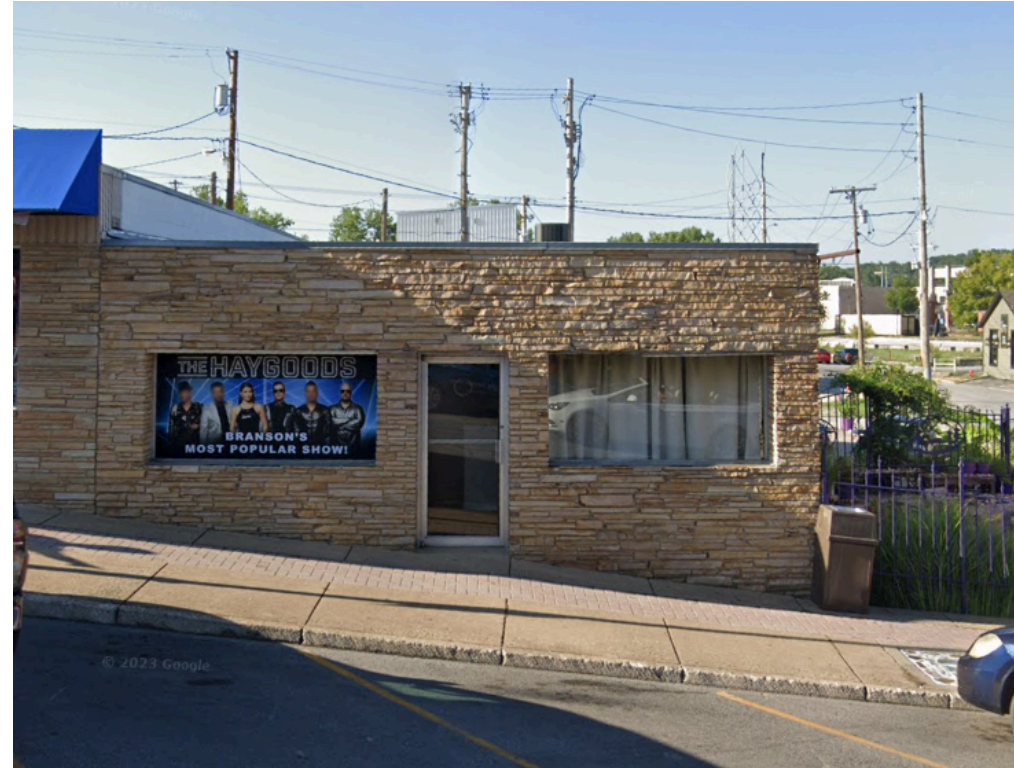


FOR LEASE

RETAIL / OFFICE - 2,197SF



119 E MAIN ST.

BRANSON, MO 65616

\$19/SF MOD. GROSS

Property Details

- High Pedestrian Foot Traffic Location
- Historic Downtown
- Adjacent to 95-Acre/1.8M SF Branson Landing
- 9 Million Annual Visitors - Branson, MO

For more information contact:

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FOR LEASE

SUMMARY



For Lease.

Now Available, in Perhaps the Highest Foot Traffic Corridor in the Area, is This 2,197 SF Space for a Retail or Office Use. Front Glass on the Facade of the Building for a Boutique or Artisan Retail Occupier. The Space is Currently Built-Out with General Office Infill with 4 Private Offices, Waiting/Reception Area, Restroom, and Patio Space.

Modified Gross Lease Structure With Tenant Contracting Utilities.

- Historic Downtown Branson Location
- 9,323 Average Monthly Visits Per Venue within 0.25 Mile Radius (Last 24 Months)
- Vast Array of Retailers & Traffic Drivers, Both National & Local
- Zoned “Downtown District”, City of Branson with Relaxed Use Regulations
- City of Branson Downtown “Streetscape” Project Has Already Completed Multiple Phases in Which it Aims to Provide Infrastructure Improvements to Downtown Through Revitalized Streets, Enhanced Accessibility, New Lighting & Landscaping, Safer Pedestrian Experiences, Improved Signage, and Increased Efficiency



Demographics

	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	17.2k	27.1k	47.5k
MEDIAN HOUSEHOLD INCOME	\$57.4k	\$59.8k	\$58.9k

FOR LEASE

DOWNTOWN AMENITIES



FOR LEASE

AERIAL



Hilton



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