



OFFICE BUILDING FOR LEASE

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# 900 SF CLASS A OFFICE SPACE FOR LEASE IN OZARK, MO

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4101 N. State Hwy NN  
Ozark, MO 65721

Presented By

**GERALD ZAMORA**

*Broker / Advisor*

417.522.9940

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### PROPERTY DESCRIPTION

Thank you for viewing this 900 SF Class A Office Space For Lease in Ozark, MO. Suite 103: 900sf consisting of a lobby, 2 private offices, mailroom and restroom. Private entrances with 48+ paved parking spaces. Zoned Planned Development.

For Lease at \$13.50/SF NNN

Please contact the Listing Agent for more information, thank you!

### OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Number of Units:	1
Available SF:	900 SF
Lot Size:	1.17 Acres
Suite 103:	900
Building Size:	15,474 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,098	4,620	9,458
Total Population	2,413	9,714	20,322
Average HH Income	\$64,325	\$66,464	\$71,704



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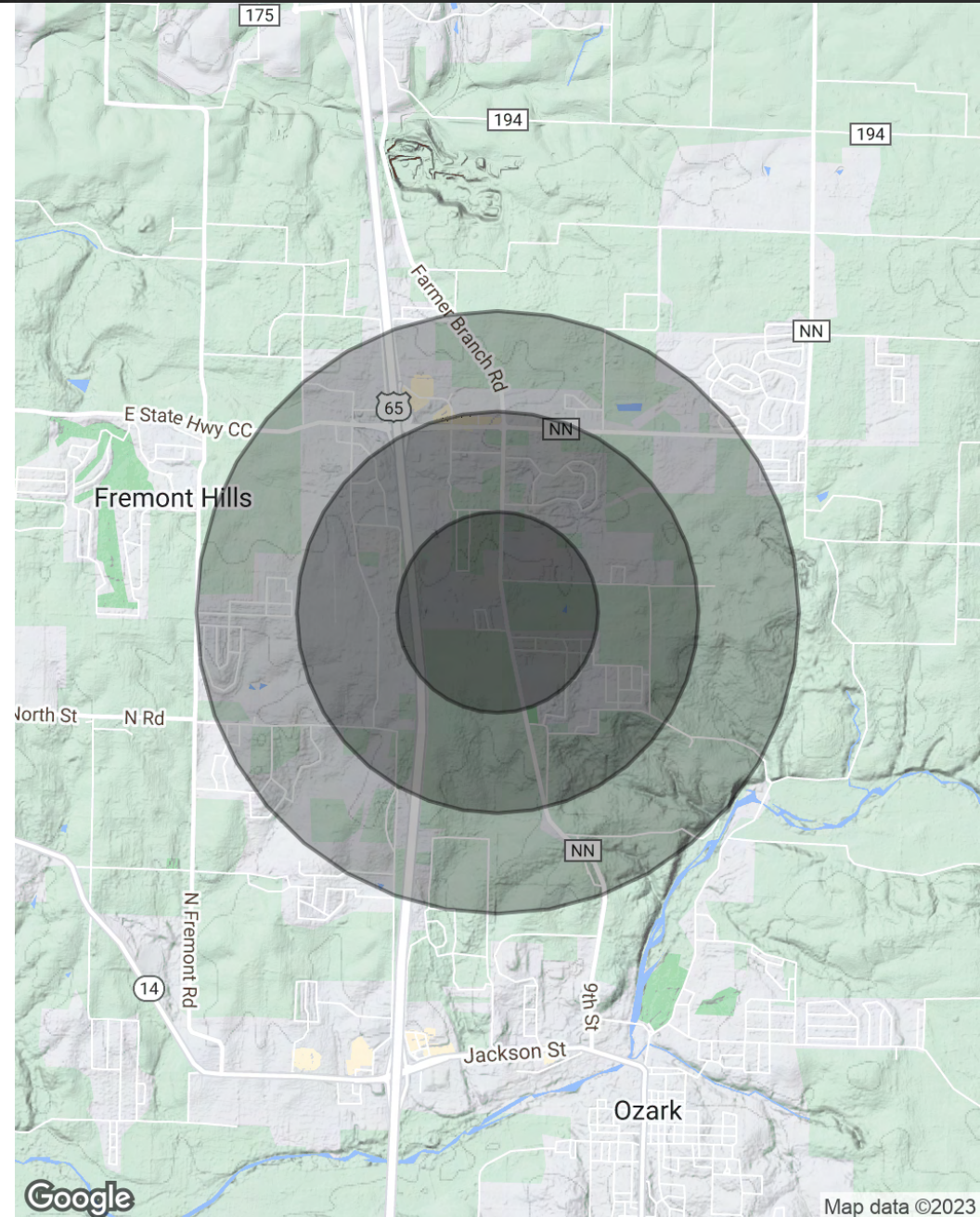


POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,413	9,714	20,322
Average Age	40.2	42.5	41.9
Average Age (Male)	39.5	44.2	42.8
Average Age (Female)	44.0	44.5	44.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,098	4,620	9,458
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$64,325	\$66,464	\$71,704
Average House Value	\$168,434	\$157,274	\$167,550

\* Demographic data derived from 2020 ACS - US Census



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**PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 17 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

**ZRA, LLC**

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