

MONETT MARKETPLACE

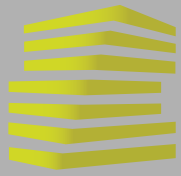
903 US-60 UNIT A

MONETT, MO

4,600 SF
AVAILABLE



LOCATION.
commercial real estate



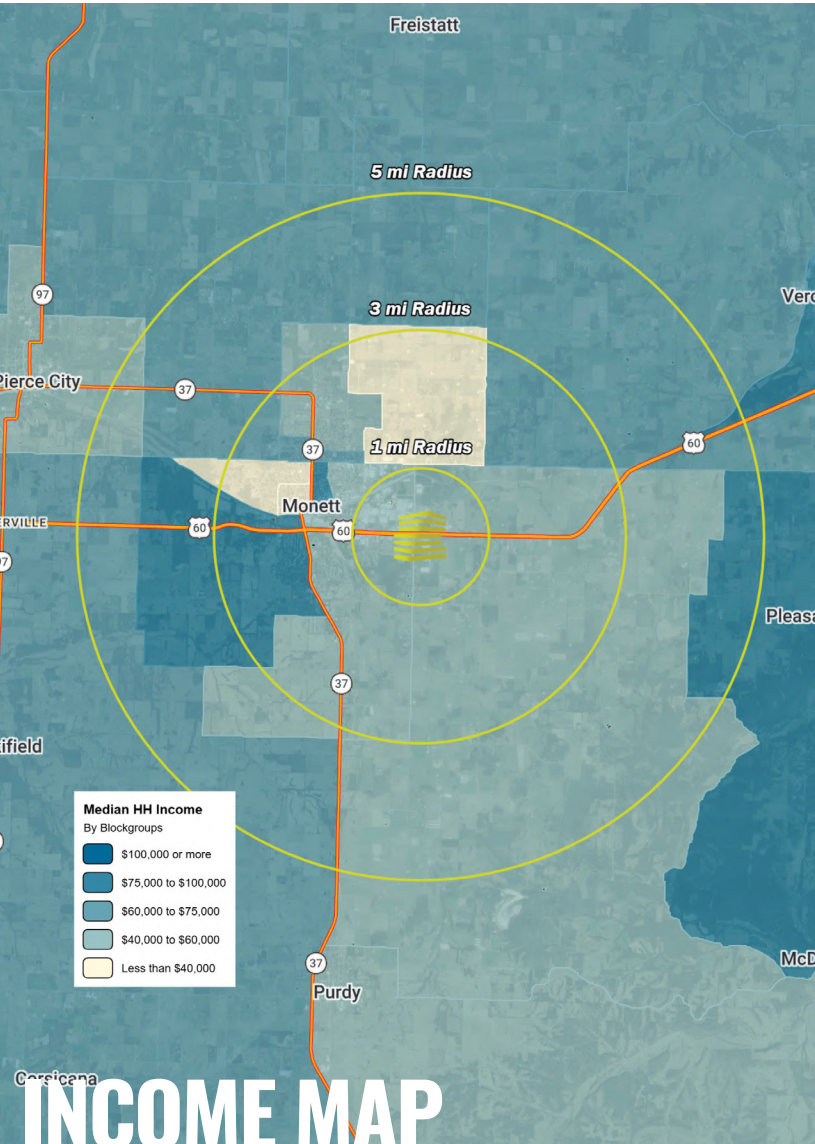
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NEIGHBORHOOD VIBE

JOE LODES | MIKE PETTIT

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Joe@LocationCRE.com

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TRADE AREA OVERVIEW

MONETT IS A THRIVING SMALL CITY LOCATED IN SOUTHWEST MISSOURI, APPROXIMATELY 40 MILES SOUTHWEST OF SPRINGFIELD AND 60 MILES NORTHEAST OF JOPLIN. SPANNING BOTH BARRY AND LAWRENCE COUNTIES, MONETT SERVES AS A KEY REGIONAL HUB FOR MANUFACTURING, HEALTHCARE, RETAIL, AND SERVICES. ITS LOCATION ALONG U.S. HIGHWAY 60 PROVIDES STRONG EAST-WEST CONNECTIVITY AND ACCESS TO MAJOR TRANSPORTATION ROUTES ACROSS THE OZARKS.

THE CITY'S ECONOMY IS ANCHORED BY A STRONG MANUFACTURING BASE, WITH JACK HENRY & ASSOCIATES, A LEADING FINANCIAL TECHNOLOGY COMPANY, HEADQUARTERED IN MONETT. OTHER MAJOR EMPLOYERS INCLUDE TYSON FOODS, LOWE'S DISTRIBUTION CENTER, AND THE MONETT R-1 SCHOOL DISTRICT, PROVIDING A DIVERSE MIX OF JOBS IN TECHNOLOGY, FOOD PRODUCTION, LOGISTICS, AND EDUCATION.

MONETT OFFERS A VARIETY OF COMMUNITY AMENITIES, INCLUDING SOUTH PARK, THE MONETT AREA YMCA, AND A REVITALIZED DOWNTOWN DISTRICT FEATURING SHOPS, RESTAURANTS, AND CULTURAL VENUES. COX MONETT HOSPITAL PROVIDES MODERN HEALTHCARE SERVICES, WHILE LOCAL SCHOOLS AND NEARBY HIGHER EDUCATION INSTITUTIONS SUPPORT WORKFORCE DEVELOPMENT.

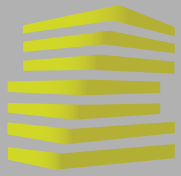
THE CITY HOSTS POPULAR COMMUNITY EVENTS SUCH AS THE ANNUAL STRAWBERRY FESTIVAL AND FALL FESTIVALS, WHICH DRAW RESIDENTS AND VISITORS FROM THE SURROUNDING TRADE AREA. WITH ITS STRONG EMPLOYMENT BASE, STEADY POPULATION GROWTH, AND REGIONAL DRAW, MONETT REPRESENTS A STABLE AND EXPANDING TRADE AREA FOR BUSINESS AND INVESTMENT.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	540	10,516	12,344
HOUSEHOLDS	196	3,915	4,589
EMPLOYEES	1,221	6,409	6,453
MED HH INCOME	\$52,867	\$54,091	\$55,914

AREA RETAIL | RESTAURANTS





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SITE PLAN & DETAILS

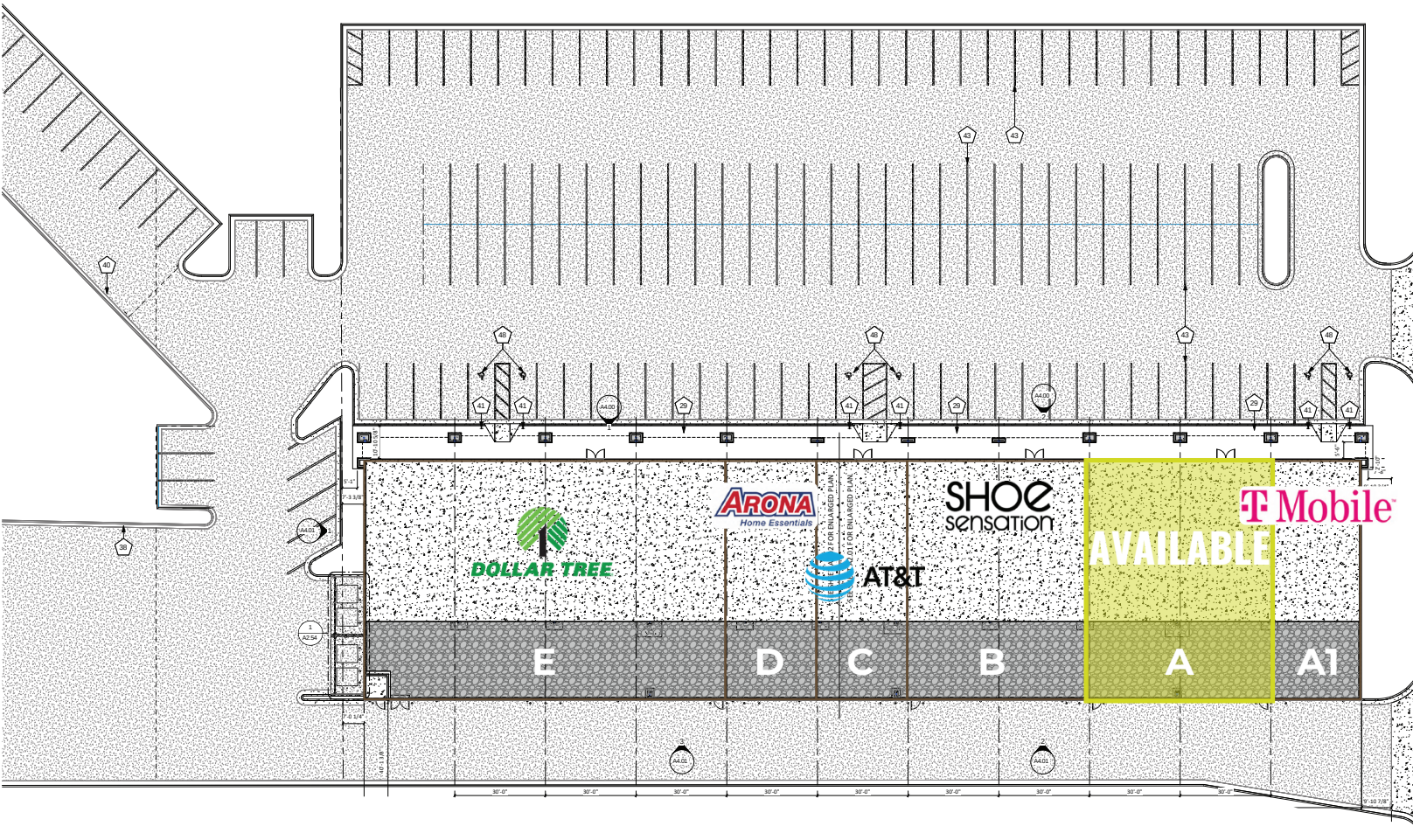
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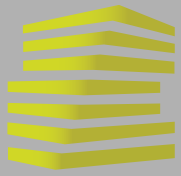
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U.S. HWY 60



- 4,600 SF AVAILABLE FOR LEASE, BUILT IN 2016
- SHADOW ANCHORED BY LOWE'S AND WALMART
- LARGE PYLON SIGN
- WALMART: 1.8 MILLION ANNUAL VISITS (PER PLACER.AI)
- VISIBILITY TO OVER 11,000 VPD ON US-60
- CONTACT BROKER FOR ADDITIONAL INFORMATION



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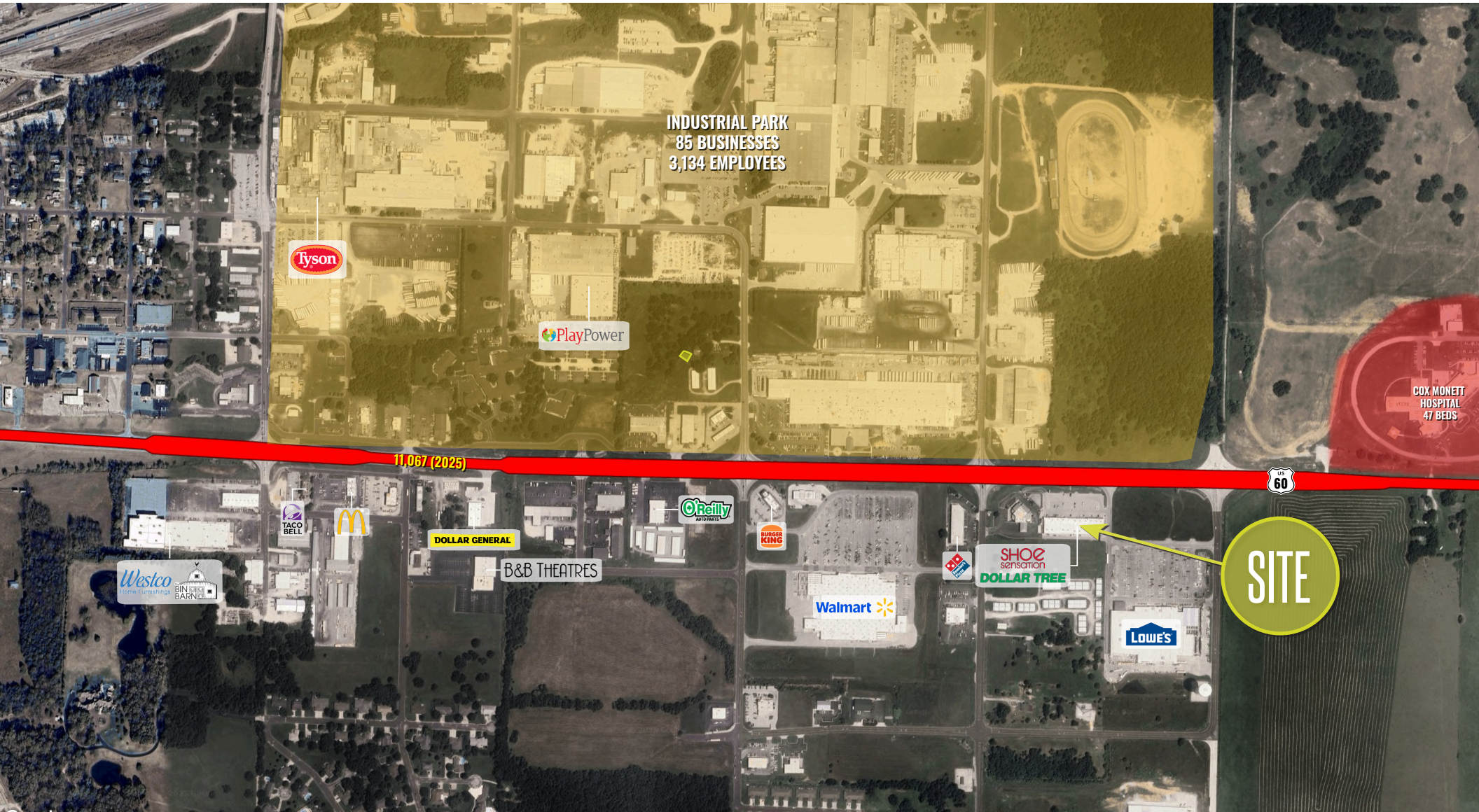
MID-LEVEL AERIAL

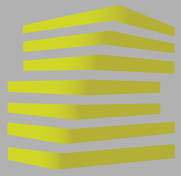
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MARKET AERIAL

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