



For Lease



For more information please contact:

**Curtis Jared**

President & CEO

417.877.7900 x111

[cjared@jaredmanagement.com](mailto:cjared@jaredmanagement.com)

**David Havens**

Senior Broker

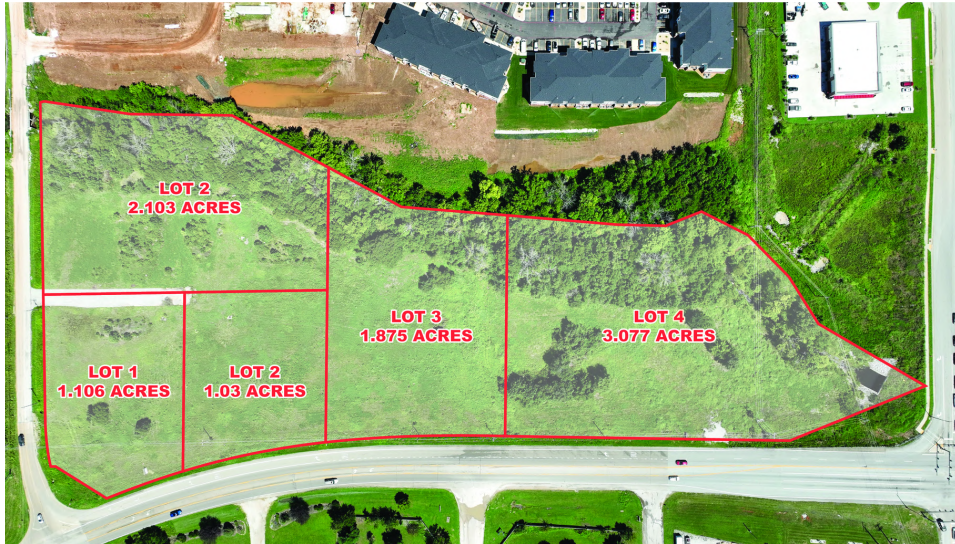
417.877.7900 x101

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)





For Lease



### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	44,871 - 134,033 SF
Lot Size:	5 Acres

### PROPERTY OVERVIEW

Retail ready pad sites ground lease or build to suit lease.

### PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- High Traffic Counts.
- Close Proximity to Hwy 65.

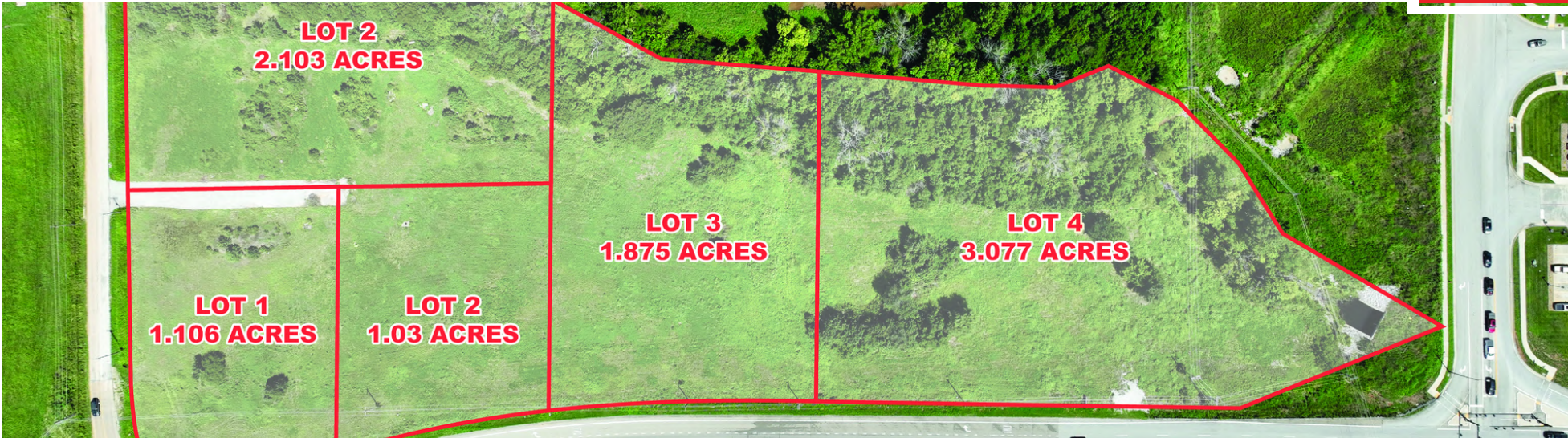




STATE HWY CC, OZARK, MO 65721

LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN

Lease Term: Negotiable

Total Space: 44,871 - 134,033 SF

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lot 1	Available	48,177 SF	NNN	Negotiable	Corner Lot.
Lot 2	Available	44,871 SF	NNN	Negotiable	Front Lot.
Lot 3	Available	81,692 SF	NNN	Negotiable	Front Lot.
Lot 4	Available	134,033 SF	NNN	Negotiable	Corner Lot.
Lot 5	Available	91,618 SF	NNN	Negotiable	Back Lot.

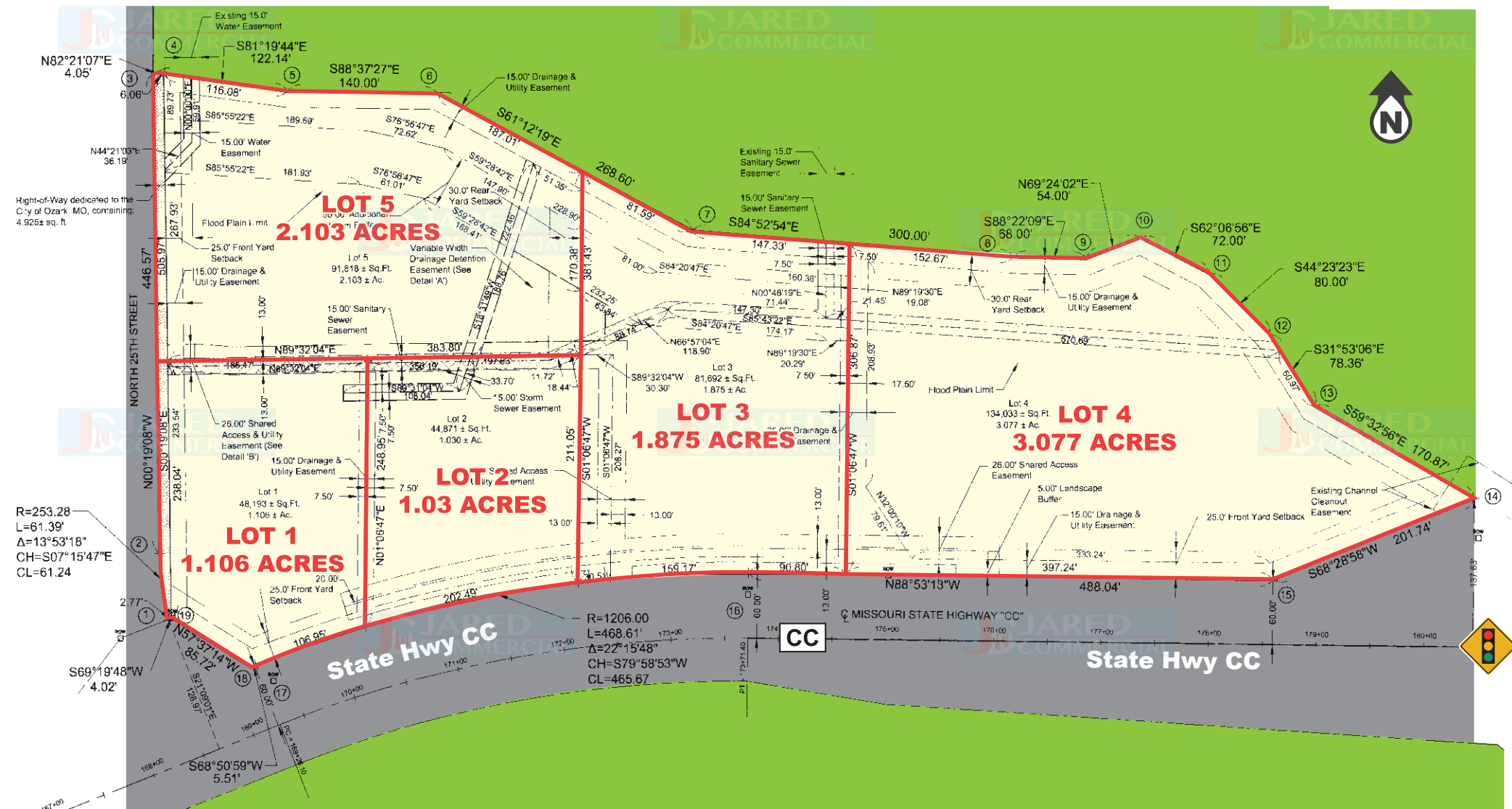
# Deerbrook South



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SITE PLAN

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.







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ADDITIONAL PHOTOS

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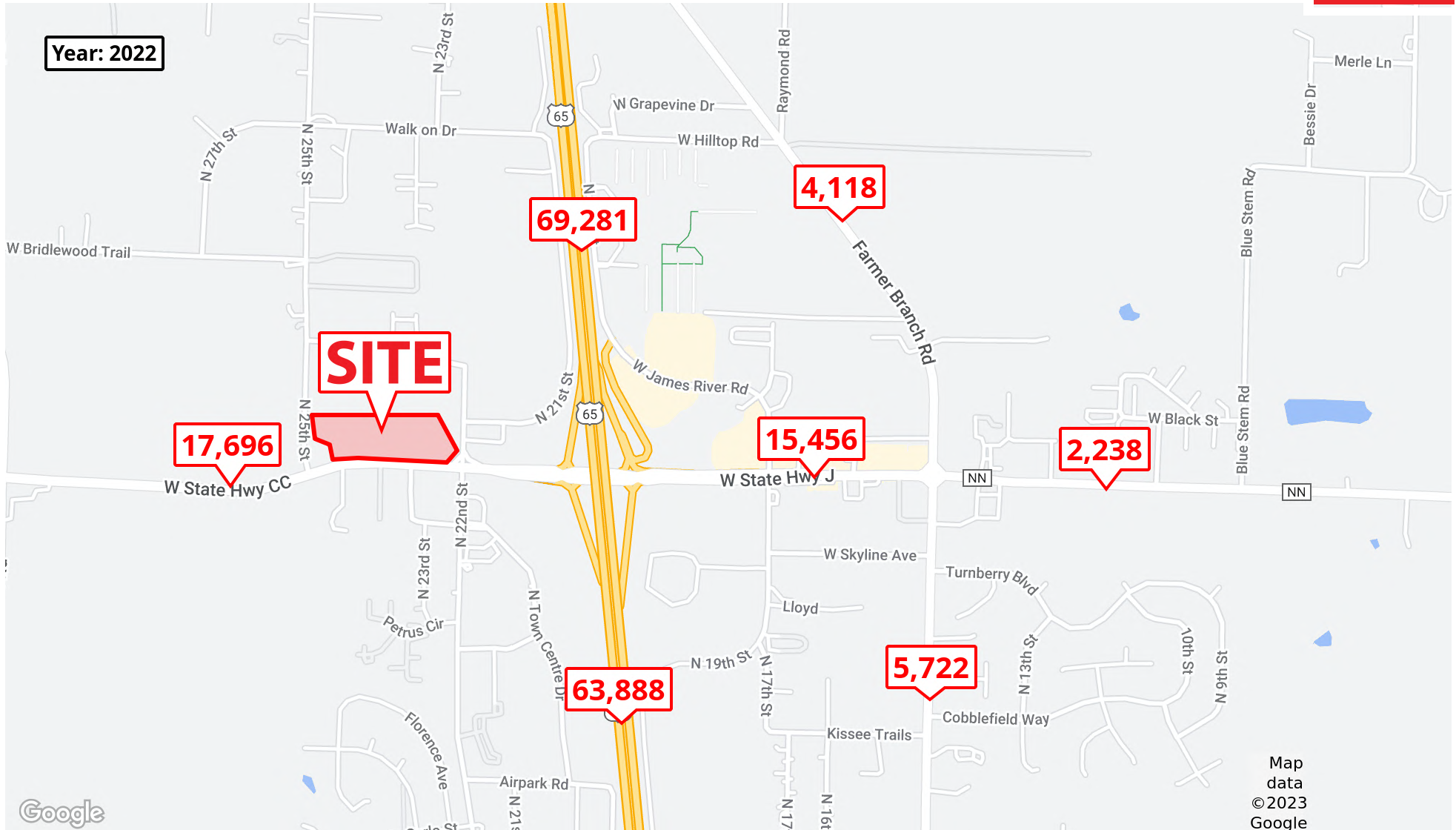
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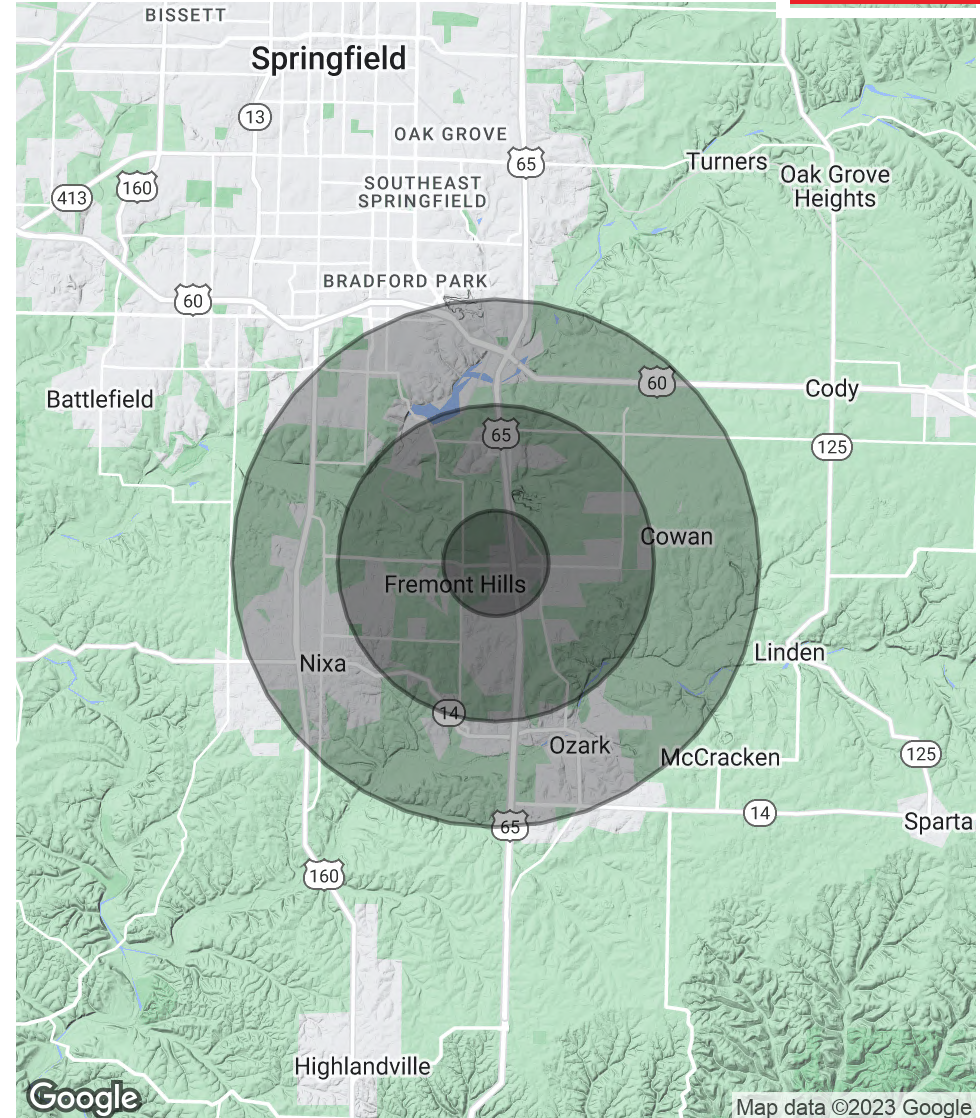
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,420	22,725	64,321
Average Age	36.8	37.1	39.7
Average Age (Male)	34.2	36.1	37.5
Average Age (Female)	40.1	37.8	40.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,084	8,922	26,003
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$66,362	\$89,947	\$83,442
Average House Value	\$187,014	\$226,297	\$212,364

\* Demographic data derived from 2020 ACS - US Census







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ADVISOR BIO

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## CURTIS JARED

President & CEO

[cjared@jaredmanagement.com](mailto:cjared@jaredmanagement.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

**Jared Commercial**  
2870 S Ingram Mill Rd Ste A  
Springfield, MO 65804  
417.877.7900





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ADVISOR BIO

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## DAVID HAVENS

Senior Broker

[dhavens@jaredcommercial.com](mailto: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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