



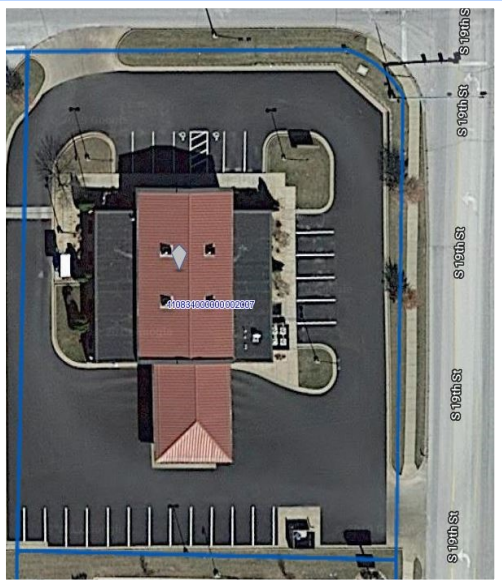
FOR SALE OR FOR LEASE... WELL EQUIPPED RESTAURANT
1821 S. 19TH Street Ozark, Missouri
DRIVE-UP WINDOW... ADJACENT TO WALMART & LOWES



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SUMMARY:

Former Buckingham's Restaurant located in Ozark, MO just off Highway 65 the main traffic corridor to Branson, MO and Silver Dollar City; Ready to open for business; Well equipped kitchen with attached enclosed area for smoking meat; dinning room seats 48+/-; private dining room for 12+/- and full lounge seating approximately 19 at tables 12 at bar. 900 square foot patio seating 36+/-, with two televisions and fire pit. Drive- thru pick up window. Heavy traffic count, 2019... 20,920 VPD on MO HWY14. Surrounded by many local and national restaurant and retail chains, including Walmart and Loews.

HIGHLIGHTS:

Square Feet: 4,112
 Lot: 1.19 acres
 Lot Dimensions: 183' x 254'
 Zoned: PD
 Year Built: 2013
 2018 RE Tax: \$17,710
 Cooling: Central, electric
 Heating: Forced air, gas
 Roof: Composition, flat
 Utilities: All available
 Curb Cuts: Two

FOR LEASE (fully equipped)

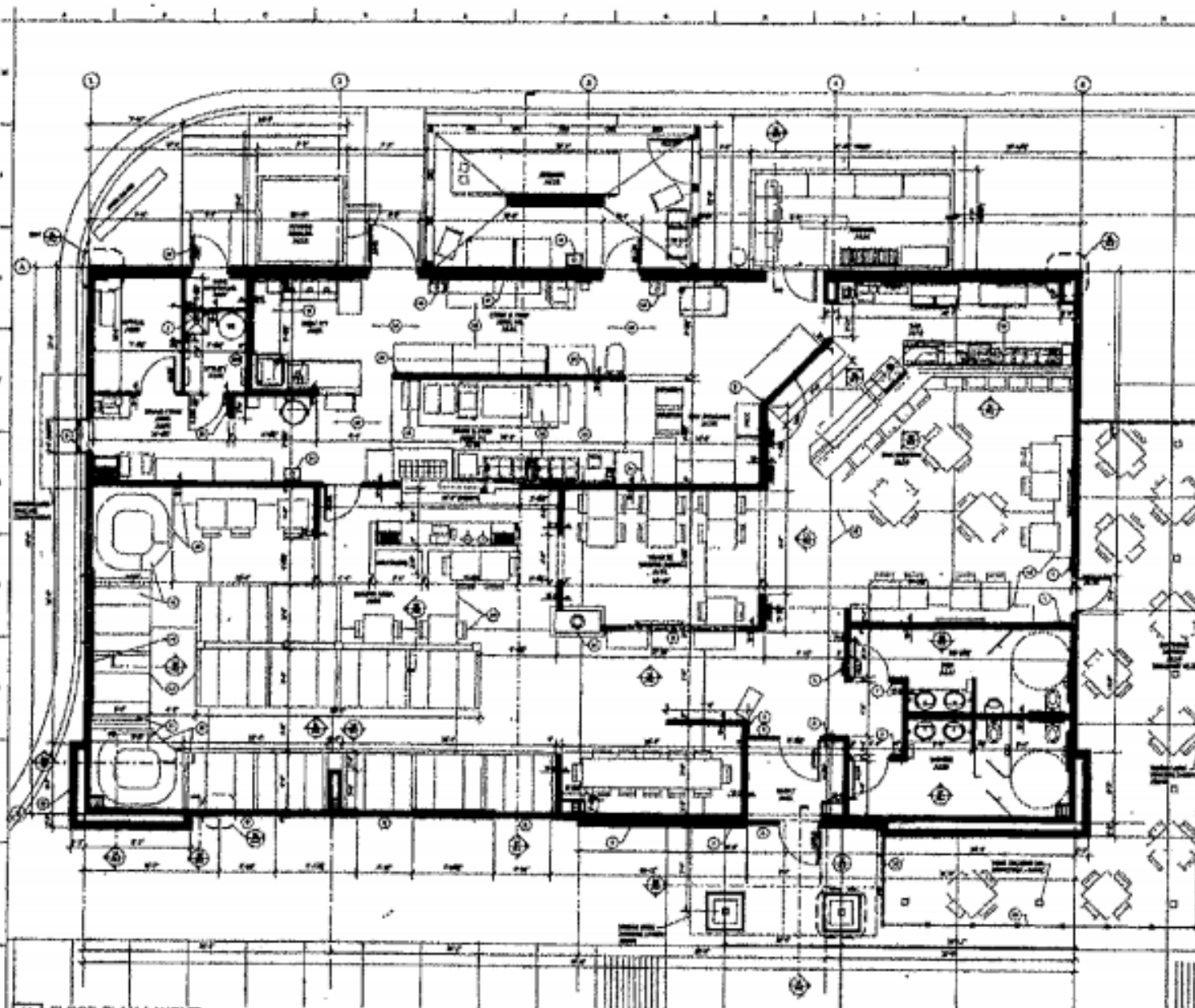
Base Rent: \$20.25 SF, NNN
 \$6,939 monthly
 \$83,268 annually
 Term: Minimum 5-years, 10 years preferred.
 Est. NNN: \$4.86 Sq. Ft.

FOR SALE (fully equipped)

Price: \$1,100,000
 Sq. Ft. Price: \$267.51







INTERIOR WALL TYPES

- 1. 1/2" Gypsum Board on 2x4 Studs
- 2. 5/8" Gypsum Board on 2x4 Studs
- 3. 1/2" Gypsum Board on 2x4 Studs with Acoustic Treatment
- 4. 1/2" Gypsum Board on 2x4 Studs with Acoustic Treatment and Soundproofing
- 5. 1/2" Gypsum Board on 2x4 Studs with Acoustic Treatment and Soundproofing and Fire Rating
- 6. 1/2" Gypsum Board on 2x4 Studs with Acoustic Treatment and Soundproofing and Fire Rating and Soundproofing
- 7. 1/2" Gypsum Board on 2x4 Studs with Acoustic Treatment and Soundproofing and Fire Rating and Soundproofing and Soundproofing
- 8. 1/2" Gypsum Board on 2x4 Studs with Acoustic Treatment and Soundproofing and Fire Rating and Soundproofing and Soundproofing and Soundproofing
- 9. 1/2" Gypsum Board on 2x4 Studs with Acoustic Treatment and Soundproofing and Fire Rating and Soundproofing and Soundproofing and Soundproofing and Soundproofing
- 10. 1/2" Gypsum Board on 2x4 Studs with Acoustic Treatment and Soundproofing and Fire Rating and Soundproofing and Soundproofing and Soundproofing and Soundproofing and Soundproofing

GENERAL NOTES

- 1. All work shall conform to the latest editions of the Building Code of the City of St. Louis.
- 2. All work shall conform to the latest editions of the International Building Code.
- 3. All work shall conform to the latest editions of the International Mechanical Code.
- 4. All work shall conform to the latest editions of the International Plumbing Code.
- 5. All work shall conform to the latest editions of the International Fire Code.
- 6. All work shall conform to the latest editions of the International Electrical Code.
- 7. All work shall conform to the latest editions of the International Energy Conservation Code.
- 8. All work shall conform to the latest editions of the International Fire and Building Code.
- 9. All work shall conform to the latest editions of the International Fire and Building Code and the International Fire and Building Code.
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KEYNOTES

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 ST. LOUIS, MISSOURI 63112
 (314) 431-1111

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FLOOR PLAN LAYOUT

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	4,018	17,722	39,144
2024 Population:	4,429	19,027	41,968
Pop Growth 2019-2024:	10.23%	7.36%	7.21%
Average Age:	35.90	36.80	36.70
Households			
2019 Total Households:	1,527	6,550	14,583
HH Growth 2019-2024:	10.54%	7.50%	7.21%
Median Household Inc:	\$41,687	\$49,973	\$52,352
Avg Household Size:	2.60	2.60	2.60
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$139,790	\$150,634	\$161,823
Median Year Built:	1997	1995	1997



DISCLAIMER

The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty.

You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision.

It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters.

Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.

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