

Ozark Town Center III



1932-1966 W RETAIL LN, OZARK, MO 65721

COVER PAGE

For Lease



For more information please contact:

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EXECUTIVE SUMMARY

For Lease



PROPERTY SUMMARY

Available SF:	1,500 - 3,028 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	5.07 Acres
Building Size:	28,294 SF
Year Built:	2011
Zoning:	Commercial
Market:	Ozark, MO
Cross Streets:	20th Street

PROPERTY OVERVIEW

Great Retail Center located next to Walmart Super Center.

Owner/Agent

PROPERTY HIGHLIGHTS

- Close proximity to Highway 65.
- Plenty of parking.
- Located in the Ozark Town Center development.
- High traffic area.
- Anchored by Walmart Super Center & Lowes Home Improvement.
- Great visibility.

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AVAILABLE SPACES

For Lease

- LEASE TYPE** | NNN - \$3.50
- TOTAL SPACE** | 1,472 - 4,800 SF
- LEASE TERM** | 60 months
- LEASE RATE** | \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1940	Available	1,472 SF	NNN	\$12.00 SF/yr	
1942	Available	1,528 SF	NNN	\$12.00 SF/yr	
1950	Available	4,800 SF	NNN	\$12.00 SF/yr	

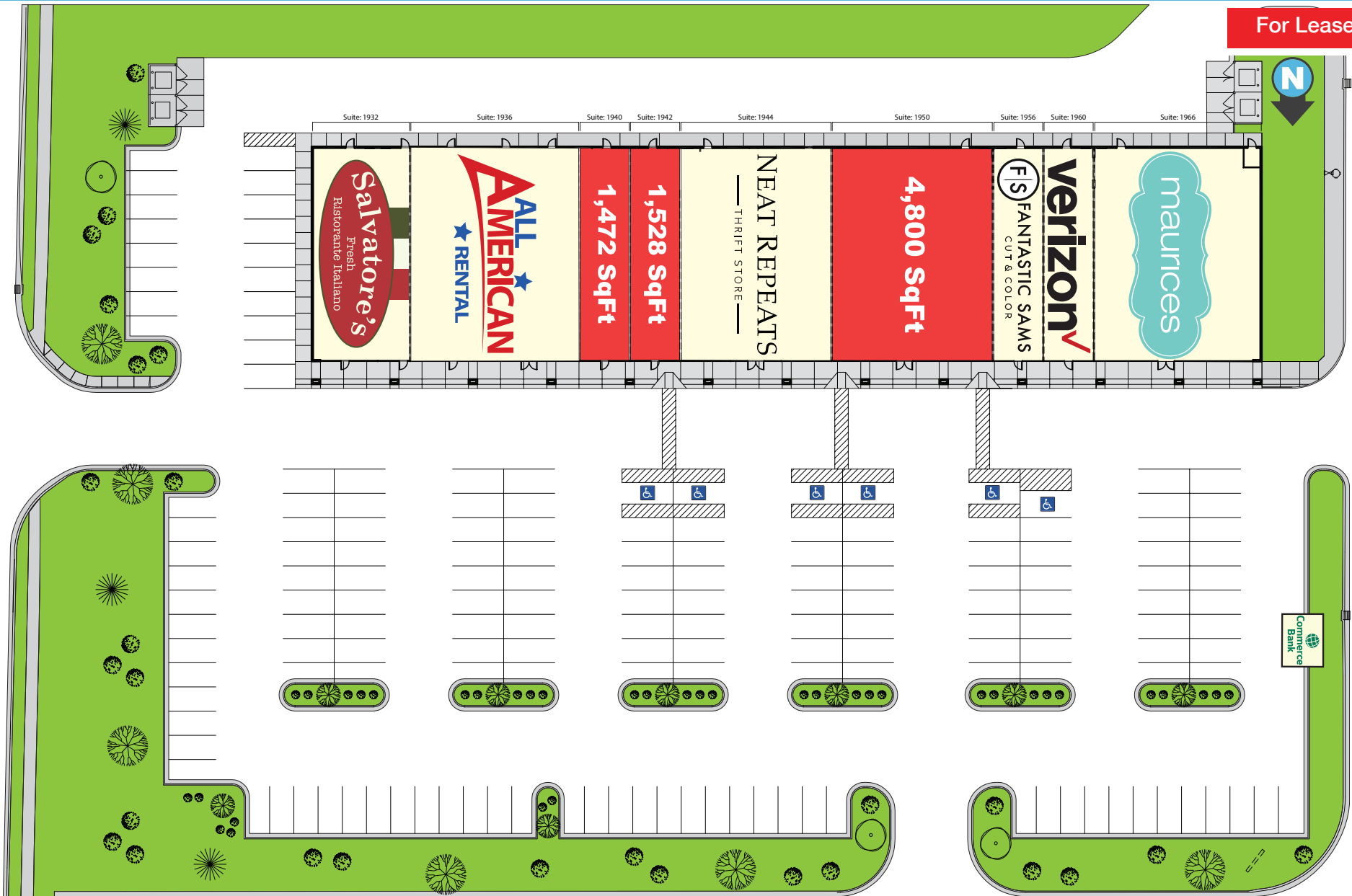
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SITE PLAN

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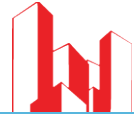


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DEVELOPMENT SITE PLAN

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RETAILER MAP



Google

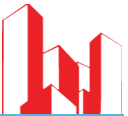
Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

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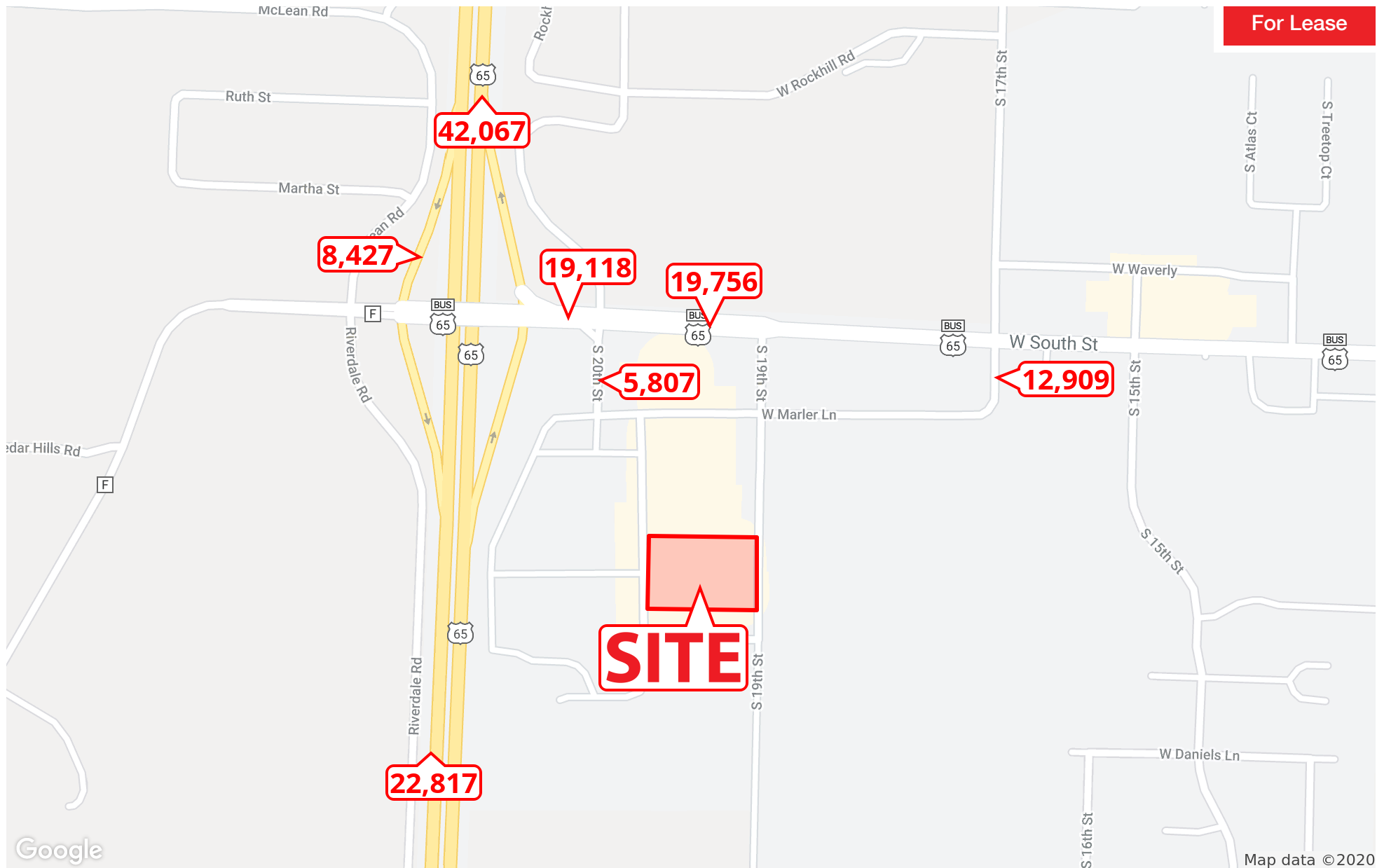


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TRAFFIC COUNT MAP



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LOCATION MAPS

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,003	29,349	95,577
MEDIAN AGE	34.6	34.9	37.6
MEDIAN AGE (MALE)	33.9	33.9	36.6
MEDIAN AGE (FEMALE)	35.3	35.7	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	395	11,374	37,624
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$51,148	\$62,693	\$72,600
AVERAGE HOUSE VALUE		\$180,960	\$218,681

PROPERTY HIGHLIGHTS

- Close proximity to Highway 65.
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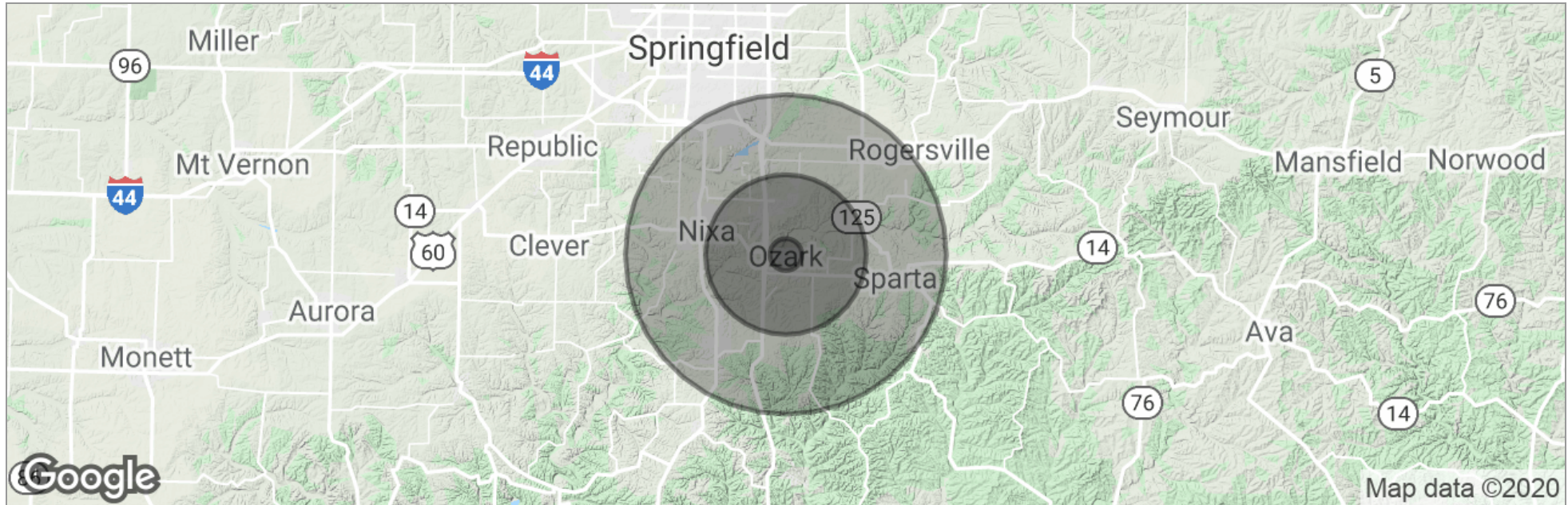
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DEMOGRAPHICS MAP

For Lease



	1 Mile	5 Miles	10 Miles
Total Population	1,003	29,349	95,577
Population Density	319	374	304
Median Age	34.6	34.9	37.6
Median Age (Male)	33.9	33.9	36.6
Median Age (Female)	35.3	35.7	38.7
Total Households	395	11,374	37,624
# of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$51,148	\$62,693	\$72,600
Average House Value		\$180,960	\$218,681

* Demographic data derived from 2010 US Census

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ADVISOR BIO

For Lease



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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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