

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

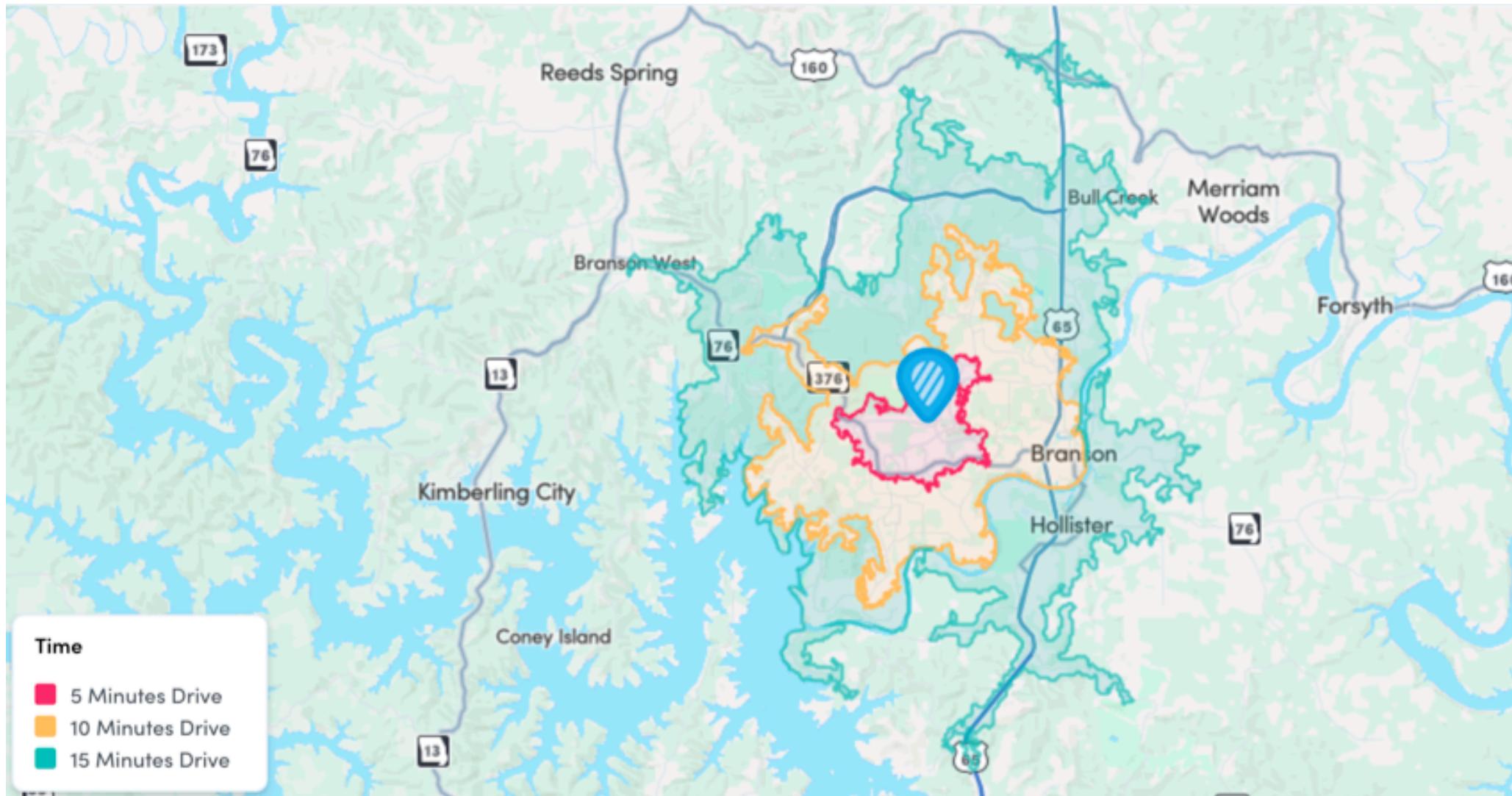


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# AREA



## DRIVE TIME MAP



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FOR LEASE

AERIAL



Retail Corridor

&  
SITE

TangerOutlets

Murphy Park



Retail Corridor

Titanic Museum  
Attraction

Branson's  
Wild World