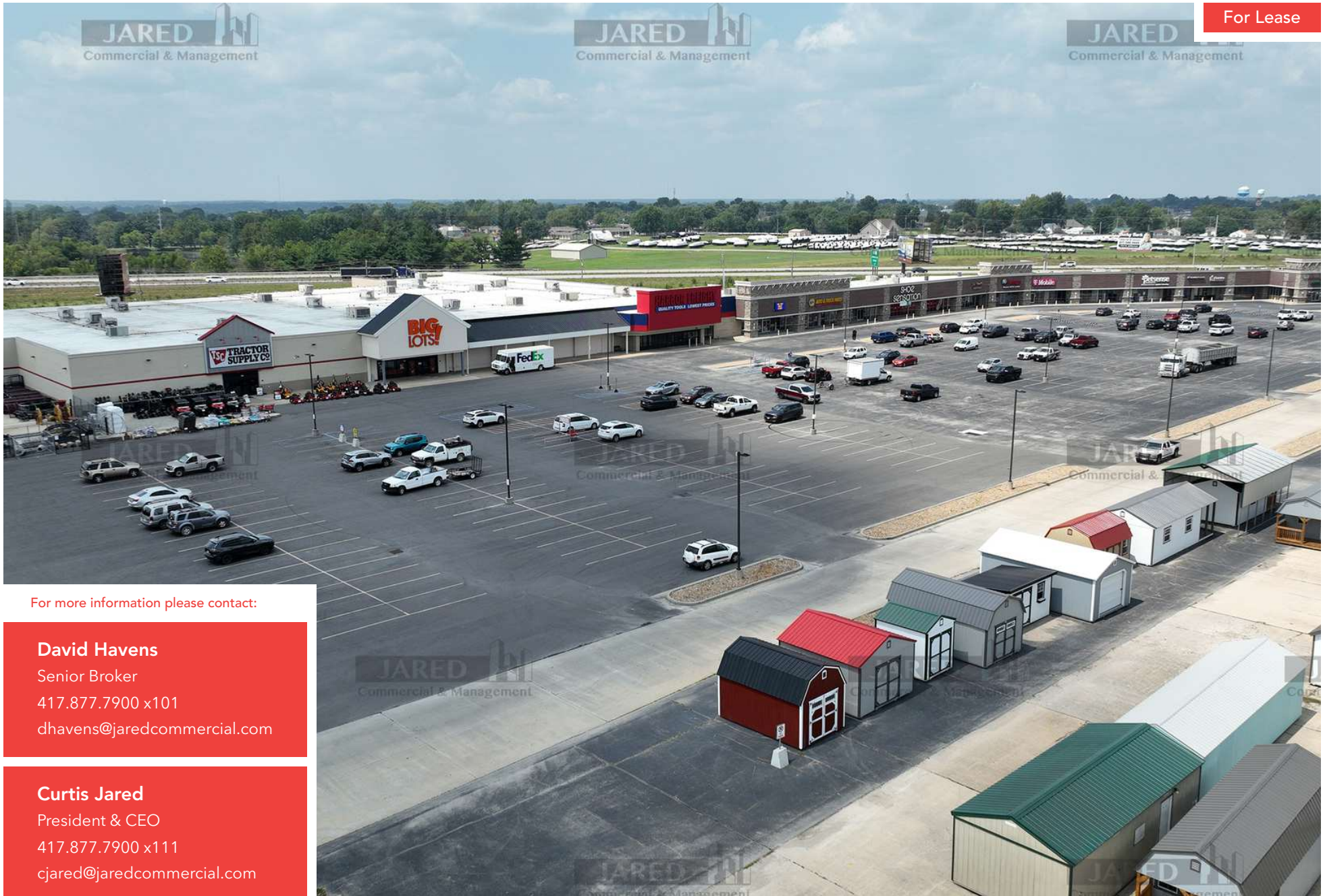


Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

PROPERTY SUMMARY

For Lease



PROPERTY DESCRIPTION

Introducing a premier leasing opportunity at 1701 - 1694 S Southdale Dr, Lebanon, MO, 65536. This prime commercial property offers unmatched visibility from I-44 and strategic positioning on Lebanon's main thoroughfare. With anchor tenants such as Tractor Supply and Harbor Freight Tools, the high-traffic location boasts 650+ parking spaces, providing exceptional convenience for customers and clients. Close proximity to I-44 ensures easy accessibility and heightened exposure for businesses. Discover an ideal space for success in a bustling commercial hub. Estimated NNN = \$2.50.

PROPERTY HIGHLIGHTS

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

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Number of Units: | 22 |
| Available SF: | 1,400 SF |
| Lot Size: | 20.87 Acres |
| Building Size: | 131,127 SF |

DEMOGRAPHICS

| | 5 MILES | 10 MILES | 15 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,579 | 7,980 | 11,421 |
| Total Population | 11,912 | 20,583 | 29,448 |
| Average HH Income | \$52,003 | \$53,294 | \$53,295 |

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.

Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,400 SF Lease Rate: \$18.00 SF/yr

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|------------|---------------|-------------|
| 1663 | Available | 1,400 SF | NNN | \$18.00 SF/yr | In-Line. |

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.

Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

SITE PLAN

For Lease



JARED Commercial & Management

JARED Commercial & Management

JARED Commercial & Management

JARED Commercial & Management

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com

JARED Commercial & Management

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.

Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

DEVELOPMENT SITE PLAN

For Lease



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.

Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

TRAFFIC COUNT MAP



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.

Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

DEMOGRAPHICS MAP & REPORT

POPULATION

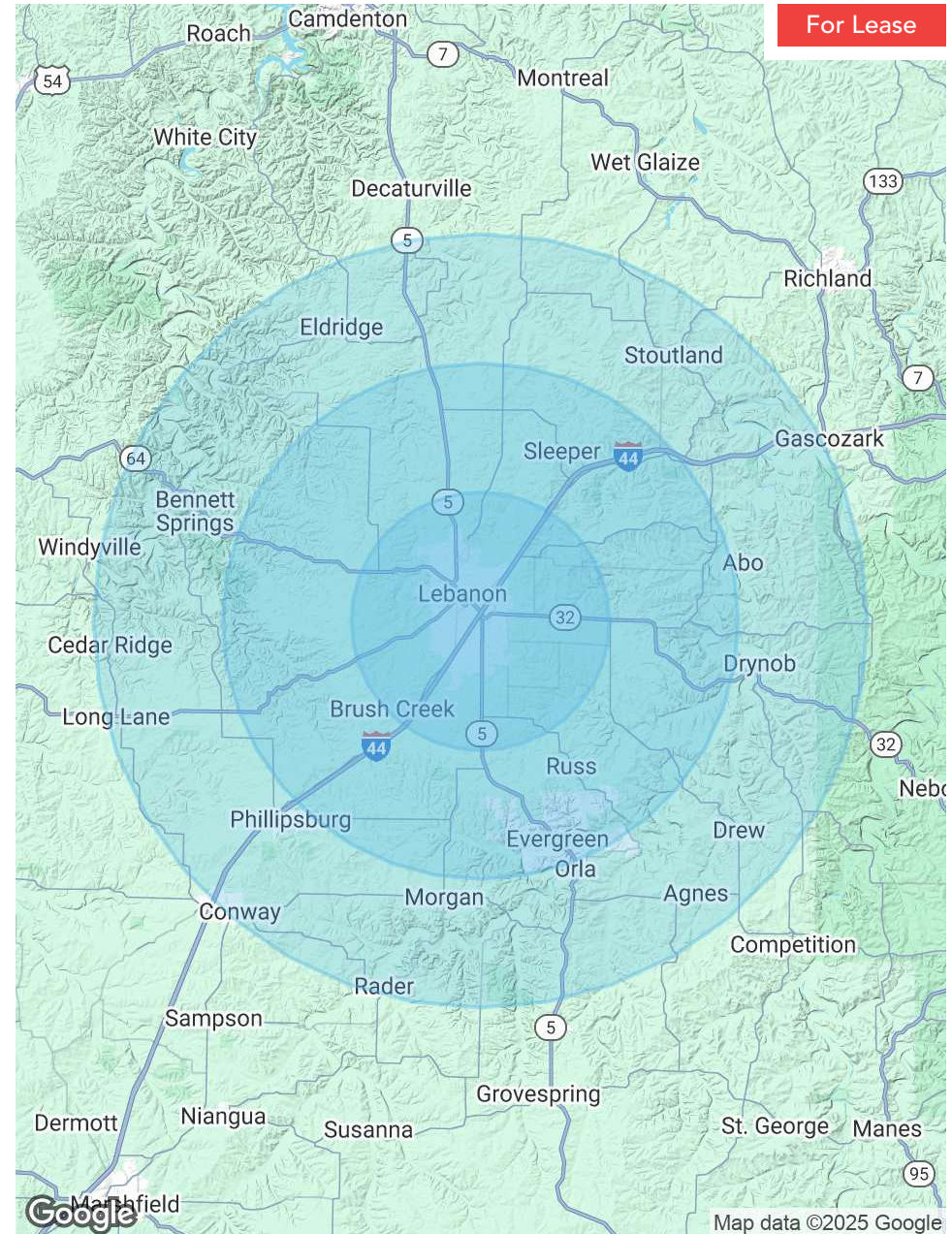
| | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population | 11,912 | 20,583 | 29,448 |
| Average Age | 38.8 | 39.6 | 39.5 |
| Average Age (Male) | 38.6 | 39.4 | 39.3 |
| Average Age (Female) | 39.1 | 40.0 | 40.0 |

HOUSEHOLDS & INCOME

| | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,579 | 7,980 | 11,421 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$52,003 | \$53,294 | \$53,295 |
| Average House Value | \$120,546 | \$108,548 | \$109,052 |

2020 American Community Survey (ACS)

For Lease



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.



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
417.877.7900

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.



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

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

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.