

FOR SALE

RETAIL OUT-PARCEL



5450 NORTH 12TH ST.

OZARK, MO, 65721

\$14.00 PER SF

Property Details

- Adjacent to Newly Approved 229-Acre Development
- Pad Ready
- Missouri's Fastest Growing MSA
- 30,959 SQFT

For more information contact:

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Summary:

Now available as an Exclusive Offering, is this pad-ready retail out-parcel is Missouri's fastest growing MSA, on perhaps its most desirable corridor. The trade area is aided by a newly approved 229 acre mixed-use development bringing 789 units. Additionally, the 30,959+/- square foot site is aided by other newer-constructed occupiers such as: Sonic, Dollar General, O'reilly Auto Parts, Tractor Supply Co., McDonald's, Culver's, Maverik, Taco Bell, 2024-built Flex Warehouse, 2026-proposed Waffle House, Under Construction Cox Rehabilitation Hospital, & 2026 Children's Mercy Pediatric Clinic.

The site's frontage street features 6,260 AADT (CoStar Data) with the City of Ozark planning to bolster the corridor between Highway 14 and West Highway J with the "Onward Ozark" project.

- Zoned C-2 "General Commercial"
- Existing Stormwater Infrastructure
- Corner Lot
- Signalized Intersection at HWY J / HWY NN
- Significant Exit on MO-65
- Christian County 119% Growth Last 10 Years (JobsEQ)
- Christian County 3.3% Unemployment Rate (JobsEQ)



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Approved Marabella Mixed-Use
Development
789 Units

**&
SITE**

Demographics

	2 MILE	5 MILE	10 MILE
2024 TOTAL POPULATION	11,766	55,973	225,071
AVG. HOUSEHOLD INCOME	\$91,253	\$97,455	\$84,284

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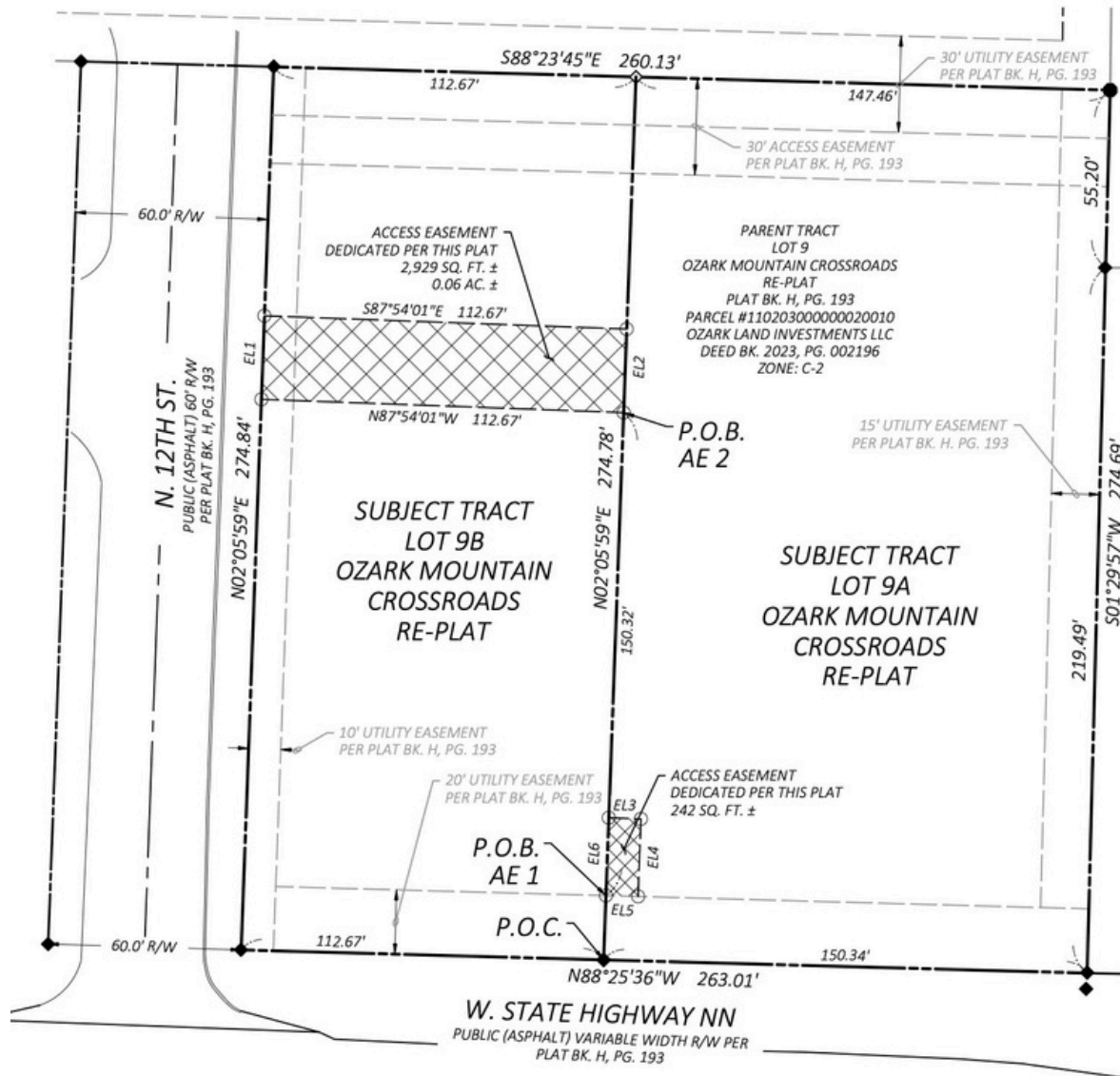
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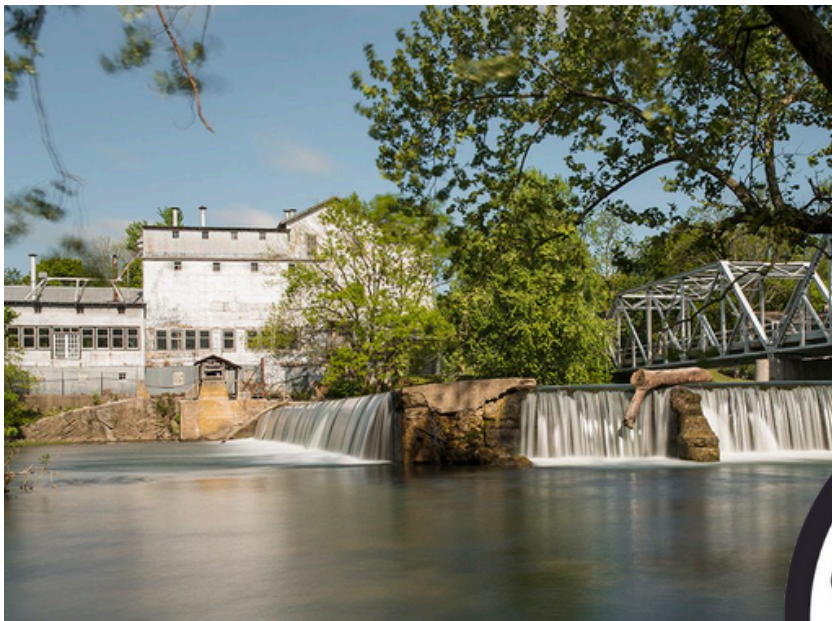
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