



RESTAURANT / RETAIL SPACE FOR LEASE

RESTAURANT / RETAIL SPACE AVAILABLE FOR LEASE | STATE HWY J & 17TH STREET, OZARK, MO 65721

- Directly across from Lambert's Cafe & adjacent to Vineyard Market
- Located off of lit intersection
- Use of pole sign panels on Hwy CC with Hwy visibility
- Located immediately off of the recently redesigned Hwy 65 and CC interchange
- Located 500 yards from the James River Assembly Church, the largest church in the state of Missouri at nearly 400,000 SF with roughly 10,000 attendees every Sunday

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

rbmurray.com

R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	4,880 SF
Lease Rate:	\$9.00 - 11.00 SF/yr (Gross)
Lot Size:	1.16 Acres
Building Size:	21,400 SF
Year Built:	2003
Available:	Immediately
Parking:	Shared
Condition:	Existing
Zoning:	C-2 Commercial
Market:	Ozark

PROPERTY OVERVIEW

This retail strip center is located in Ozark, one of the fastest growing cities in the state of Missouri. Located at a lit intersection, immediately off of the recently redesigned Hwy 65 and CC interchange, the property is directly across the street from the world famous Travel Channel featured restaurant attraction, Lambert's Cafe and adjacent to Ozark's newest popular restaurant Vineyard Market. The property is just 500 yards from the James River Assembly Church, the largest church in the state of Missouri at nearly 400,000 SF with roughly 10,000 attendees every Sunday. Other neighboring properties include; PriceCutter Supermarket, Subway, El Charro, and a Braum's located just around the corner. Contact listing agent for additional information.

PROPERTY HIGHLIGHTS

- Located off of lit intersection, immediately off of the recently redesigned Hwy 65 and CC interchange
- Directly across from Lambert's Cafe and adjacent to Ozark's newest popular restaurant Vineyard Market
- Nearby retailers include PriceCutter, Braum's, & Subway
- Use of pole sign panels on Hwy CC with Hwy visibility
- Located 500 yards from the James River Assembly Church, the largest church in the state of Missouri

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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100 Years
SINCE 1909

Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
5493	Restaurant/Retail Space	\$9.00 - 11.00 SF/YR	Gross	4,880 SF	Negotiable	4,800 SF restaurant space available for lease at \$9.00 PSF (Gross) without restaurant equipment, or for \$11.00 PSF (Gross) with restaurant equipment.

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Suite 5493



Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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Retailer Map



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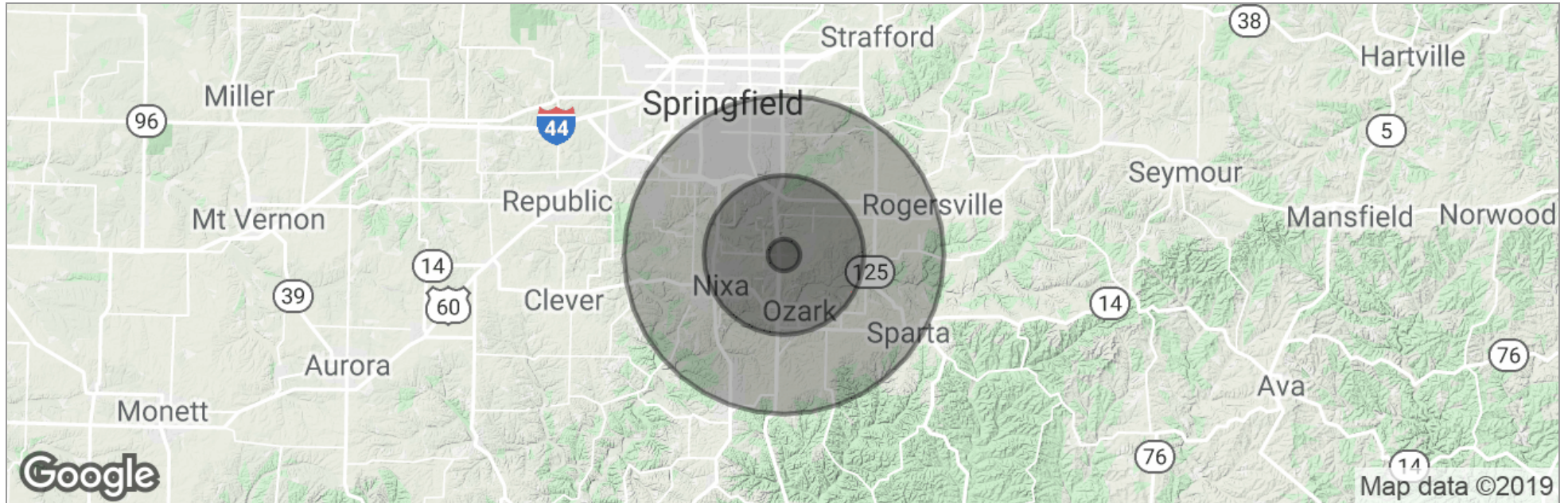
Location Maps



Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	1,586	45,301	209,461
Population Density	505	577	667
Median Age	34.0	38.1	37.1
Median Age (Male)	34.2	37.2	35.6
Median Age (Female)	33.9	39.0	38.4
Total Households	629	18,022	89,297
# of Persons Per HH	2.5	2.5	2.3
Average HH Income	\$70,939	\$79,750	\$62,436
Average House Value	\$186,718	\$234,219	\$204,152

* Demographic data derived from 2010 US Census

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.766.4226
ryan@rbmurray.com
MO #2007030465

Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, and specializes in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIORs SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray current serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM