

1019 COWAN DR
LEBANON, MO 65536



LEBANON WAREHOUSE I

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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:	0.77 Acres
Building Size:	8,976 SF

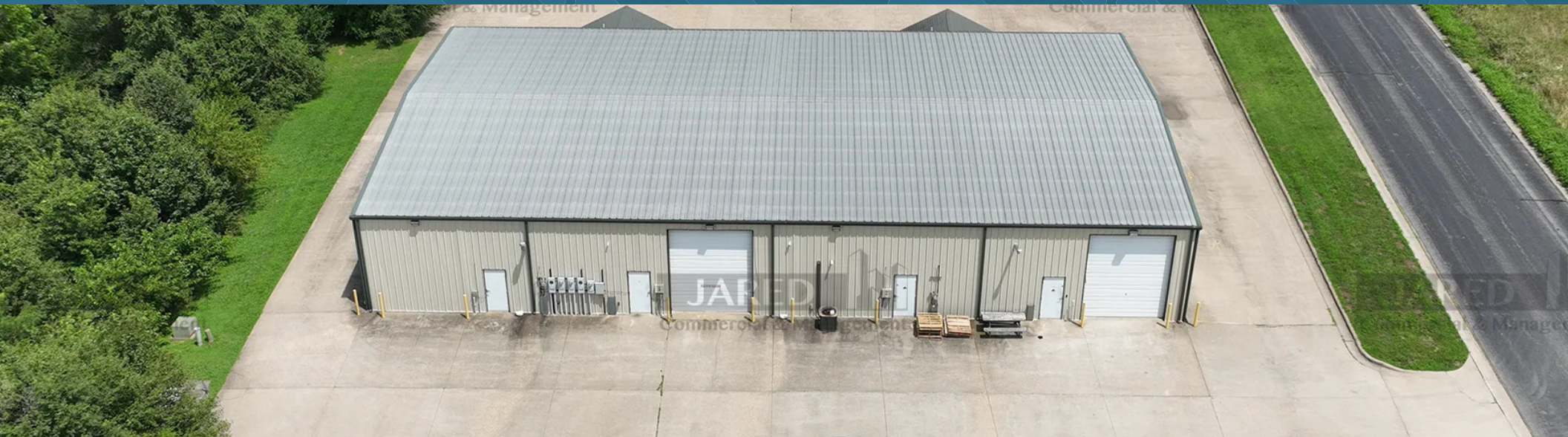
DEMOGRAPHICS

	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

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

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LEASE INFORMATION

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

AVAILABLE SPACES

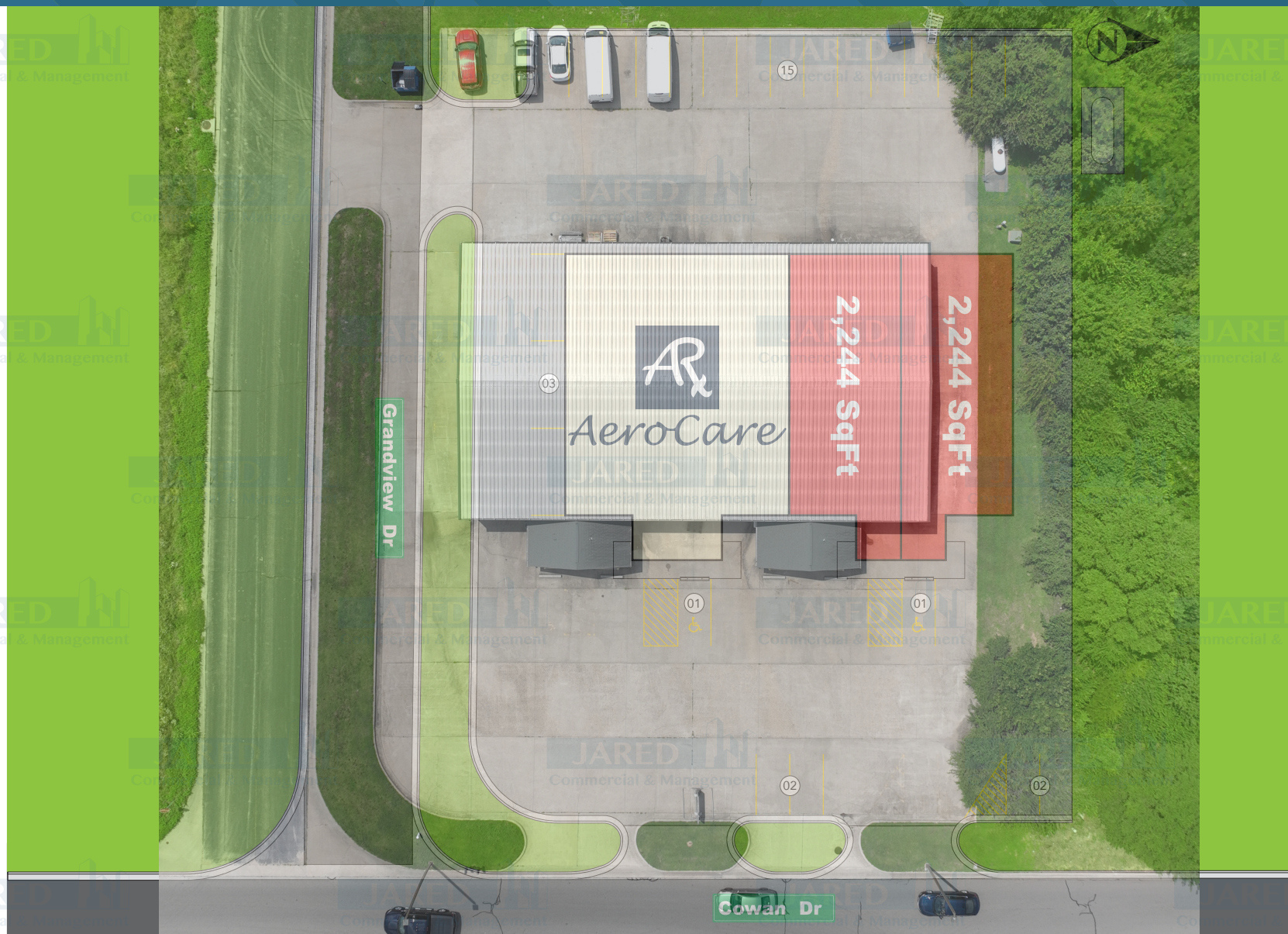
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit C	Available	2,244 - 4,488 SF	NNN	\$5.50 SF/yr	In-Line.
Unit D	Available	2,244 - 4,488 SF	NNN	\$5.50 SF/yr	End-Cap.

LEASE SPACES

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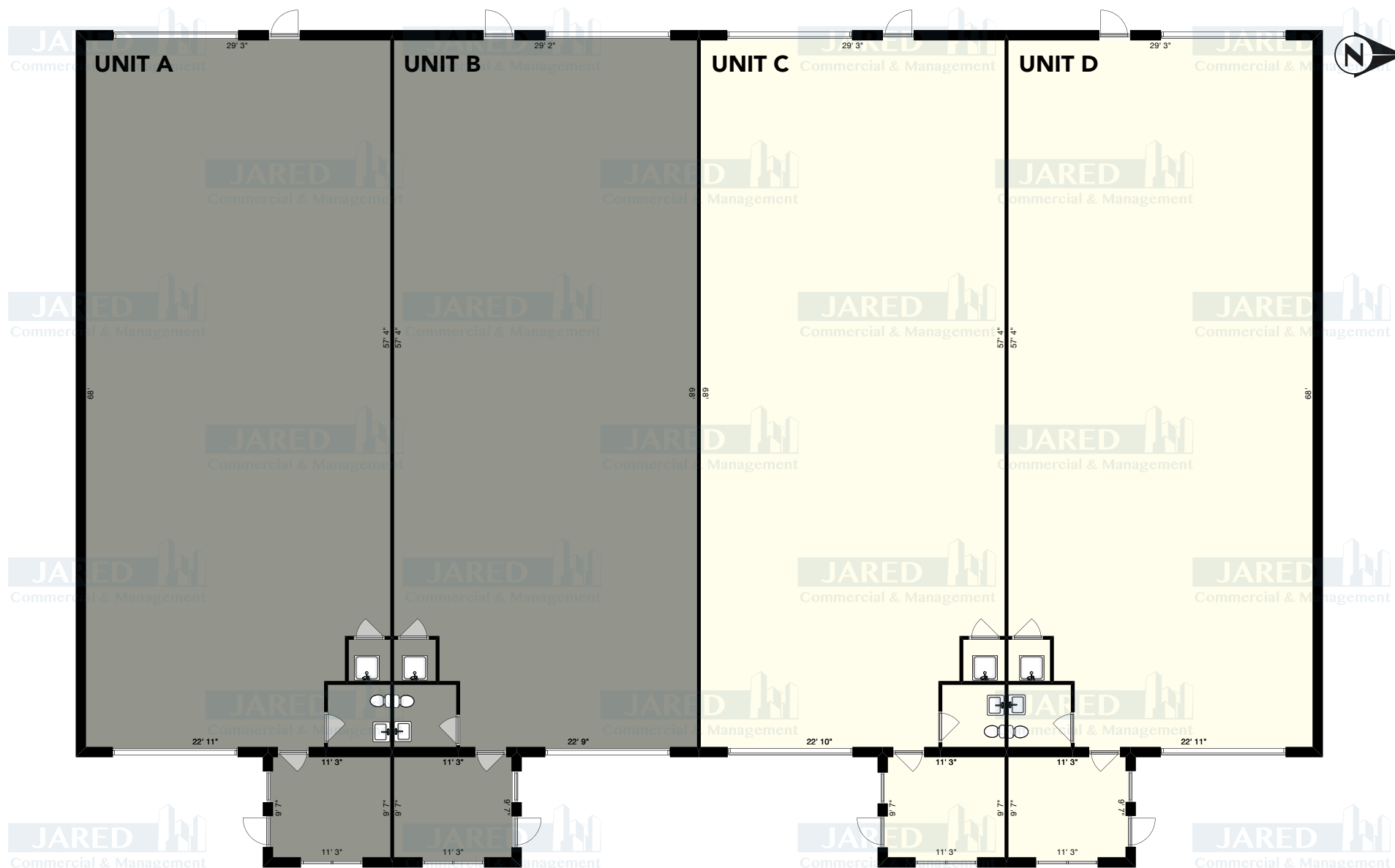
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SITE PLAN

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FLOOR PLAN



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RETAILER MAP



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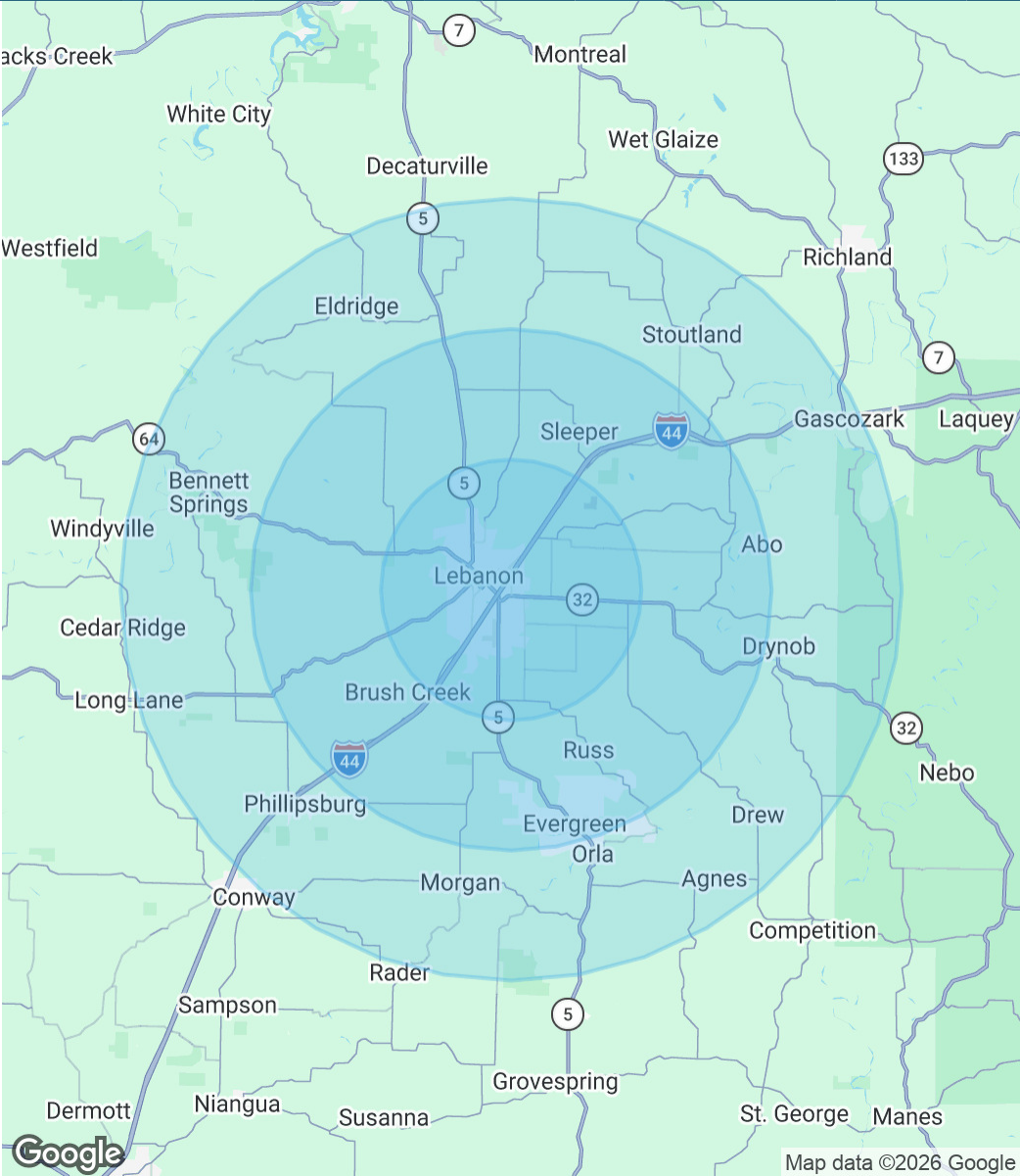
POPULATION

	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

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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