

# 60 / 125 Retail Ready Pad-sites



7900 US HIGHWAY 60, ROGERSVILLE, MO 65742

For Lease



For more information please contact:

**David Havens**

Senior Broker

417.877.7900 x101

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

**Curtis Jared**

President & CEO

417.877.7900 x111

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

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PROPERTY SUMMARY

For Lease



## PROPERTY DESCRIPTION

26.77 Acre Lot at the intersection of State Hwy 125 and Hwy 60 in Rogersville, MO.

## PROPERTY HIGHLIGHTS

- Easy access.
- Great highway visibility.
- Located on highway 60 and the corner of State Hwy 125.
- Close proximity to Rogersville high school & middle school.
- High traffic count.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,166,101 SF
Lot Size:	26.77 Acres

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	103	3,485	36,353
Total Population	250	8,785	88,308
Average HH Income	\$76,114	\$89,072	\$75,727

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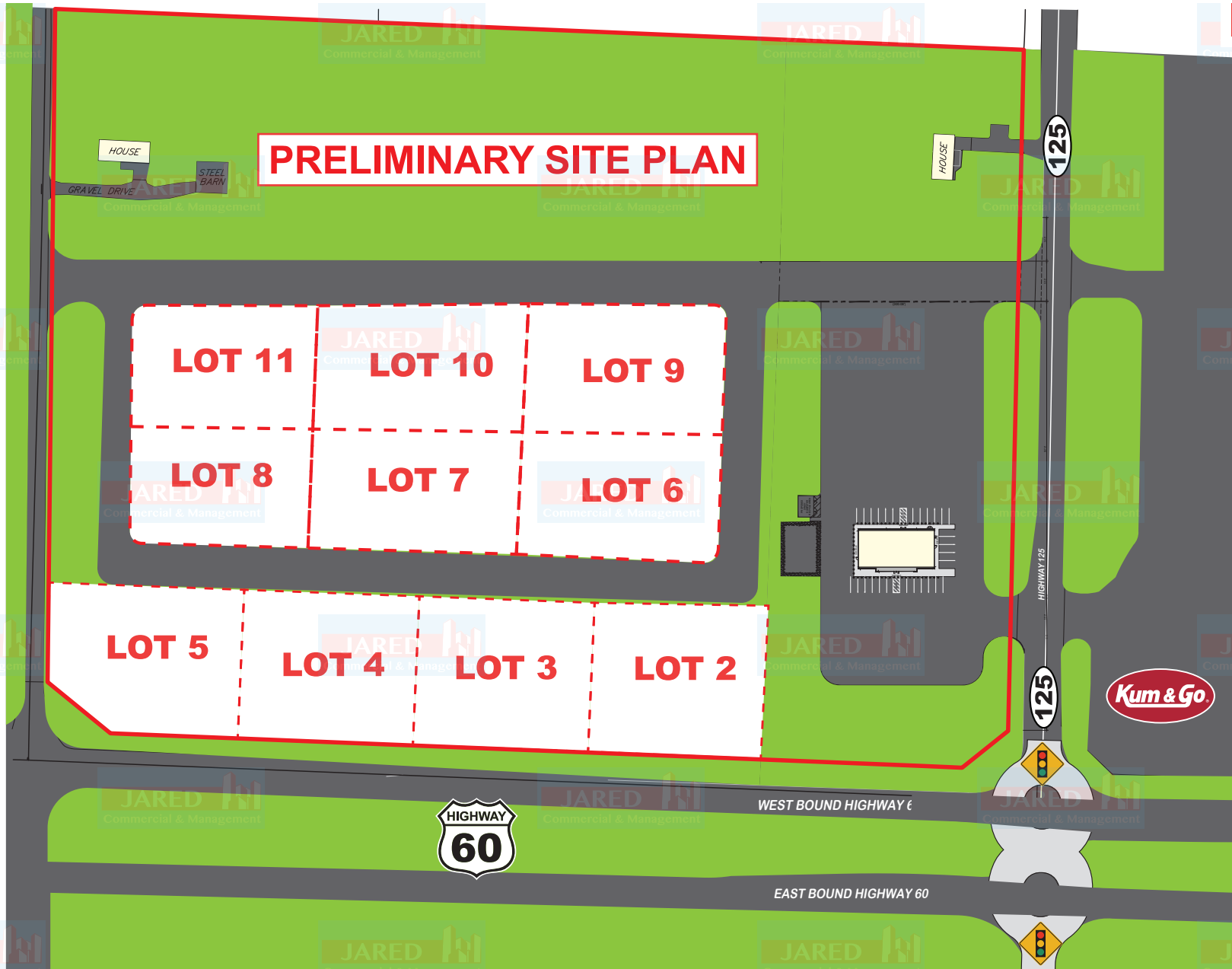
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SITE PLAN

For Lease



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LEASE SPACES



For Lease

## LEASE INFORMATION

Lease Type: NNN Lease Term: 60 months  
Total Space: 1,166,101 SF Lease Rate: Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
60 / 125 Retail Ready Pad-sites	Available	1,166,101 SF	NNN	Negotiable	Various Pad Sites.

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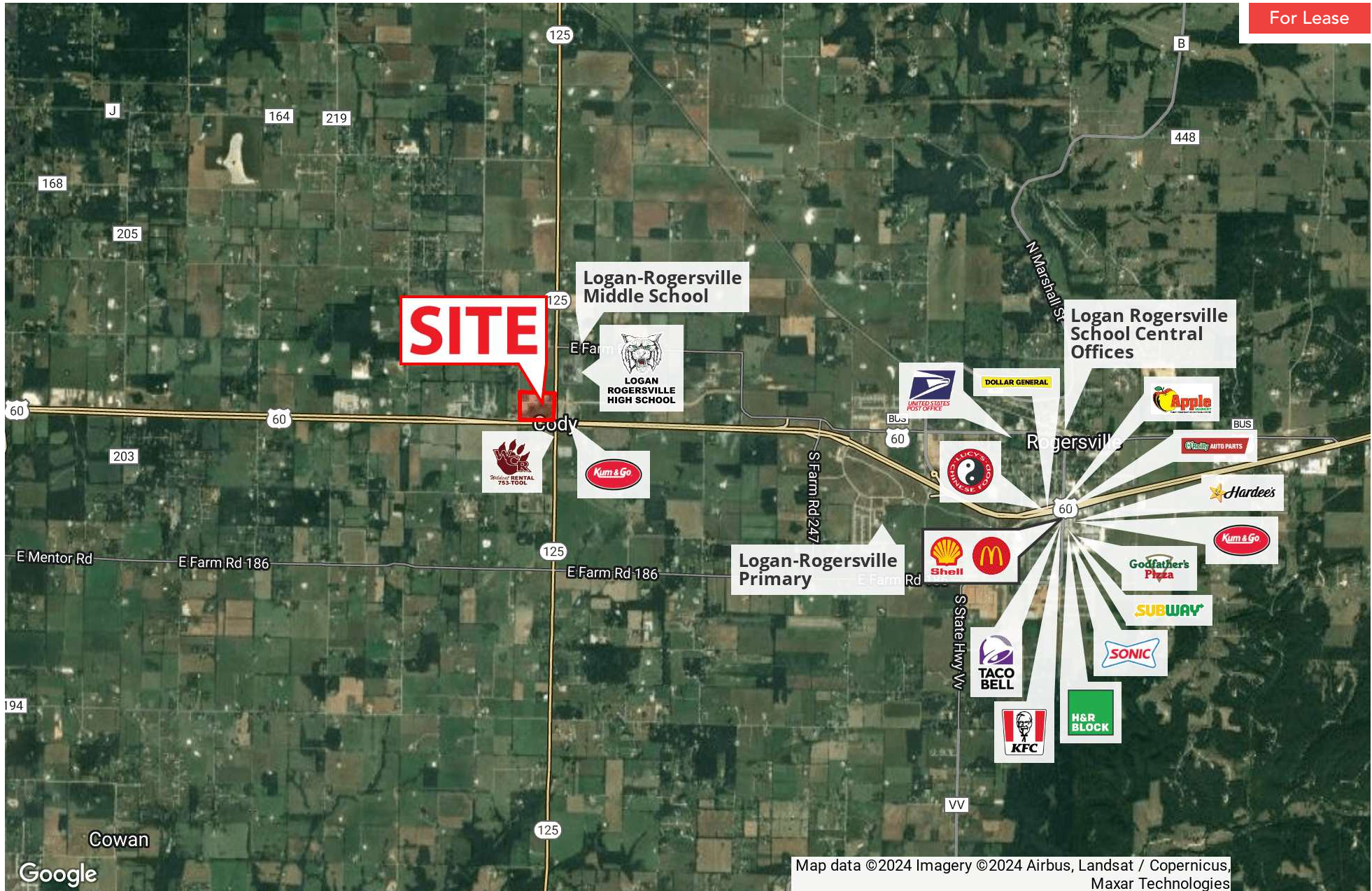
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RETAILER MAP

For Lease



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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TRAFFIC COUNT MAP



For Lease

**SITE**

27,993

5,087

28,681

4,581

Google

Map data ©2024 Google

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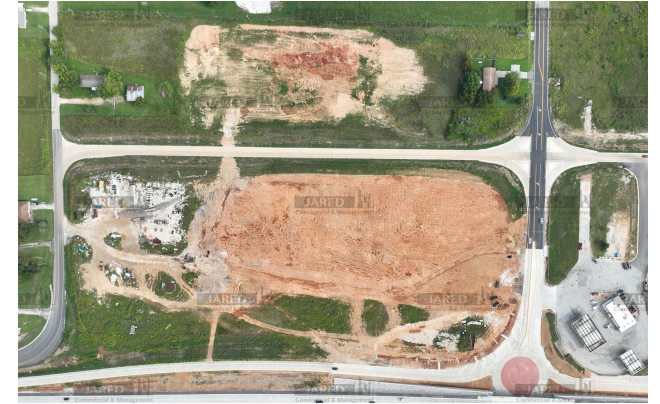
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ADDITIONAL PHOTOS



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## DEMOGRAPHICS MAP & REPORT

For Lease

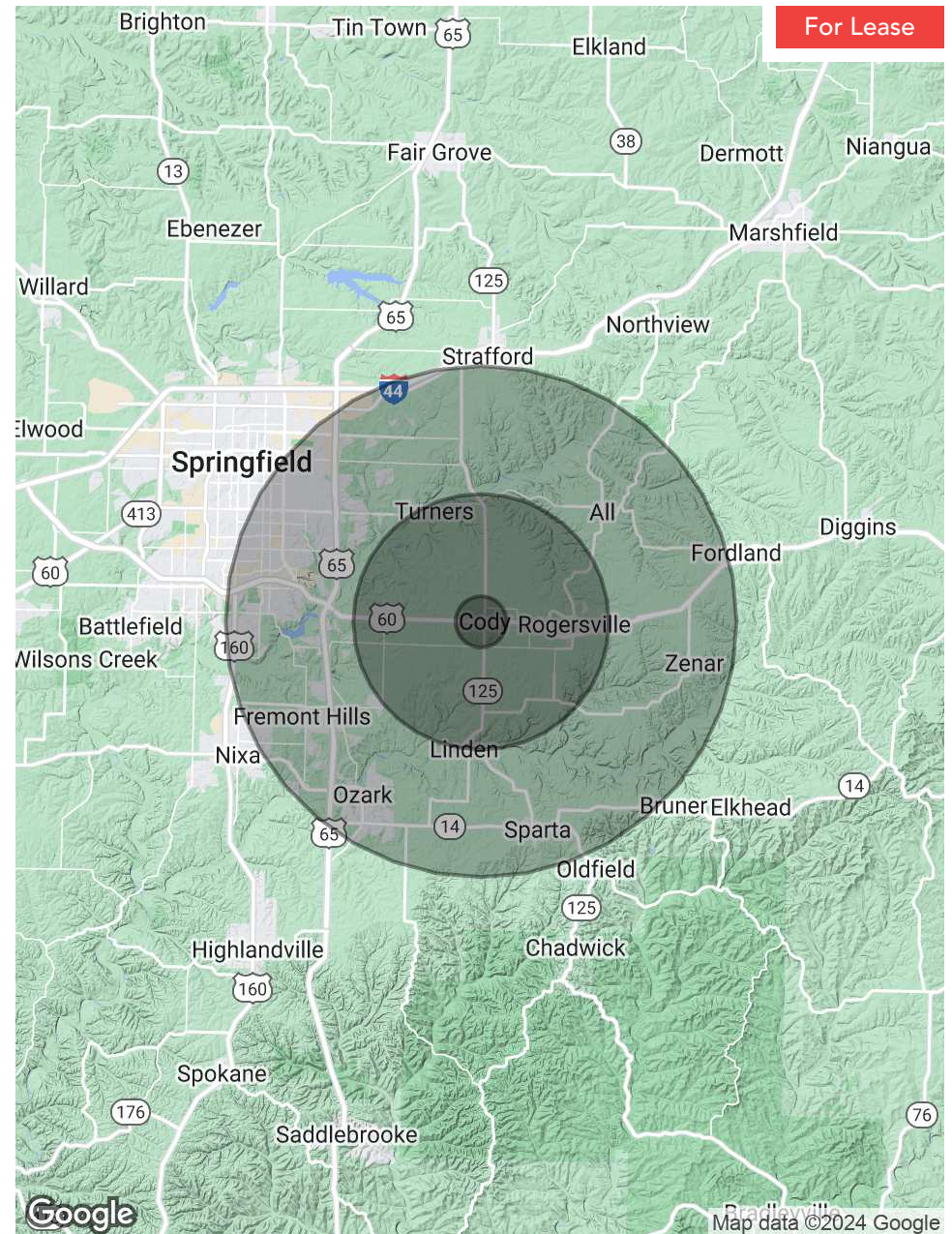
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	250	8,785	88,308
Average Age	44.3	43.0	39.9
Average Age (Male)	44.7	43.1	38.8
Average Age (Female)	44.1	43.2	40.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	103	3,485	36,353
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$76,114	\$89,072	\$75,727
Average House Value		\$293,895	\$226,810

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

417.877.7900

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ADVISOR BIO

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## CURTIS JARED

President & CEO

[cjared@jaredcommercial.com](mailto: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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