

Lebanon Marketplace II



1525-1585 S JEFFERSON AVE, LEBANON, MO 65536

PROPERTY SUMMARY

For Lease



PROPERTY DESCRIPTION

Discover the perfect location for your business at 1525-1585 S Jefferson Ave in Lebanon, MO. This prime commercial property offers unparalleled visibility from I-44, ensuring your business will be easily seen by countless passersby. With its close proximity to I-44 and location on Lebanon's main thoroughfare, this property guarantees a high level of visibility and accessibility for your customers. The shadow anchoring by Tractor Supply & Harbor Freight adds an additional draw for potential customers. Plus, with 232+ parking spaces, your patrons will always find convenient parking. Don't miss this exceptional opportunity to lease a space that combines visibility, accessibility, and ample parking for the success of your business.

PROPERTY HIGHLIGHTS

- Close Proximity to I-44
- Visibility from I-44.
- Located on Lebanon's main thoroughfare.
- Shadow Anchored by Tractor Supply & Harbor Freight.
- 232+ Parking Spaces.

OFFERING SUMMARY

Lease Rate:	\$30.00 - 35.00 SF/yr (NNN)
Number of Units:	22
Available SF:	2,004 - 87,120 SF
Lot Size:	2 Acres
Building Size:	13,321 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,739	8,462	11,775
Total Population	16,450	21,070	29,610
Average HH Income	\$64,645	\$68,413	\$70,813

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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.

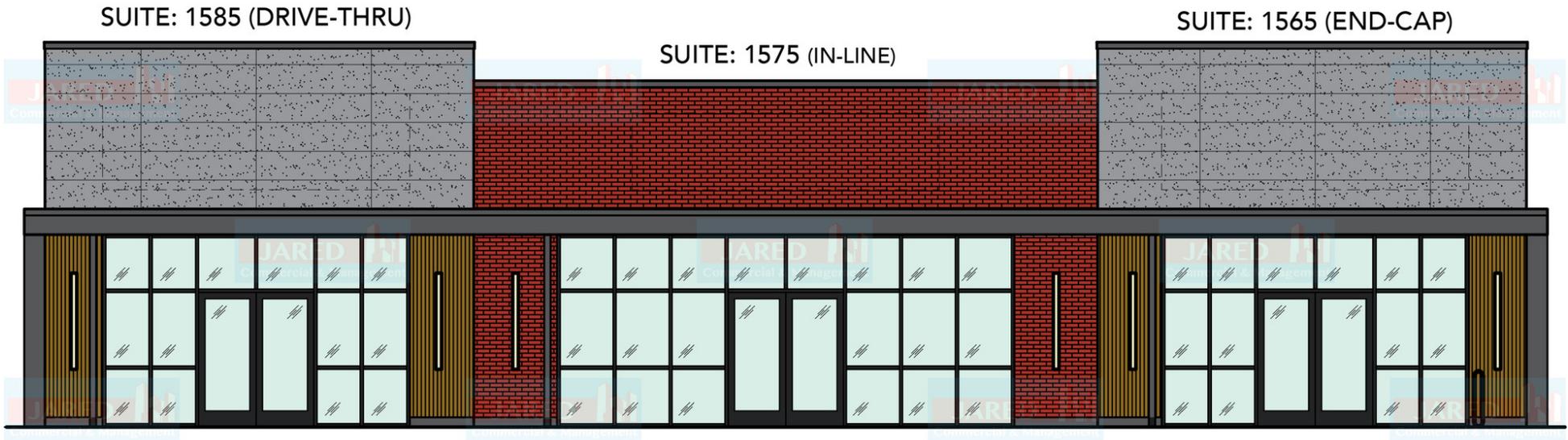
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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 2,004 - 87,120 SF Lease Rate: \$30.00 - \$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1585	Available	2,004 SF	NNN	\$30.00 - \$35.00 SF/yr	Drive-Thru.
1575	Available	2,104 SF	NNN	\$30.00 - \$35.00 SF/yr	In-Line.
1565	Available	2,004 SF	NNN	\$30.00 - \$35.00 SF/yr	End-Cap.
South Pad Site	Available	65,000 SF	NNN	Negotiable	Pad-Site.
North Pad Site	Available	87,120 SF	NNN	Negotiable	Build to Suite / Land Lease.

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SITE PLAN

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Commercial & Management

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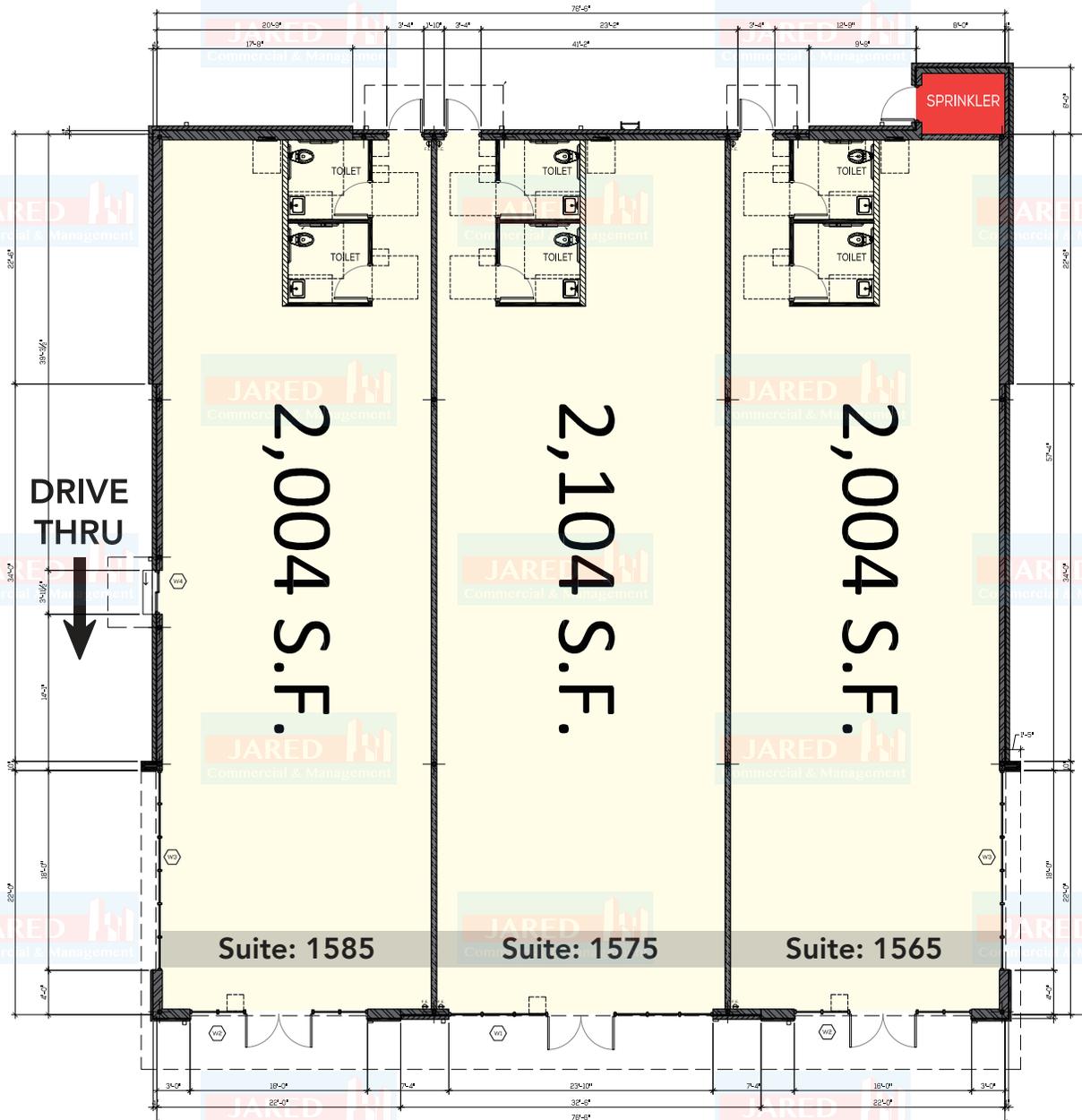
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FLOOR PLANS

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DEVELOPMENT SITE PLAN

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RETAILER MAP

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Google

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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

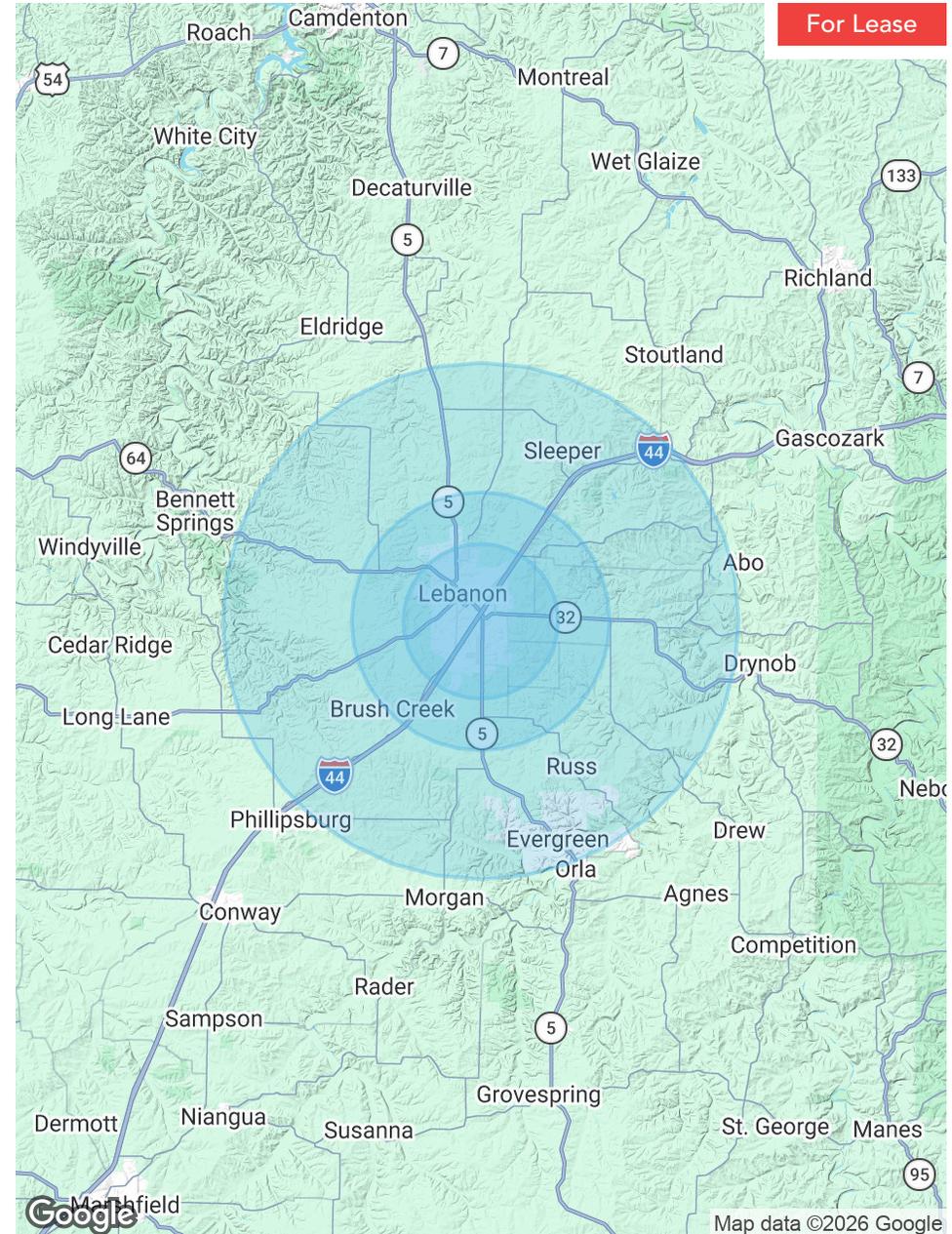
	3 MILES	5 MILES	10 MILES
Total Population	16,450	21,070	29,610
Average Age	39	40	41
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	6,739	8,462	11,775
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$64,645	\$68,413	\$70,813
Average House Value	\$164,529	\$173,872	\$185,167

Demographics data derived from AlphaMap

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For Lease



DAVID HAVENS

Senior Broker

Direct: 417.877.7900 x101 **Cell:** 417.350.4771
dhavens@jaredcommercial.com

MO #2015037234



CURTIS JARED

President & CEO

Direct: 417.877.7900 x111 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985