



For Lease



For more information please contact:

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Senior Broker

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For Lease



PROPERTY SUMMARY

Available SF:	1,573 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	1.66 Acres
Building Size:	14,800 SF
Year Built:	2005
Zoning:	Commercial
Market:	Ozark, MO
Cross Streets:	W Marler Ln

PROPERTY OVERVIEW

Great retail strip center located in the Ozark Town Center development. Anchored by Walmart Super Center & Lowe's Home Improvement Store.

Owner/Agent

PROPERTY HIGHLIGHTS

- Great location.
- Anchored by Walmart.
- Anchored by Lowe's.
- Ozark's economic hub.
- Close proximity to Highway 65.
- High traffic area.



For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,573 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
108	Available	1,573 SF	NNN	\$20.00 SF/yr	-

Ozark Town Center



1721 S 20TH ST, OZARK, MO 65721

SITE PLAN

For Lease



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

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



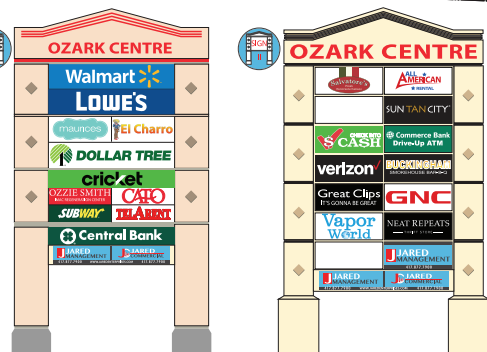
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DEVELOPMENT SITE PLAN

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Ozark Town Center



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RETAILER MAP



Google

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

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Ozark Town Center



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LOCATION MAPS

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,090	30,461	98,354
MEDIAN AGE	34.5	34.8	37.7
MEDIAN AGE (MALE)	33.9	33.8	36.6
MEDIAN AGE (FEMALE)	35.1	35.7	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	434	11,809	38,871
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$50,011	\$62,778	\$72,645
AVERAGE HOUSE VALUE		\$179,799	\$218,082

PROPERTY HIGHLIGHTS

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- Anchored by Walmart.
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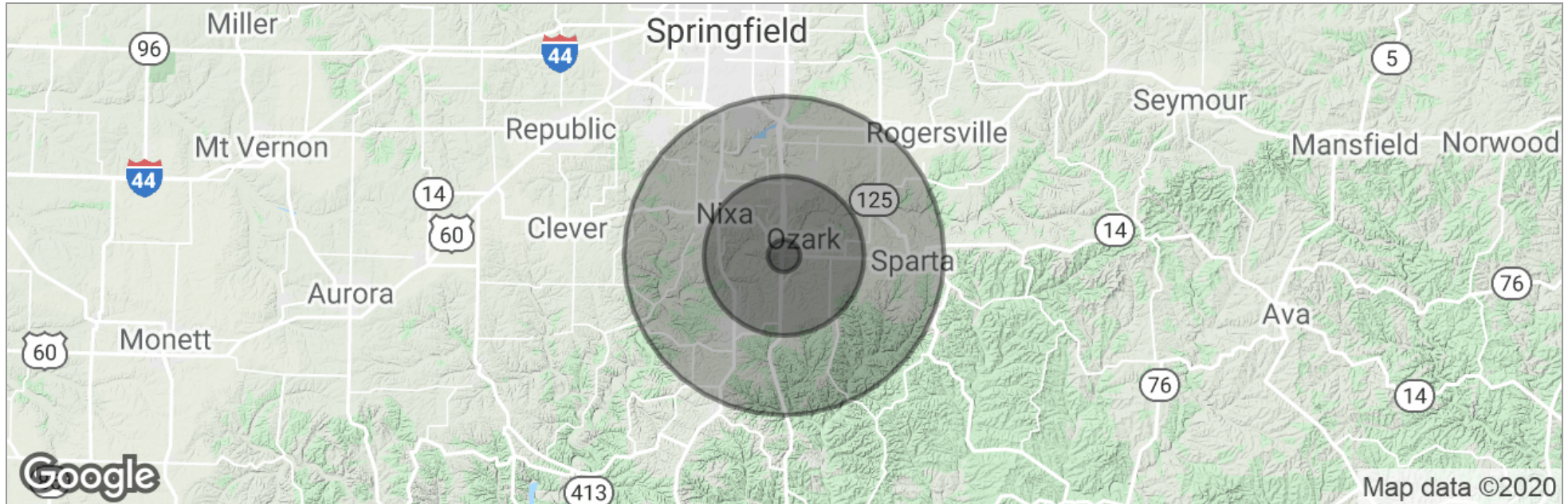
Ozark Town Center



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DEMOGRAPHICS MAP

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	1 Mile	5 Miles	10 Miles
Total Population	1,090	30,461	98,354
Population Density	347	388	313
Median Age	34.5	34.8	37.7
Median Age (Male)	33.9	33.8	36.6
Median Age (Female)	35.1	35.7	38.8
Total Households	434	11,809	38,871
# of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$50,011	\$62,778	\$72,645
Average House Value		\$179,799	\$218,082

* Demographic data derived from 2010 US Census

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EDUCATION

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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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