

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

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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.

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EXECUTIVE SUMMARY

For Lease



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	28,294 SF
Available SF:	1,528 SF
Lot Size:	5.07 Acres
Number of Units:	10
Year Built:	2011
Zoning:	Commercial
Market:	Ozark, MO

PROPERTY OVERVIEW

Welcome to Ozark Town Center III, an exceptional retail destination nestled in the heart of Ozark, Missouri. With a prime location and anchored by Five Below & Maurices, our strip center stands as a hub of retail activity that caters to the needs and desires of the local community. NNN = \$4.10

PROPERTY HIGHLIGHTS

- Close proximity to Highway 65.
- 165 parking Spaces.
- Located in the Ozark Town Center development.
- High traffic area & Great visibility.
- Development Anchored by Walmart & Lowes.

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,528 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1942	Available	1,528 SF	NNN	\$20.00 SF/yr	In-Line.

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ADDITIONAL PHOTOS

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SITE PLAN

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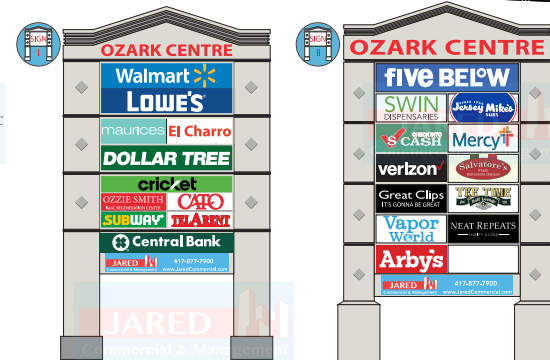
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DEVELOPMENT SITE PLAN

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5.06 Acres



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JARED Commercial & Management

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RETAILER MAP

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Google

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OTC_III TRAFFIC COUNT MAP

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DEMOGRAPHICS MAP & REPORT

For Lease

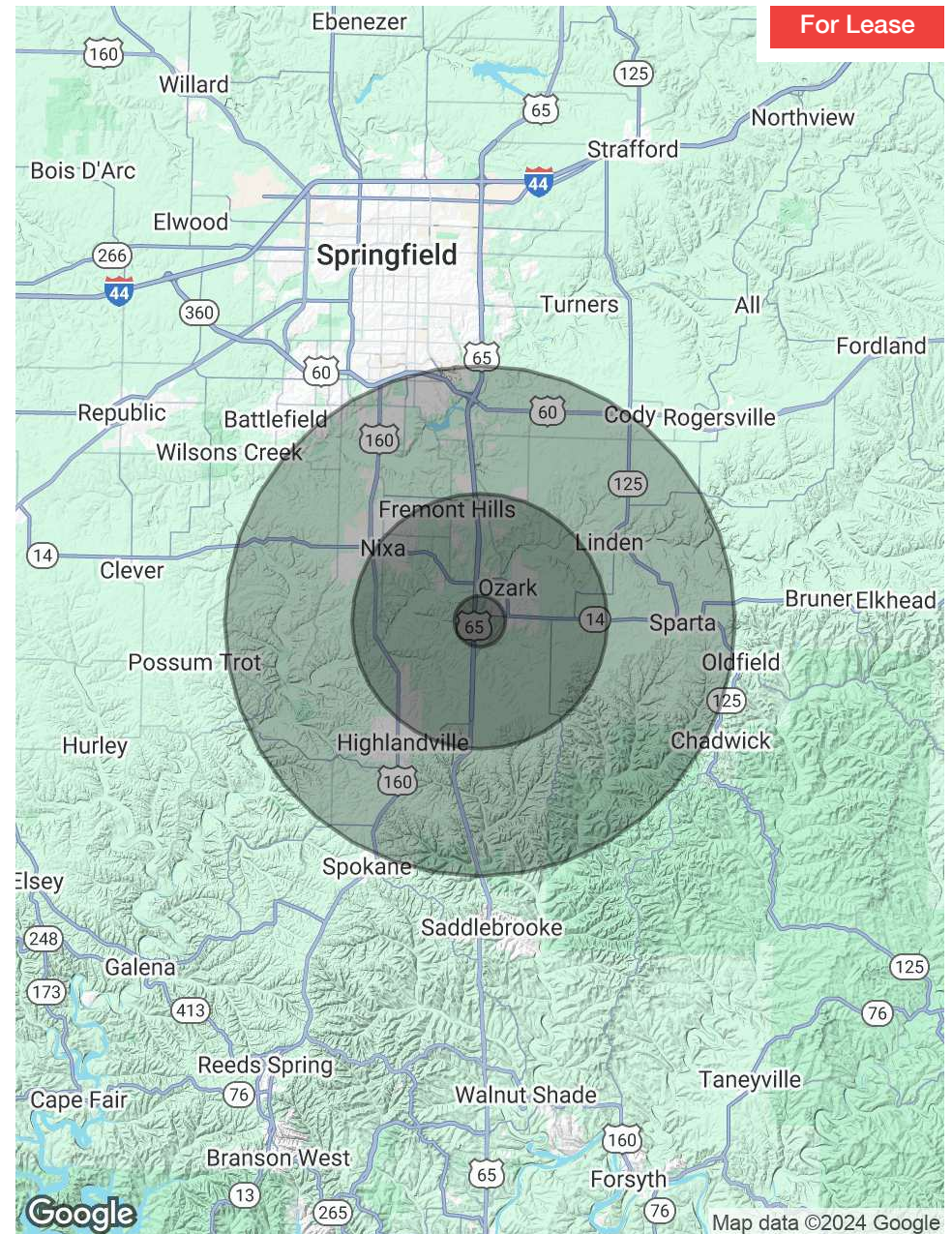
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,003	29,349	95,577
Average Age	34.6	34.9	37.6
Average Age (Male)	33.9	33.9	36.6
Average Age (Female)	35.3	35.7	38.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	395	11,374	37,624
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$51,148	\$62,693	\$72,600
Average House Value		\$180,960	\$218,681

2020 American Community Survey (ACS)



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ADVISOR BIO

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.

Jared Commercial
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
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ADVISOR BIO

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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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