

7900 US HIGHWAY 60
ROGERSVILLE, MO 65742



60 / 125 RETAIL READY PAD-SITES

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PROPERTY DESCRIPTION

Discover the perfect location for your business at this exceptional property. Boasting easy access and great highway visibility, the property is situated at the bustling intersection of highway 60 and State Hwy 125, ensuring maximum exposure for your enterprise. With close proximity to Rogersville high school and middle school, as well as a high traffic count, this prime 26.77-acre site offers unparalleled potential for success. Take the opportunity to elevate your business in this prime location, strategically positioned to attract customers and drive growth.

PROPERTY HIGHLIGHTS

- Easy access. & Great highway visibility.
- Located on highway 60 and the corner of State Hwy 125.
- Close proximity to Rogersville high school & middle school.
- High traffic count.
- 26.77 Acres.

OFFERING SUMMARY

Lease Rate:	SF / year (NNN)
Available SF:	26.77 Acres
Lot Size:	26.77 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	103	3,485	36,353
Total Population	250	8,785	88,308
Average HH Income	\$76,114	\$89,072	\$75,727

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:	26.77 Acres	Lease Rate:	Negotiable

AVAILABLE SPACES

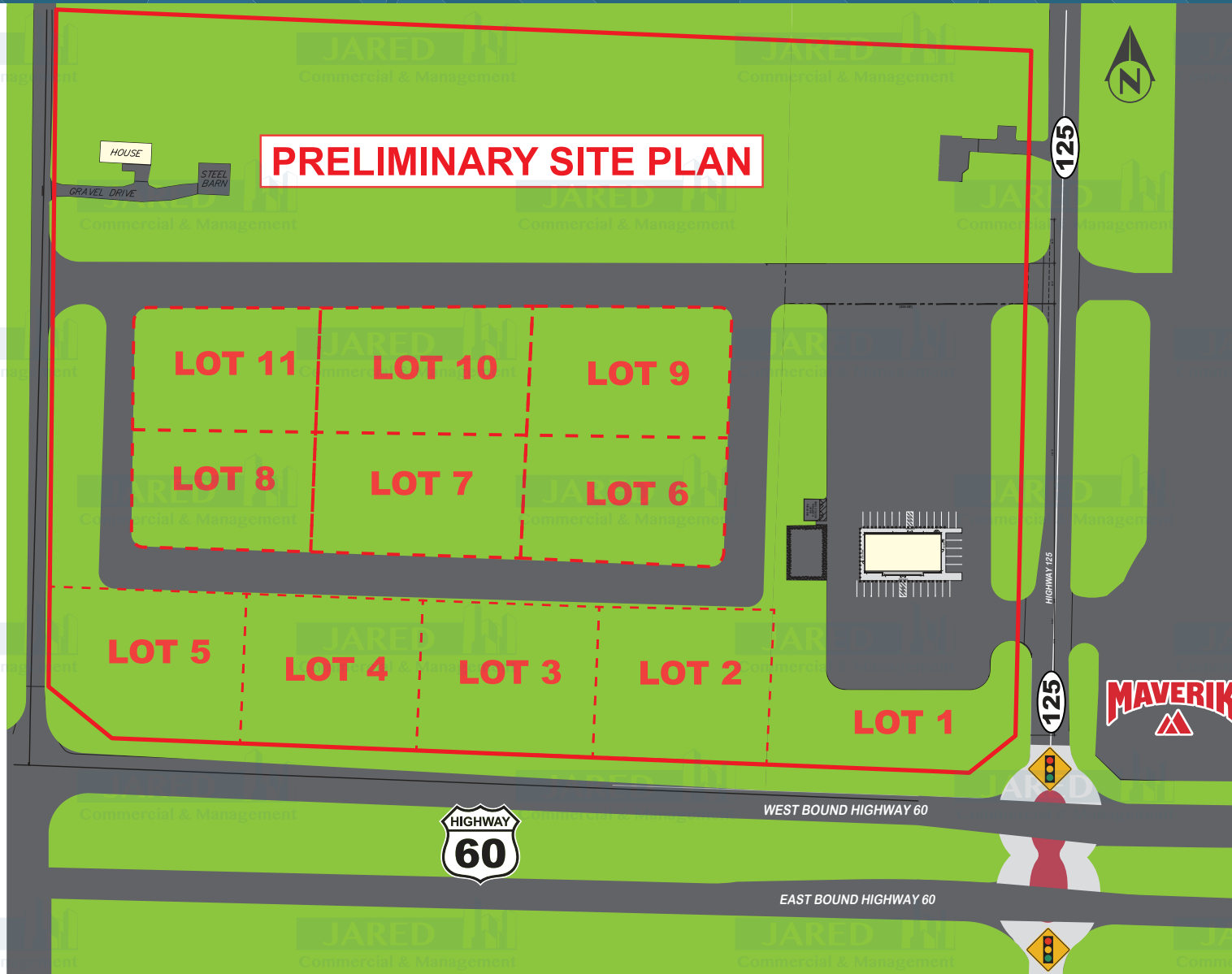
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
60 / 125 Retail Ready Pad-sites	Available	26.77 Acres	NNN	Negotiable	Various Pad Sites.

LEASE SPACES



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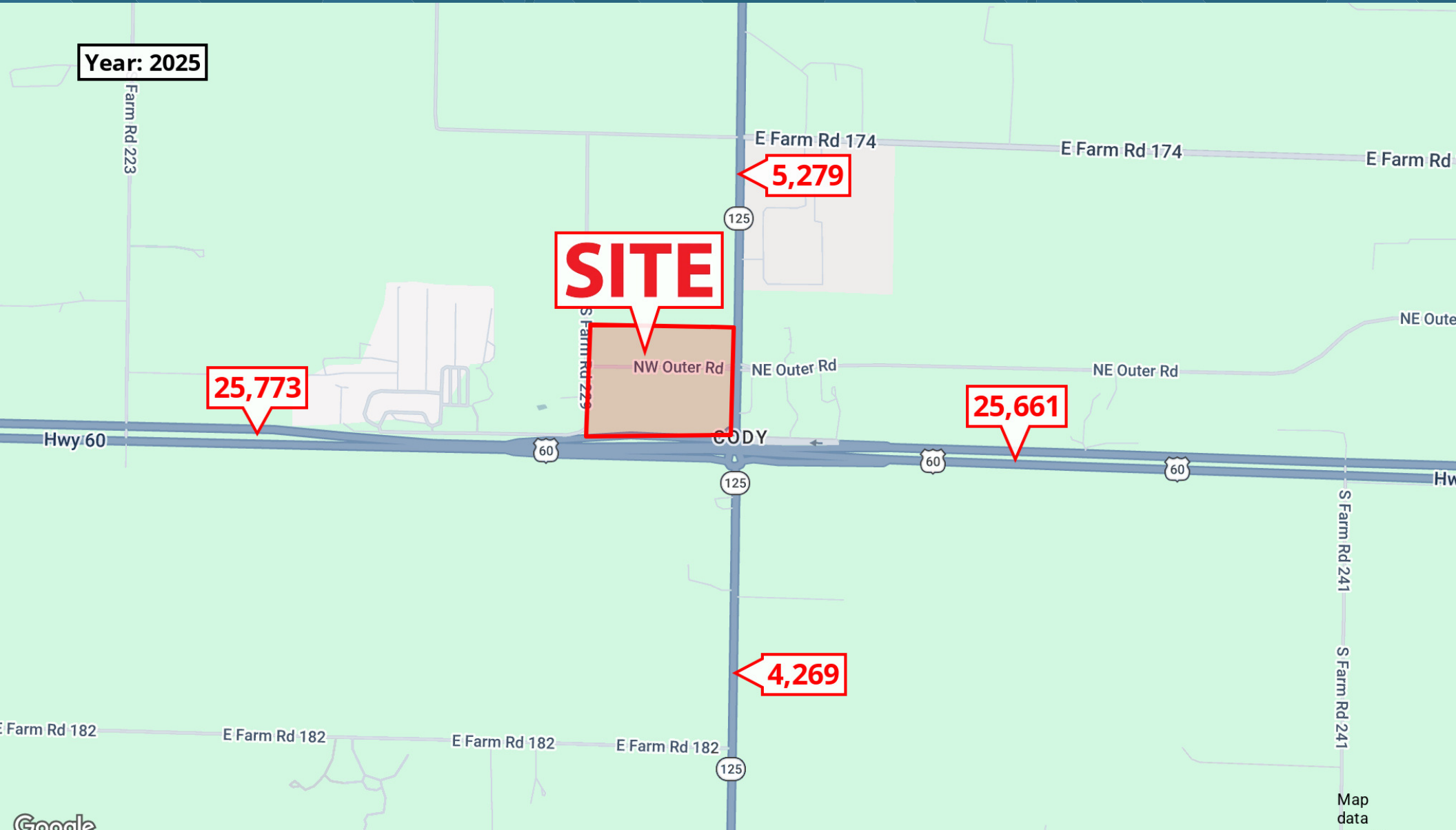
SITE PLAN



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Year: 2025



TRAFFIC COUNT MAP



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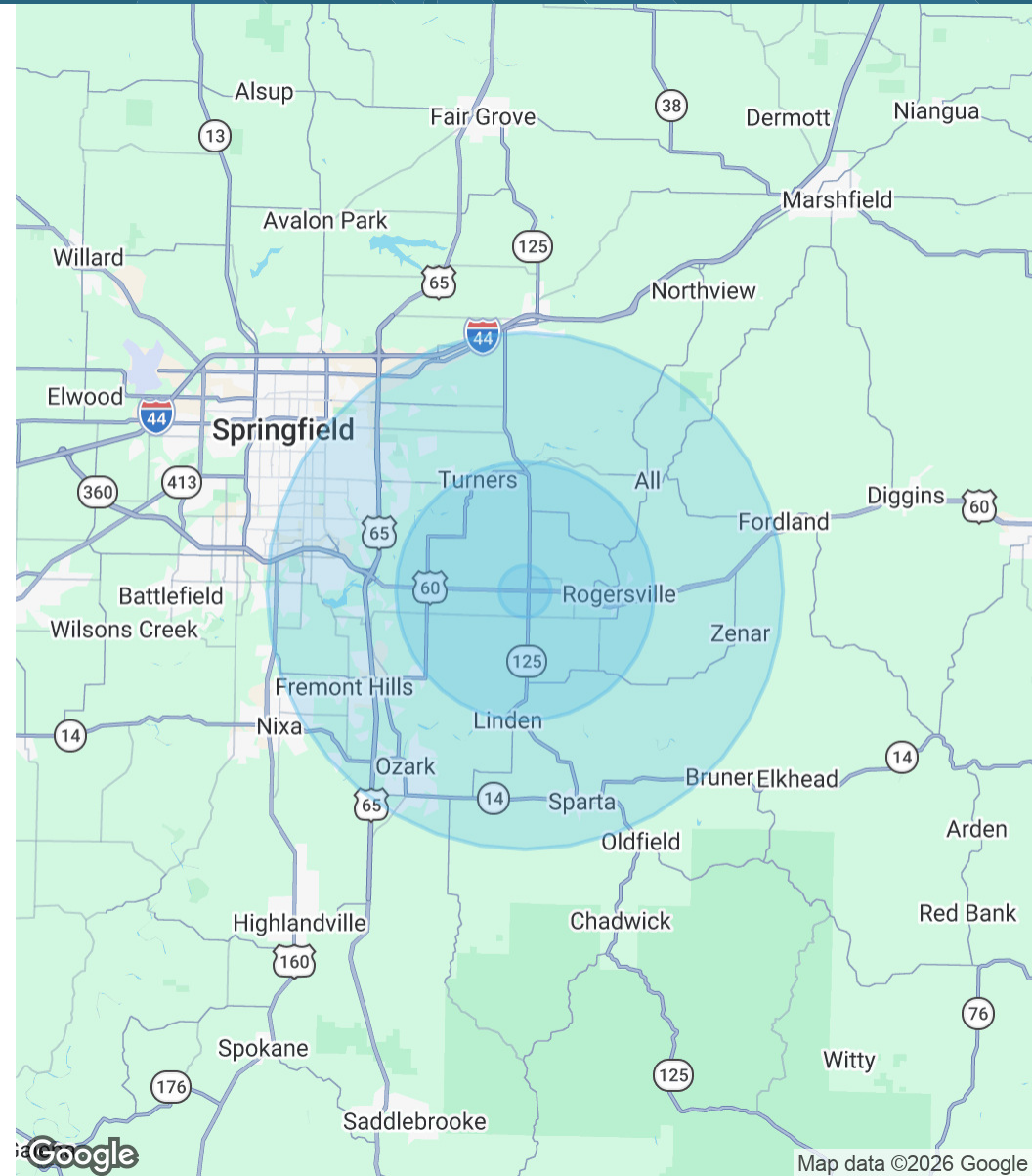
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	250	8,785	88,308
Average Age	44.3	43.0	39.9
Average Age (Male)	44.7	43.1	38.8
Average Age (Female)	44.1	43.2	40.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	103	3,485	36,353
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$76,114	\$89,072	\$75,727
Average House Value		\$293,895	\$226,810

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

