

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

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



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.

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

EXECUTIVE SUMMARY

For Lease



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	28,294 SF
Available SF:	5,280 SF
Lot Size:	5.07 Acres
Number of Units:	10
Year Built:	2011
Zoning:	Commercial
Market:	Ozark, MO

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 1932-1966 W Retail Ln, Ozark, MO. This expansive property features 165 parking spaces, offering convenience to both tenants and customers. The high traffic area and great visibility make it an ideal location for businesses seeking to maximize exposure. Situated in the prominent Ozark Town Center development, this property benefits from its close proximity to Highway 65. Anchored by Walmart and Lowes, this development offers unparalleled synergy and foot traffic. Don't miss the chance to establish your business in this thriving commercial hub. Estimated 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.

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.

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 5,280 SF Lease Rate: \$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1942	-	1,528 SF	NNN	\$20.00 SF/yr	In-Line.
1936	Available	5,280 SF	NNN	\$20.00 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.

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

SITE PLAN

For Lease



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.

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

DEVELOPMENT SITE PLAN

For Lease



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.

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

RETAILER MAP



For Lease

SITE

Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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



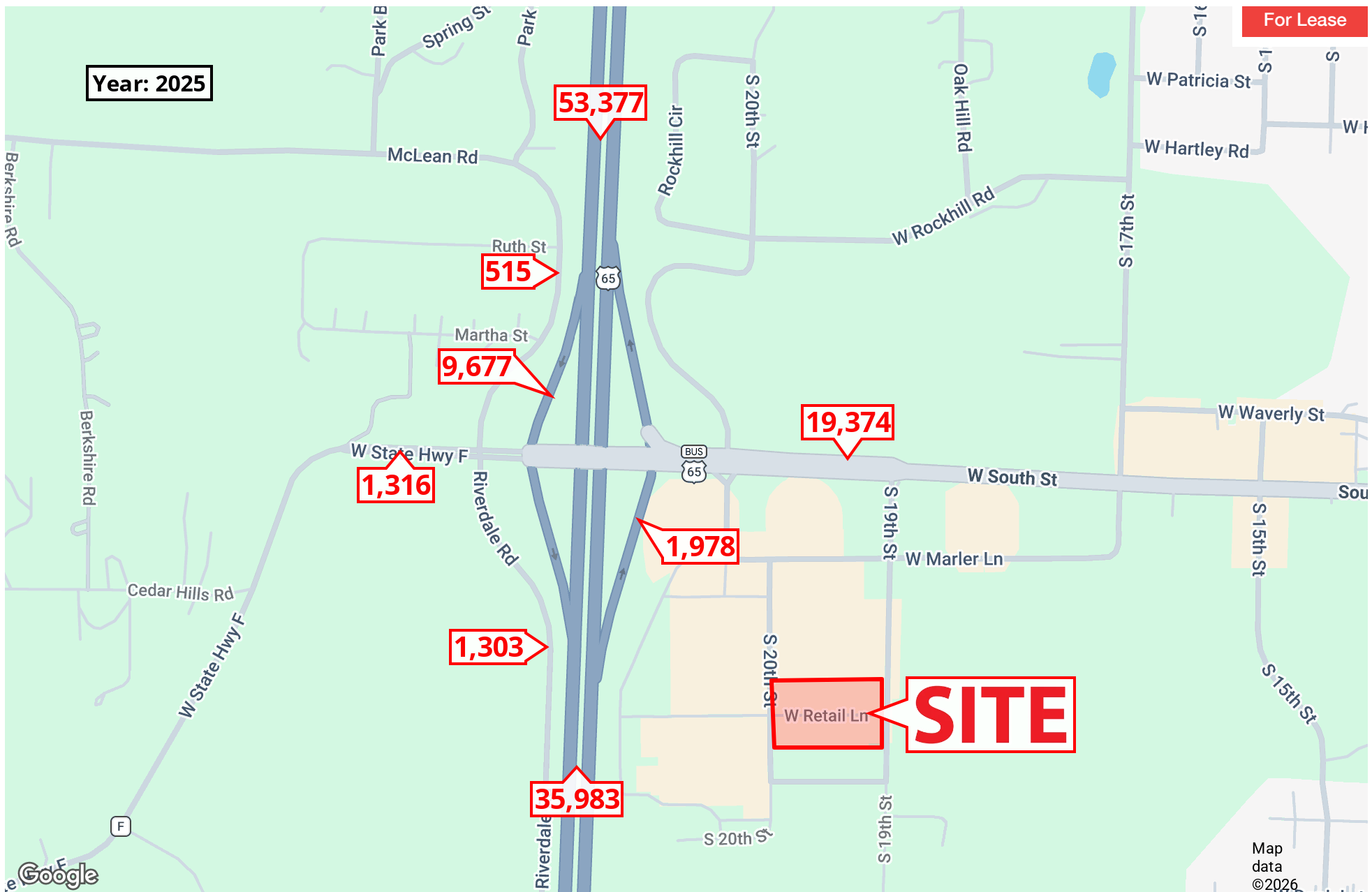
The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove 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.

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

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.

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

DEMOGRAPHICS MAP & REPORT

For Lease

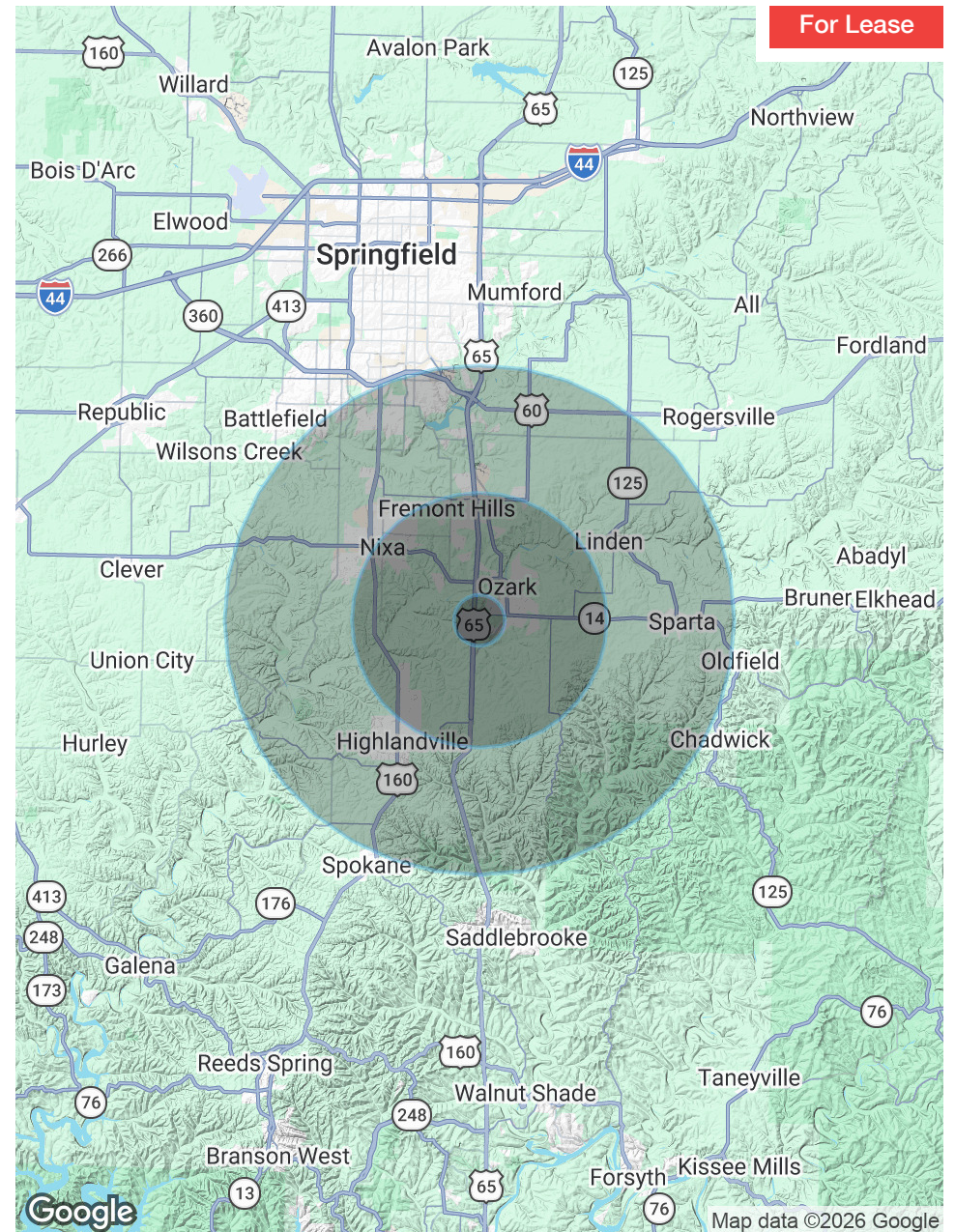
POPULATION

	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)



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.

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

MEET THE TEAM

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

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.