

# Lebanon Marketplace



1701 - 1694 S SOUTHDALE DR, LEBANON, MO 65536

COVER PAGE

For Lease



For more information please contact:

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)







For Lease



### PROPERTY SUMMARY

Available SF:	1,263 - 87,120 SF
Lease Rate:	\$8.00 - 20.00 SF/yr (NNN; Ground)
Lot Size:	20.87 Acres
Building Size:	131,127 SF
Year Built:	1986
Renovated:	2014
Zoning:	Commercial
Market:	Lebanon, MO
Cross Streets:	I-44

### 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

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AVAILABLE SPACES

For Lease

LEASE TYPE	NNN; Ground
TOTAL SPACE	1,263 - 87,120 SF
LEASE TERM	60 months
LEASE RATE	\$8.00 - \$20.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1707	Available	40,000 SF	NNN	\$8.00 SF/yr	
Suite 1689	Available	2,000 - 6,400 SF	NNN	\$15.00 SF/yr	
Suite 1687	Available	4,400 - 6,400 SF	NNN	\$15.00 SF/yr	
Suite 1694	Available	1,263 SF	NNN	\$20.00 SF/yr	Free Standing building in front of strip center w/ pole sign.

# LEBANON MARKETPLACE

1701 - 1555 S Southdale Dr, Lebanon, MO 65536

SITE PLAN

Site Plan



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COMMERCIAL



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ADDITIONAL PICTURES

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RETAILER MAP

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Google

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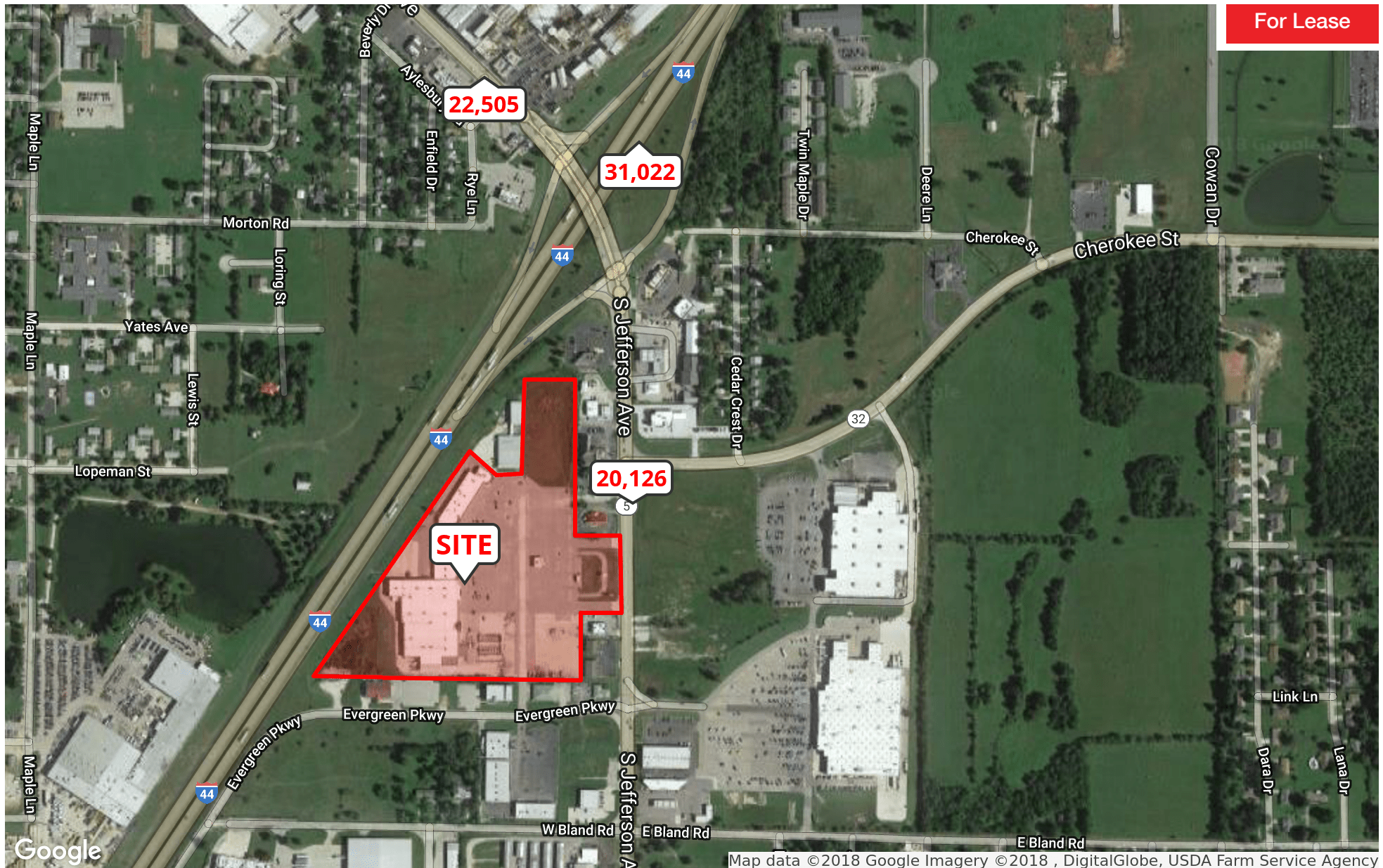
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TRAFFIC COUNT MAP



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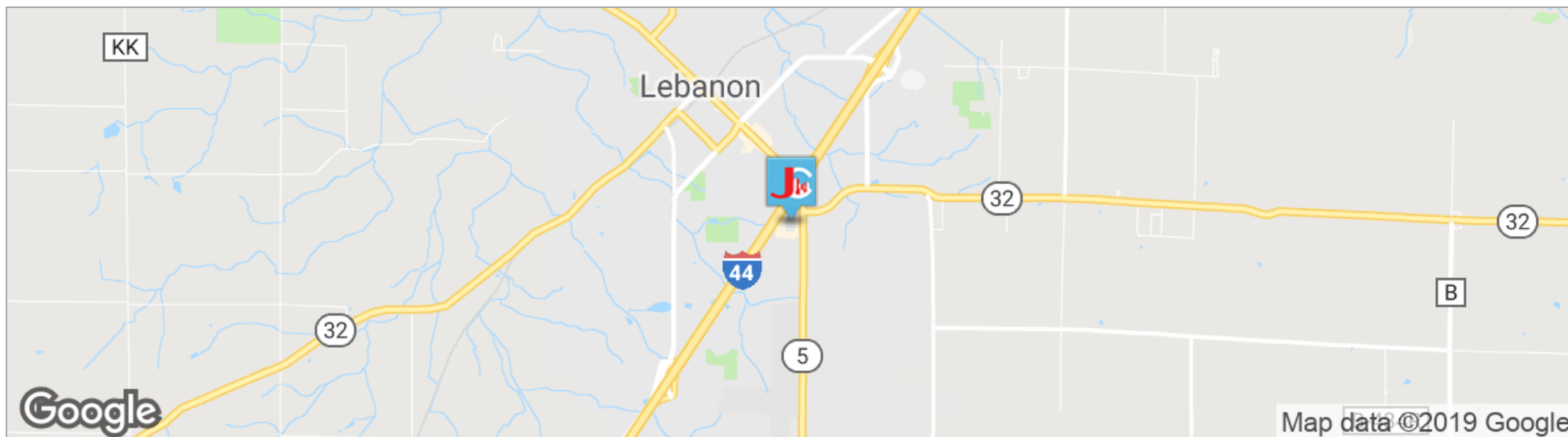




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LOCATION MAPS

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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

## PROPERTY HIGHLIGHTS

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



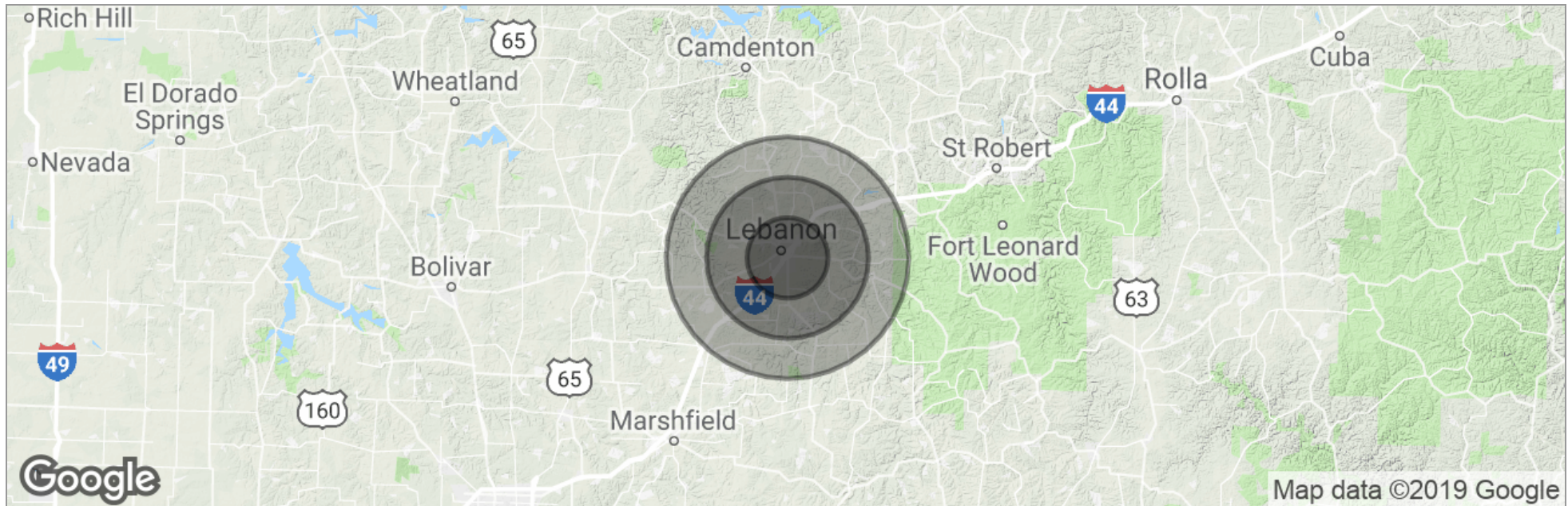
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DEMOGRAPHICS MAP

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	5 Miles	10 Miles	15 Miles
Total Population	11,912	20,583	29,448
Population Density	152	66	42
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
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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**Memberships & Affiliations**

CCIM, ICSC, NAR, MAR.

**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





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