

FOR LEASE

1932-1966 W RETAIL LN
OZARK, MO 65721



OZARK TOWN CENTER III

JARED 
Commercial & Management



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	28,294 SF
Available SF:	2,640 - 5,280 SF
Lot Size:	5.07 Acres
Number of Units:	10
Year Built:	2011
Zoning:	Commercial
Market:	Ozark, MO

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 1932-1966 W Retail Ln, Ozark, MO. This expansive property features 165 parking spaces, offering convenience to both tenants and customers. The high traffic area and great visibility make it an ideal location for businesses seeking to maximize exposure. Situated in the prominent Ozark Town Center development, this property benefits from its close proximity to Highway 65. Anchored by Walmart and Lowes, this development offers unparalleled synergy and foot traffic. Don't miss the chance to establish your business in this thriving commercial hub. Estimated NNN = \$4.10

PROPERTY HIGHLIGHTS

- Close proximity to Highway 65.
- 165 parking Spaces.
- Located in the Ozark Town Center development.
- High traffic area & Great visibility.
- Development Anchored by Walmart & Lowes.

EXECUTIVE 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:	2,640 - 5,280 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1936	Available	2,640 - 5,280 SF	NNN	\$20.00 SF/yr	In-Line.

LEASE SPACES

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SITE PLAN

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DEVELOPMENT SITE PLAN

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SUITE 1936 - FLOOR PLAN

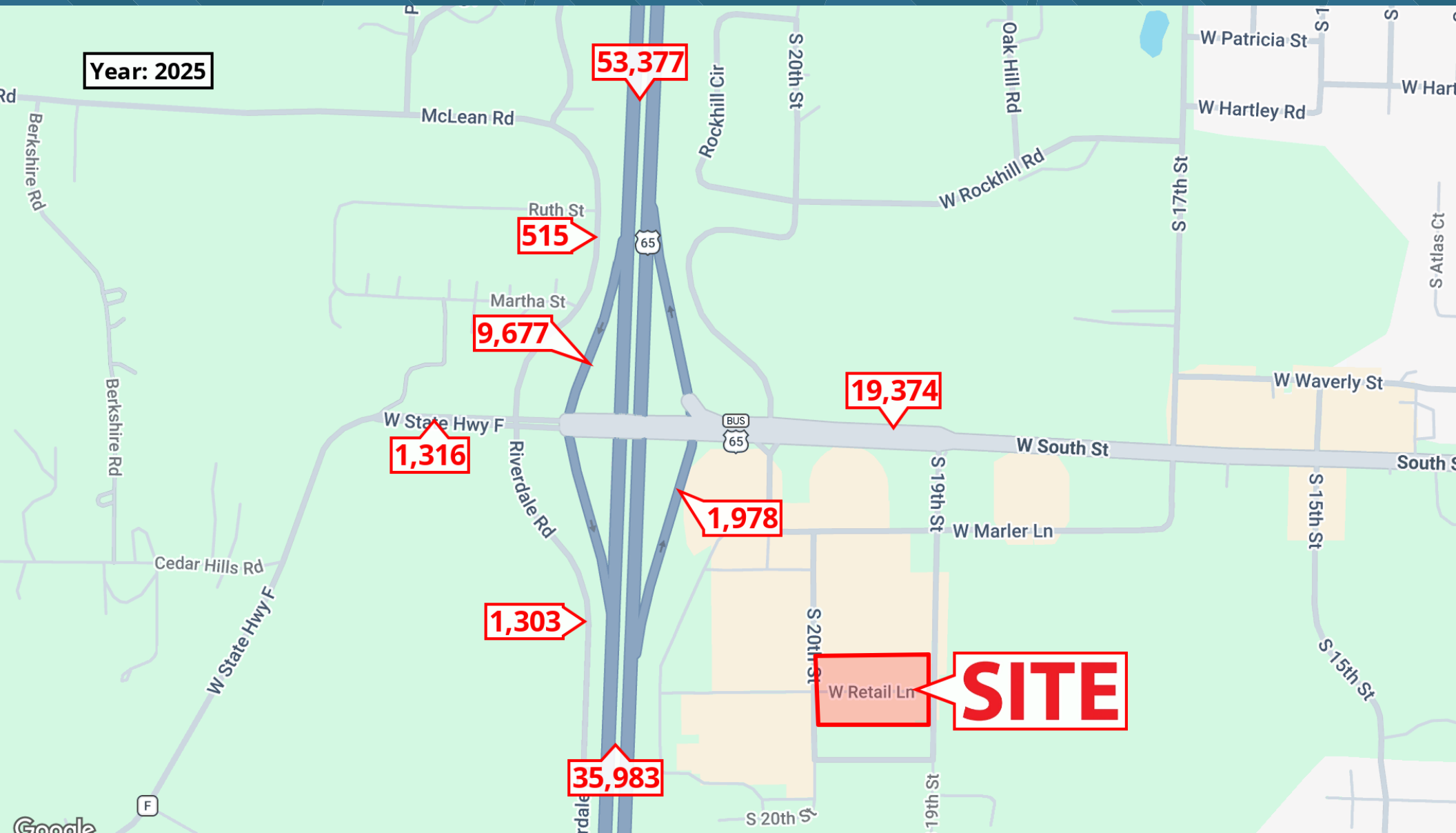


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TRAFFIC COUNT MAP

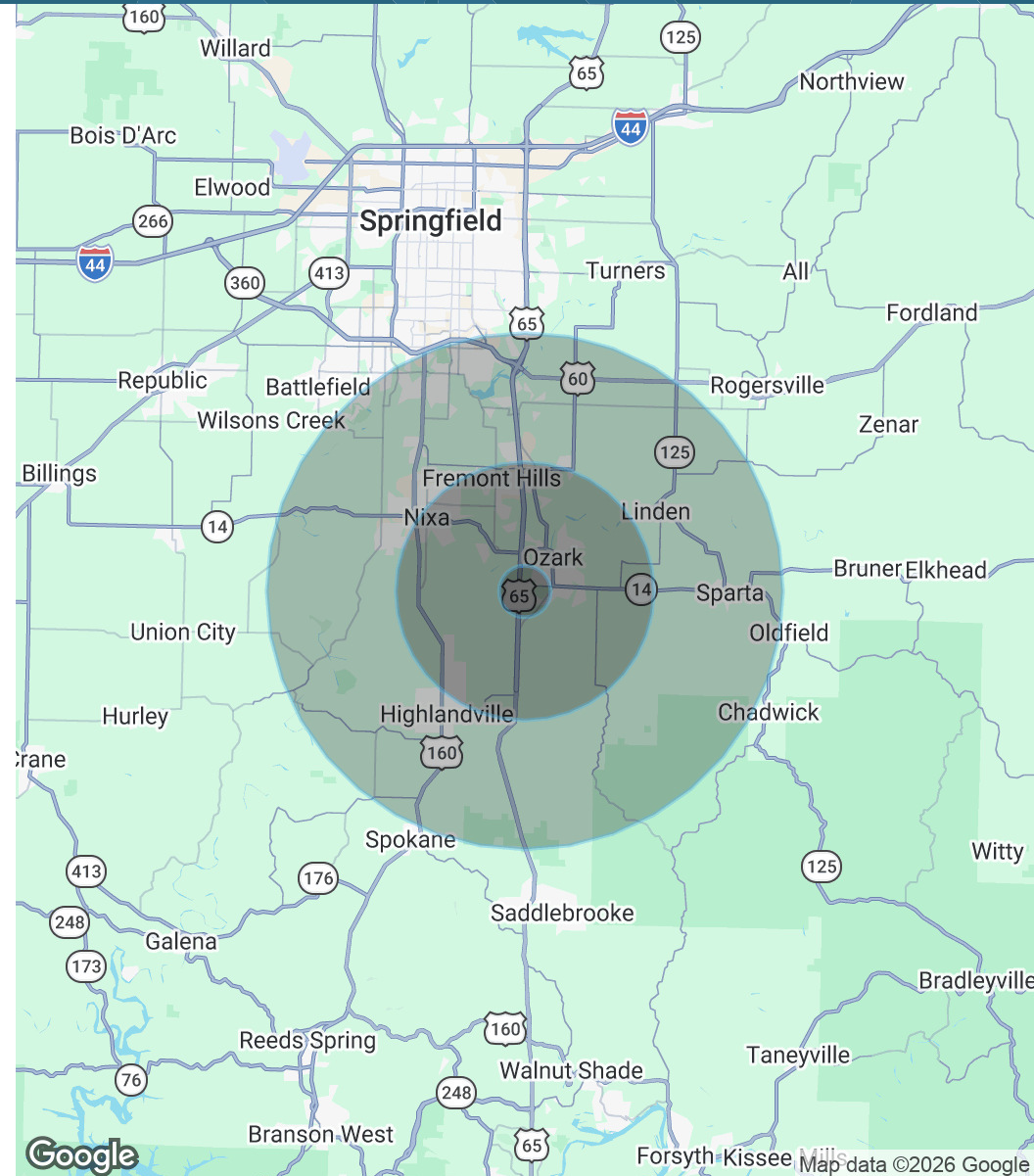


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,003	29,349	95,577
Average Age	34.6	34.9	37.6
Average Age (Male)	33.9	33.9	36.6
Average Age (Female)	35.3	35.7	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	395	11,374	37,624
# 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

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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