



LAND FOR SALE AND LEASE

**2.48 ACRES
GENERAL
RETAIL
FOR SALE
OR LEASE
ON HWY 60**

352 E US HWY 60
Republic, MO 65738

Presented By
GERALD ZAMORA
Broker / Advisor
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PROPERTY DESCRIPTION

Thank you for looking at the 2.48 acre lot FOR LEASE on US HWY 60 in Republic, MO. Development opportunity for Retail / Office. Zoned General Commercial. 2023 Tax \$3,108.53. 665' Highway frontage. For Sale at \$1,350,000 For Lease at \$8,500 per month NNN.

Please contact the Listing Agent for details.

LOCATION DESCRIPTION

Neighboring Businesses include Dollar General, DQ Grill, Ozarks Screen Printing, Rocco's Italian Kitchen, Village Inn, McAlister's Deli, Taco Bell, and many other local and national companies

OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	\$8,500.00 per month (NNN)
Available SF:	108,028 SF
Lot Size:	2.48 Acres
Market:	Republic
Zoning:	General Commercial
APN:	1720314011

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,147	8,304	27,104
Total Population	2,905	21,129	69,585
Average HH Income	\$55,900	\$56,524	\$62,165





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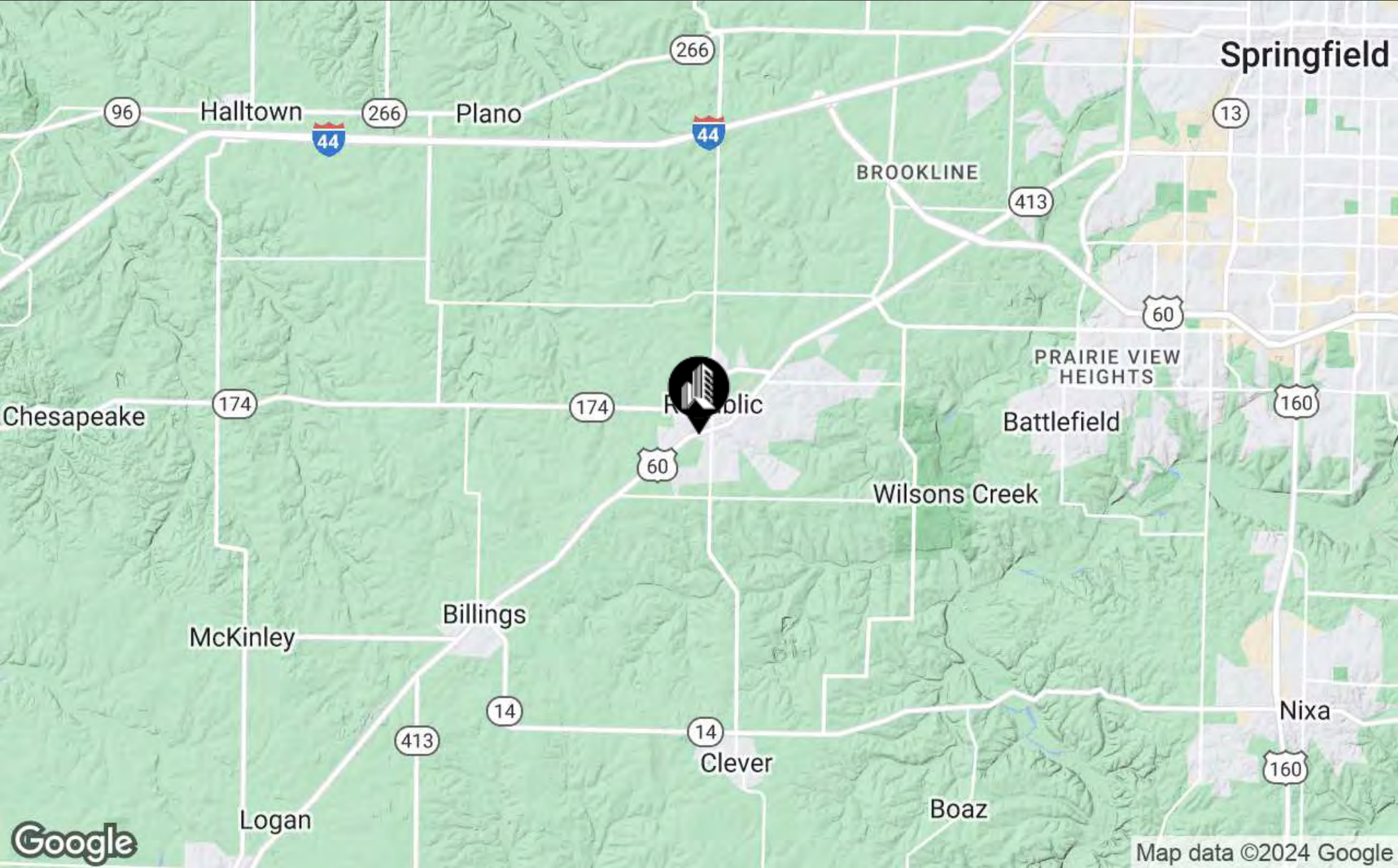
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Google

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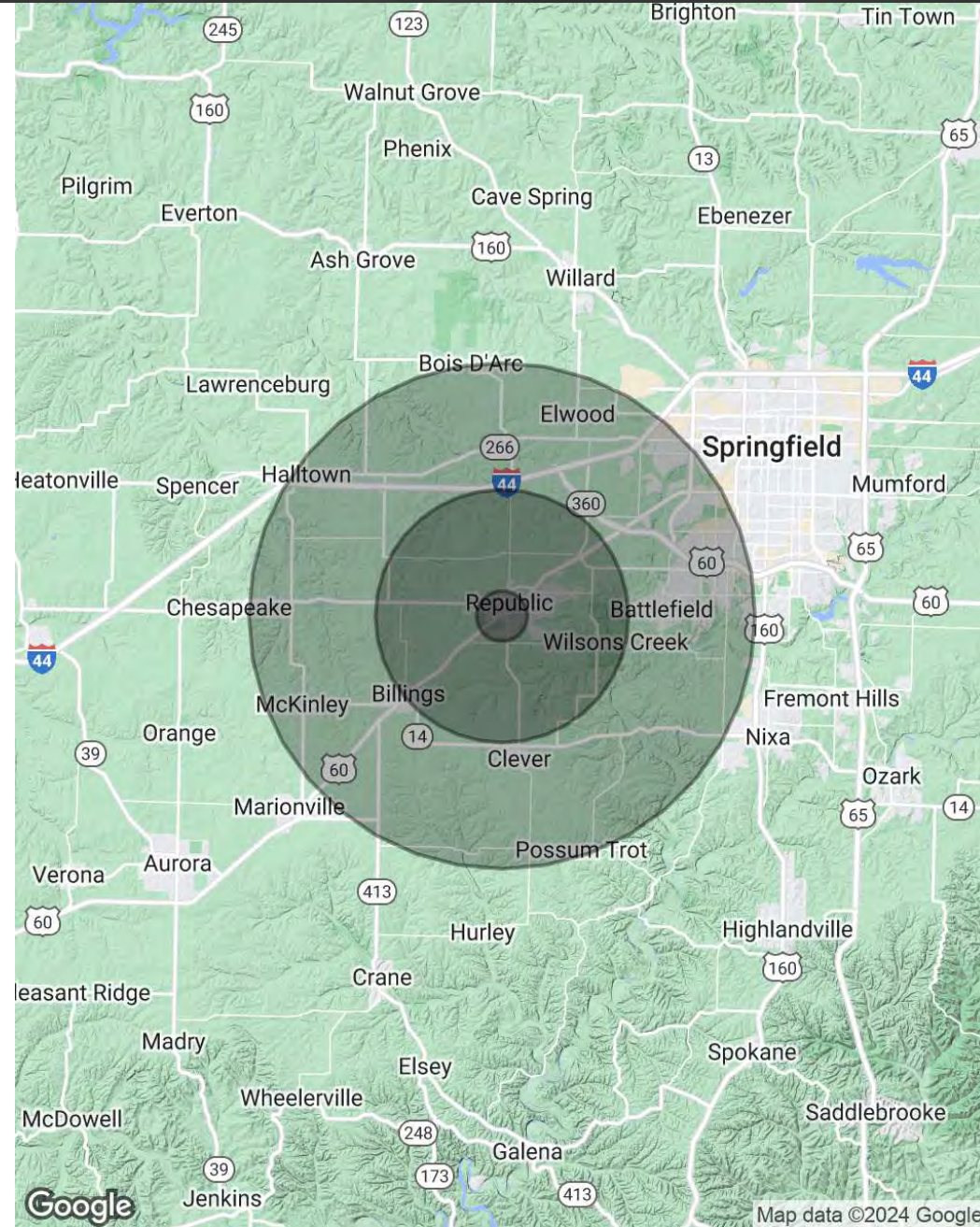
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,905	21,129	69,585
Average Age	34.1	34.7	35.5
Average Age (Male)	33.7	34.6	35.0
Average Age (Female)	34.6	34.8	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,147	8,304	27,104
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$55,900	\$56,524	\$62,165
Average House Value	\$132,623	\$141,947	\$152,760

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

- 2021 Trusted Advisers Commercial Realtor
- 2022 CoStar POWERBROKER Top Broker Winner
- 2023 CREXI Platinum Broker Award Winner
- 2023 CoStar Power Broker - Zamora Real Estate

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PLEASE READ THE FOLLOWING

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