

Lebanon Warehouse I



1019 COWAN DR, LEBANON, MO 65536

For Lease



For more information please contact:

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com





For Lease

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1019 Cowan Dr, Lebanon, MO, 65536. This exceptional property boasts 14' overhead drive-in bays and a convenient, easy-access drive-through warehouse, ideal for streamlined operations. Situated on a corner lot with close proximity to I-44, this space offers maximum visibility and accessibility. The level lot provides a perfect foundation for a variety of business needs, ensuring ease of use for tenants. Don't miss the chance to secure this versatile and strategically positioned property for your commercial endeavors.

PROPERTY HIGHLIGHTS

- 14' Overhead Drive in Bays.
- Close Proximity to I-44.
- Corner Lot.
- Level Lot
- Easy- Access Drive-Through Warehouse.

OFFERING SUMMARY

Lease Rate:	\$5.50 SF/yr (NNN)
Number of Units:	4
Available SF:	2,244 - 4,488 SF
Lot Size:	33,629 SF
Building Size:	8,976 SF

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	8,507	11,689	14,907
Total Population	21,191	29,399	37,494
Average HH Income	\$68,813	\$70,765	\$71,355

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 2,244 - 4,488 SF Lease Rate: \$5.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit C	Available	2,244 - 4,488 SF	NNN	\$5.50 SF/yr	In-Line.
Unit D	Available	2,244 - 4,488 SF	NNN	\$5.50 SF/yr	End-Cap.

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SITE PLAN

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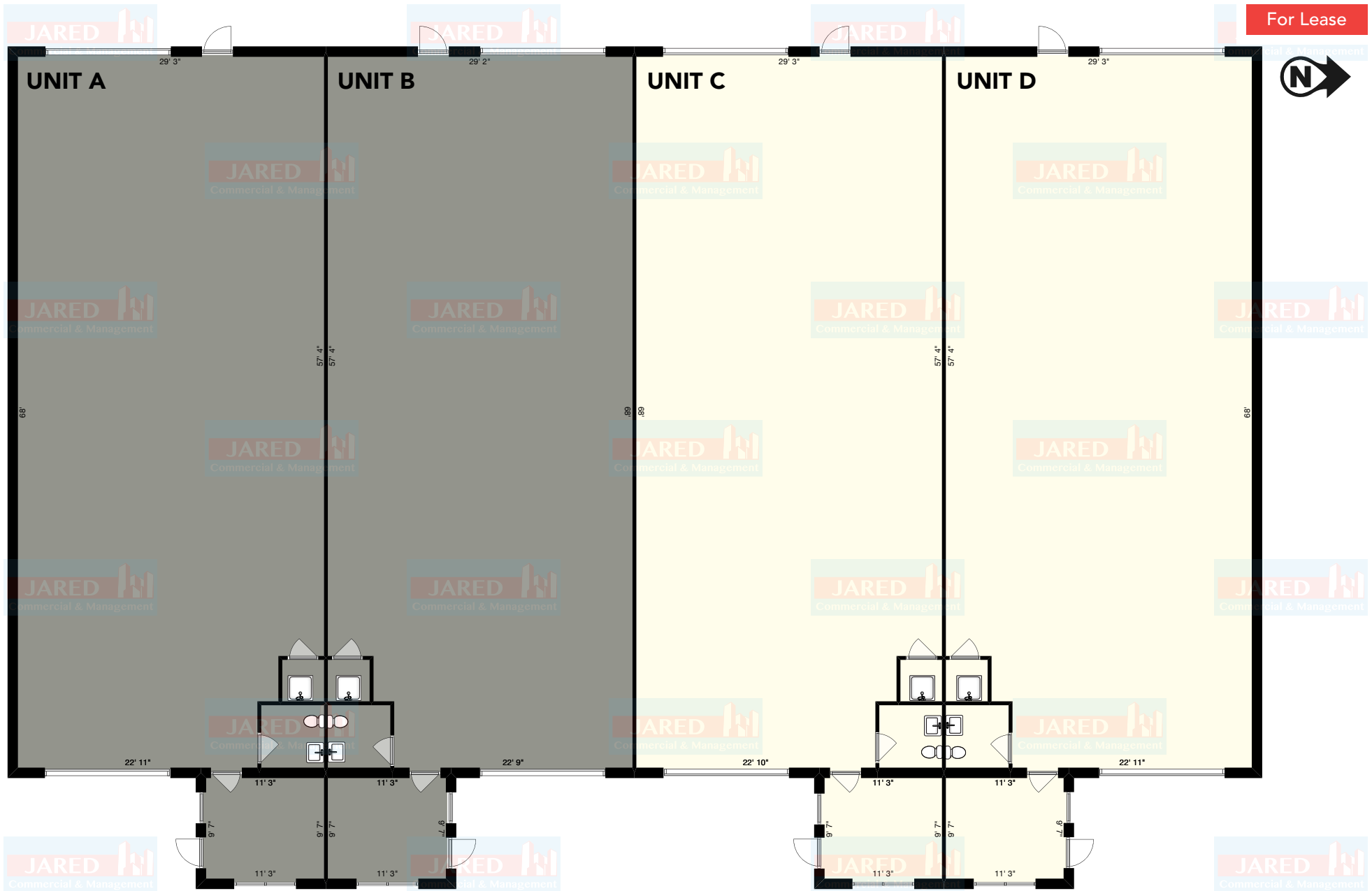
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FLOOR PLAN

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RETAILER MAP

For Lease



Google

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DEMOGRAPHICS MAP & REPORT

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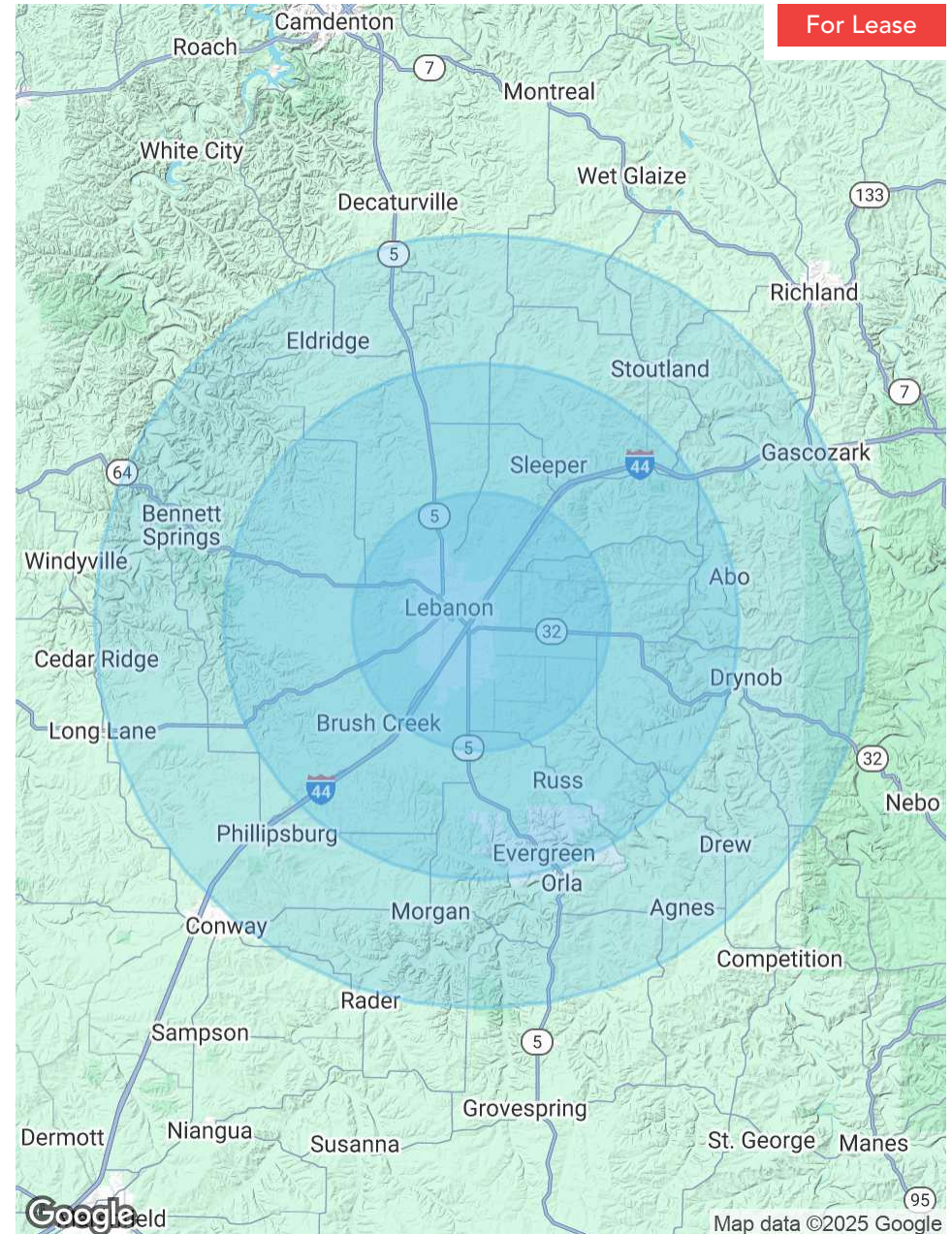
POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	21,191	29,399	37,494
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	8,507	11,689	14,907
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$68,813	\$70,765	\$71,355
Average House Value	\$173,085	\$184,641	\$190,336

Demographics data derived from AlphaMap



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For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

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.

Jared Commercial
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ADVISOR BIO

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CURTIS JARED

President & CEO

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MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
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