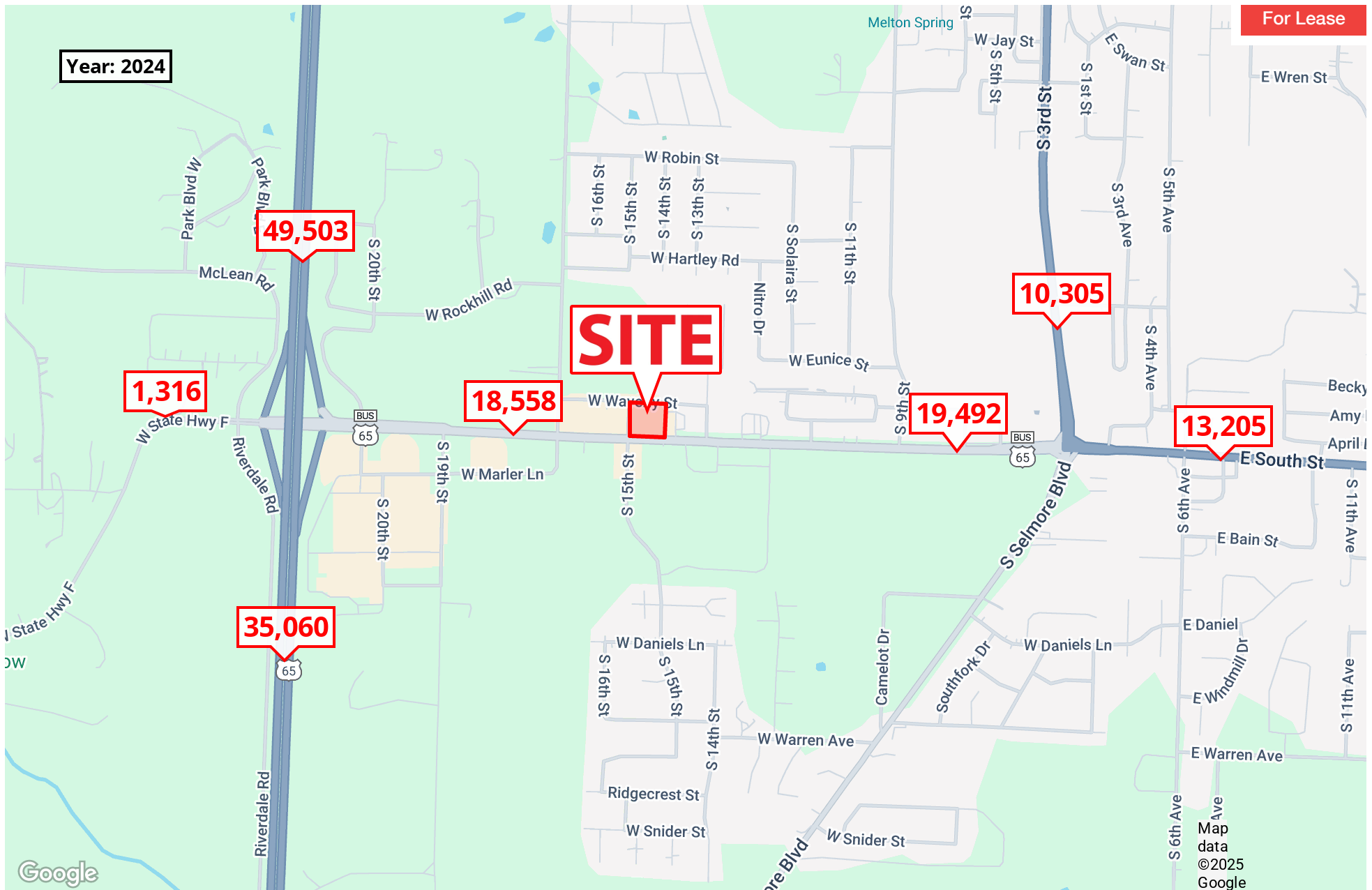


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## TRAFFIC COUNT MAP



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## DEMOGRAPHICS MAP & REPORT

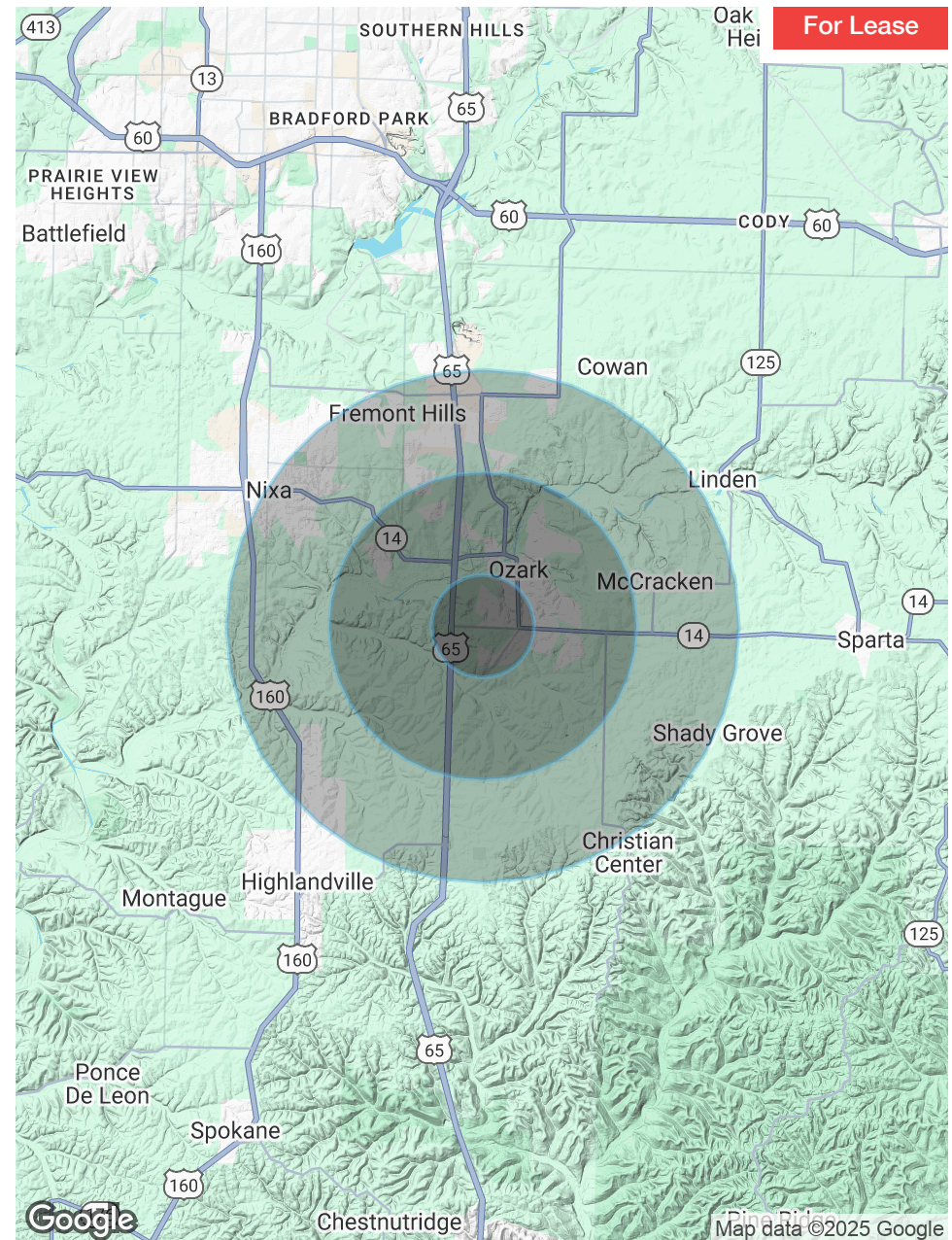
### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,409  | 16,902  | 38,229  |
| Average Age          | 37.9   | 37.6    | 37.7    |
| Average Age (Male)   | 36.3   | 37.3    | 36.6    |
| Average Age (Female) | 39.5   | 38.0    | 38.6    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,135     | 6,360     | 15,030    |
| # of Persons per HH | 3.0       | 2.7       | 2.5       |
| Average HH Income   | \$65,419  | \$67,508  | \$72,080  |
| Average House Value | \$151,936 | \$172,207 | \$191,270 |

\* Demographic data derived from 2020 ACS - US Census



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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.

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For Lease



## 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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