

**FOR LEASE**

**RESTAURANT + FF&E**



# 2280 W SHEPHERD OF THE HILLS

BRANSON, MO 65616

**\$17.50/SF NNN**

## Property Details

- High Traffic Location - Major Retail Corridor
- Hoods, Bar, Seating, Coolers, Freezers
- Shadowed by Large Hospitality Development
- 9 Million Annual Visitors - Branson, MO
- 11,364 Total Square Feet

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## SUMMARY



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Thank You for Viewing This 11,364 SF Freestanding Restaurant Available in the Attractive Branson, Missouri Market. All Present FF&E is Included in the Advertised Lease Rate Including 18ft Hood (Plus 3 Other Hoods), Several Cooking Surfaces/Fryers, Walk-in Coolers, Walk-In Freezers, Booths/Tables, Amongst Others. This Restaurant Seats Approximately 400 Guests Including the Banquet Hall & Features a 26+' Long Bar.

The Trade Area Has Many of The Major National Retailers and Traffic Drivers. Shepherd Of the Hills Expressway is a Main Thoroughfare for Connectivity to Branson's Entertainment Scene and Its Many Theaters.

There is Large Programmable Monument Signage & Ample Parking - With Lighting.

Triple Net Lease, With Tenant Paying Taxes, Insurance, and Maintenance. Taxes for the space were \$1.29/sqft for 2024.

- Captive Audience of Westgate Branson Woods Resort – A 145-acre, 649 Room Resort That is Immediately Adjacent
- Branson, Missouri – 9-million Annual Visitors
- 17,850 Total Hotel Rooms in Branson, Missouri
- Similar Concepts Boasting Up To 4.3 Visits Per Square Foot Within Sub-Market



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PHOTOS

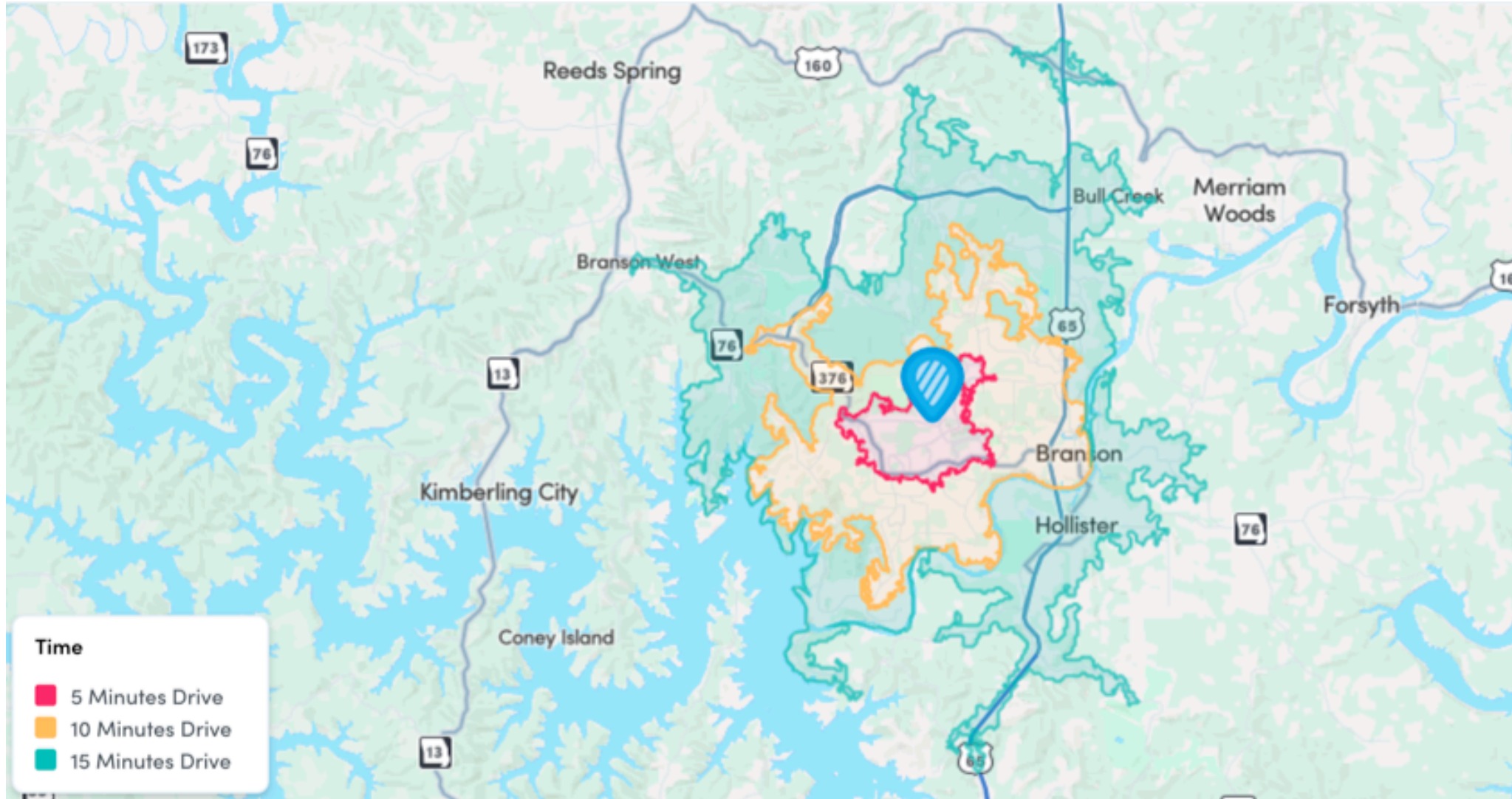


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AREA



## DRIVE TIME MAP



The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024

FOR LEASE

AERIAL



Retail Corridor

 SITE

TangerOutlets



Retail Corridor

Titanic Museum  
Attraction

Branson's  
Wild World

Murphy Park

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