

Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

COVER PAGE

For Lease

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

TSC TRACTOR SUPPLY CO

SHOE
sensation

DaVinci's
ITALIAN RESTAURANT



FANTASTIC SAM'S
CUT & COLOR

petsense

OneMain
Financial

MONEY CONCEPTS
WEALTH MANAGEMENT & FINANCIAL PLANNING

CHEN'S
BUFFET & HIBACHI
DRIVE-THRU



For more information please contact:

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Curtis Jared

President & CEO

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

JARED COMMERCIAL



For Lease



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN; Ground)
Building Size:	131,127 SF
Available SF:	2,000 - 87,120 SF
Lot Size:	20.87 Acres
Year Built:	1986
Renovated:	2014
Zoning:	Commercial
Market:	Lebanon, MO

PROPERTY OVERVIEW

Premiere retail space in Lebanon Missouri. Remodeled in 2014. This property is located across the street from Walmart & Lowes.

Owner/Agent

PROPERTY HIGHLIGHTS

- Located by I-44.
- Visibility from I-44.
- Located on Lebanon's main street.
- Remodeled in 2014.
- 758 Parking spaces



For Lease



LEASE INFORMATION

Lease Type: NNN; Ground Lease Term: 60 months
 Total Space: 2,000 - 87,120 SF Lease Rate: \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1703	Available	37,014 SF	NNN	Negotiable	-
1697	Available	7,068 SF	NNN	\$15.00 SF/yr	-
1689	Available	2,000 - 6,400 SF	NNN	\$15.00 SF/yr	-
1687	Available	4,400 - 6,400 SF	NNN	\$15.00 SF/yr	-
1679	Available	3,600 SF	NNN	\$15.00 SF/yr	-

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SITE PLAN

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ADDITIONAL PHOTOS

For Lease

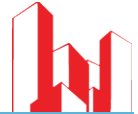


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RETAILER MAP

For Lease



- CHEN'S GARDEN**
CHINESE CUISINE
- MONEY CONCEPTS**
WEALTH MANAGEMENT & FINANCIAL PLANNING
- OneMain**
Financial
- petsense**
- FIS**
FANTASTIC SAM'S
CUT & COLOR
- DaVinci's**
ITALIAN RESTAURANT
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Google

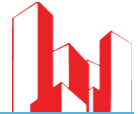
Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

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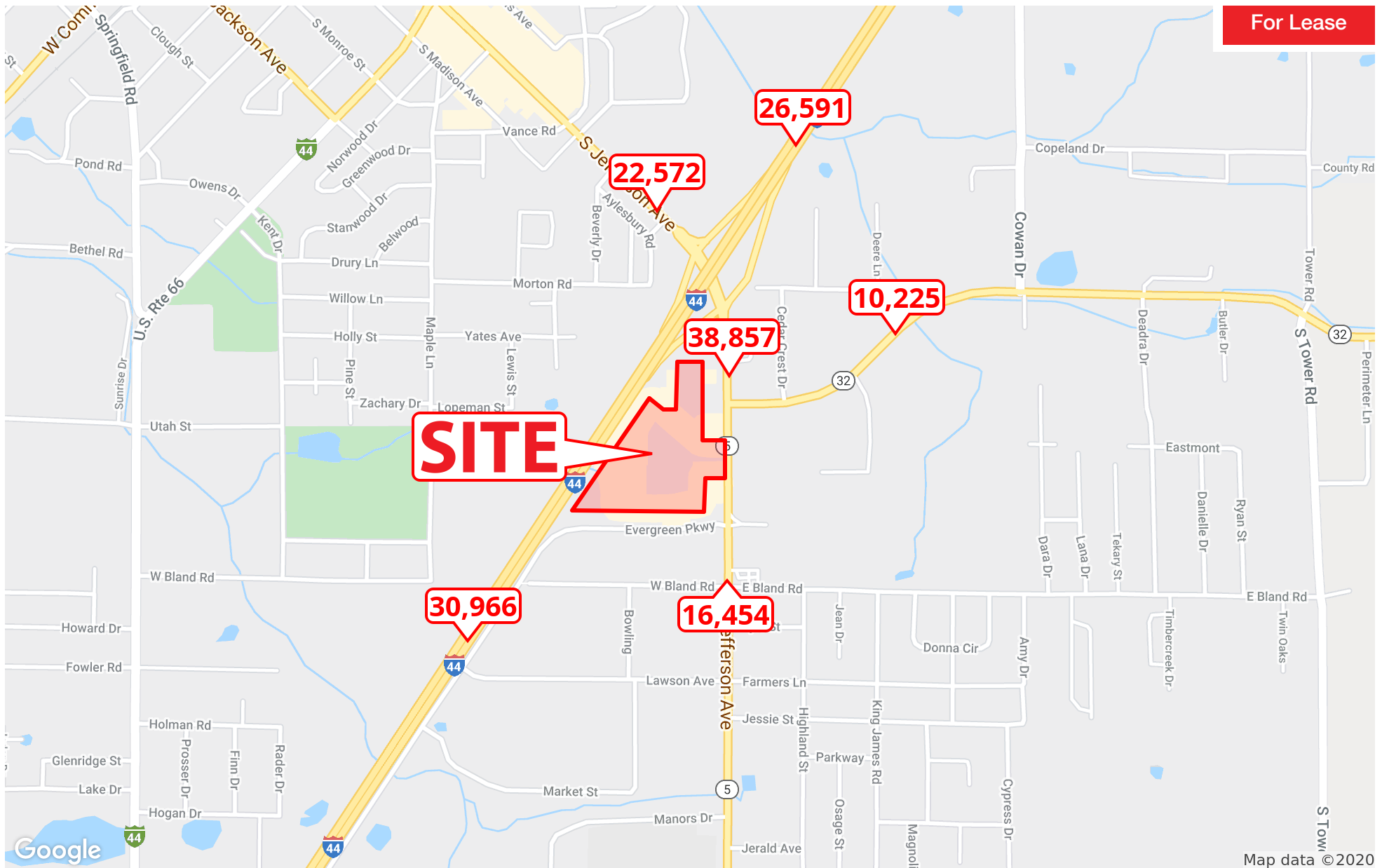


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TRAFFIC COUNT MAP



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LOCATION MAPS

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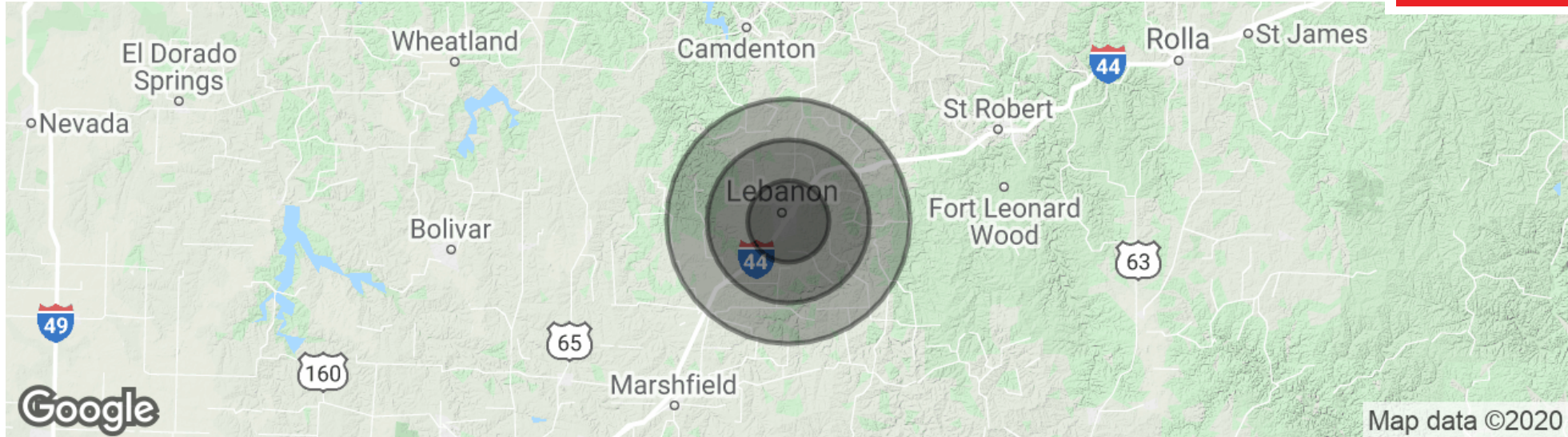
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POPULATION

	5 MILES	10 MILES	15 MILES
Total population	11,912	20,583	29,448
Median age	38.8	39.6	39.5
Median age (Male)	38.6	39.4	39.3
Median age (Female)	39.1	40.0	40.0

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	4,579	7,980	11,421
# of persons per HH	2.6	2.6	2.6
Average HH income	\$52,003	\$53,294	\$53,295
Average house value	\$120,546	\$108,548	\$109,052

* Demographic data derived from 2010 US Census



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ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

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MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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MEMBERSHIPS

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