

South Pointe Center



1487 - 1451 W SOUTH ST, OZARK, MO 65721

COVER PAGE

For Lease



For more information please contact:

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



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.



For Lease



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	15,000 SF
Available SF:	1,500 SF
Lot Size:	1.73 Acres
Number of Units:	8
Price / SF:	\$0.00
Year Built:	2006
Zoning:	Commercial
Market:	Ozark, MO

PROPERTY OVERVIEW

Experience the epitome of convenience at 1487 - 1451 W South St, Ozark, MO, 65721. This premier commercial property offers unparalleled visibility, with great access and 92 parking spaces to ensure a seamless experience for your customers. Benefit from the high traffic counts and the close proximity to U.S. Hwy 65, bringing a steady stream of potential customers to your doorstep. Don't miss the opportunity to establish your business in this prime location, where every feature has been carefully designed to enhance your success. Elevate your business presence and operations at this exceptional leasing opportunity. Estimated Retail NNN = \$4.00

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- 92 Parking Spaces.
- High Traffic Counts.
- Close proximity to U.S. Hwy 65.

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1467	Available	1,500 SF	NNN	\$20.00 SF/yr	In-Line.

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SITE PLAN

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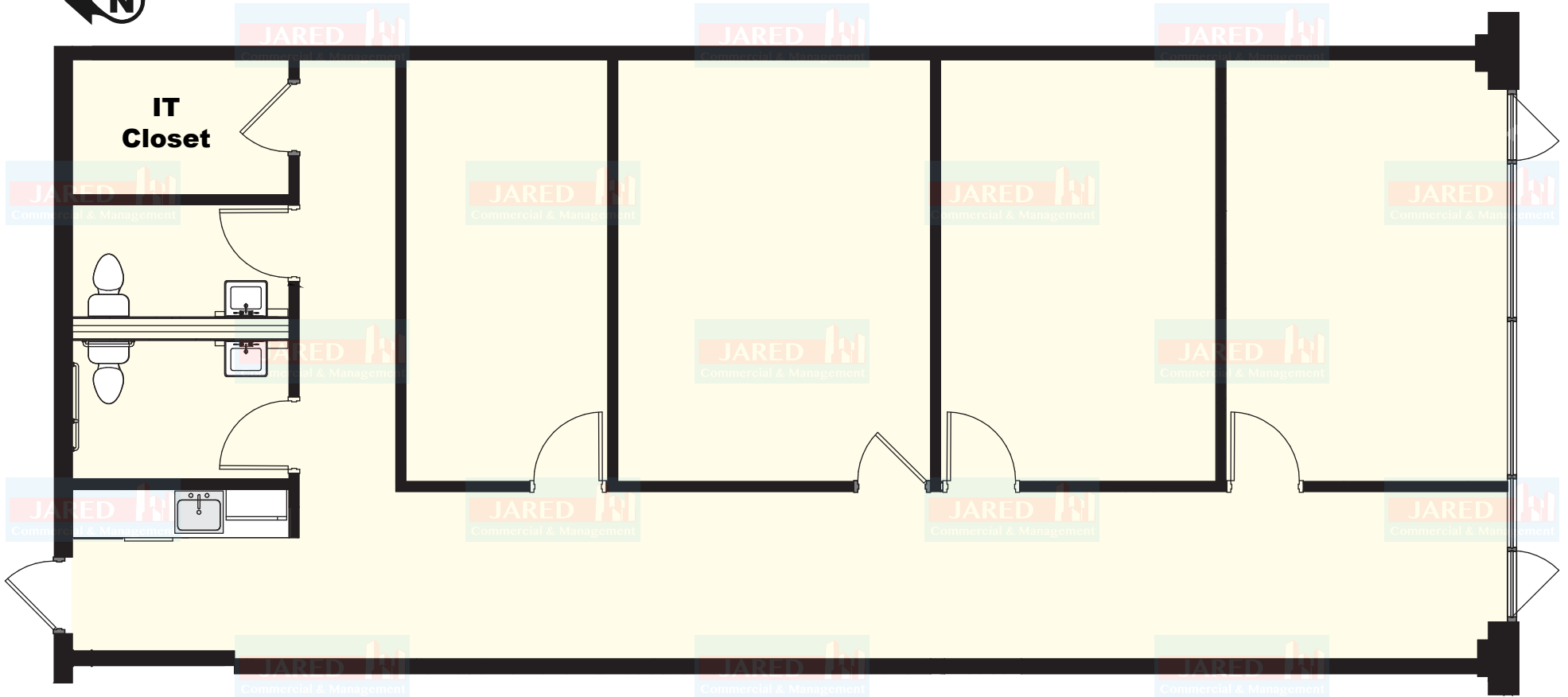
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SUITE 1467 - FLOOR PLAN

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RETAILER MAP

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Google

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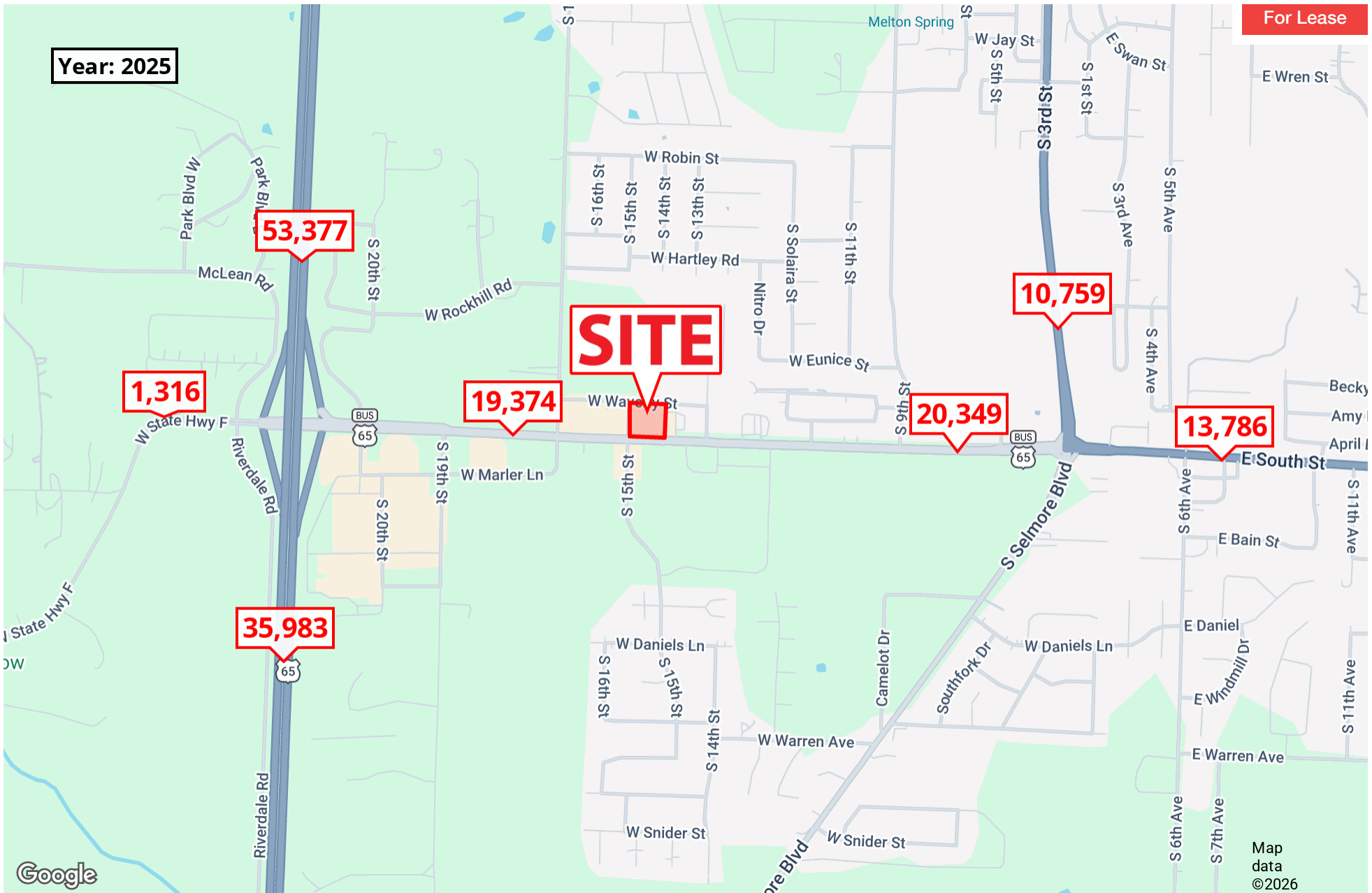
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

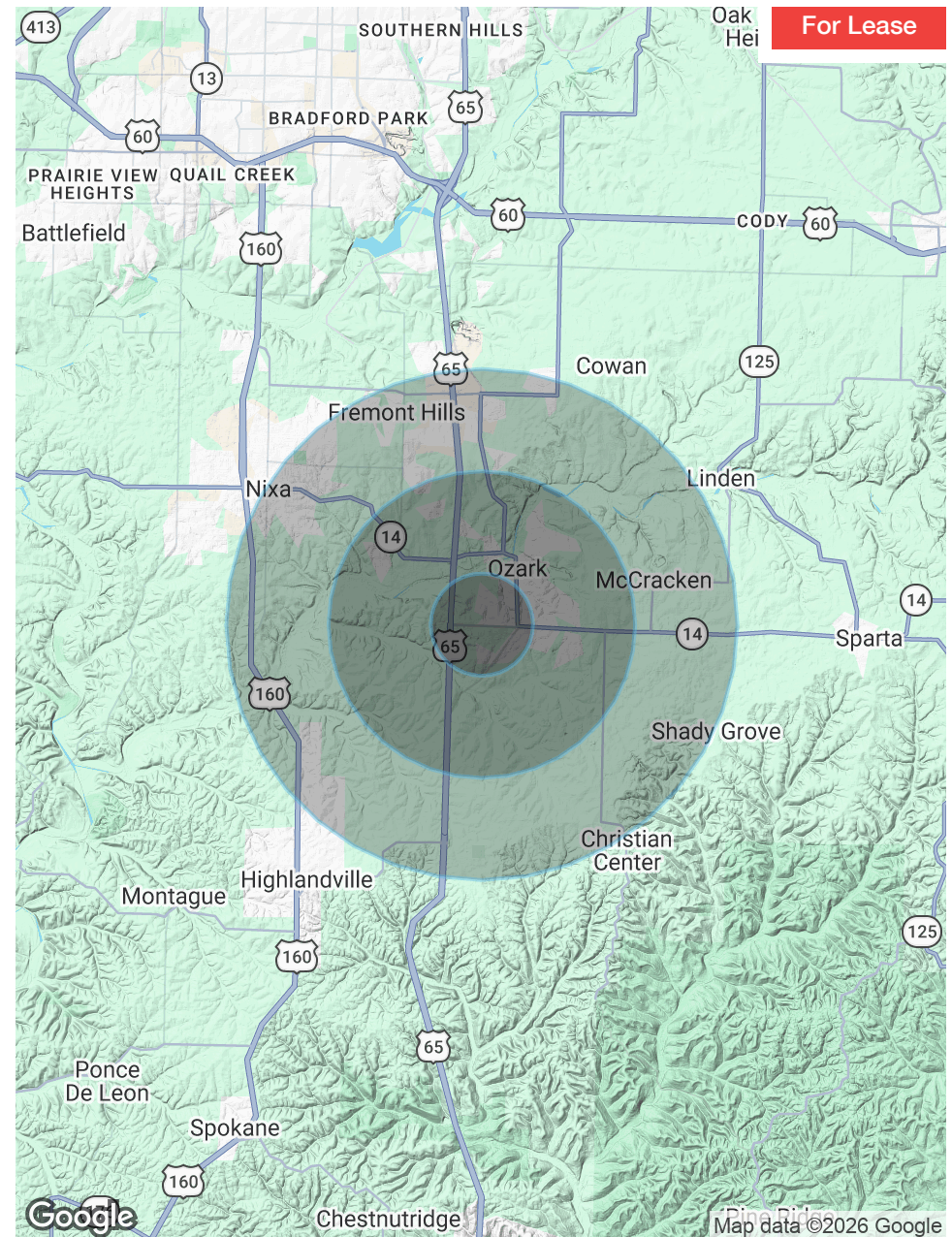
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,409	16,902	38,229
Average Age	37.9	37.6	37.7
Average Age (Male)	36.3	37.3	36.6
Average Age (Female)	39.5	38.0	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,135	6,360	15,030
# of Persons per HH	3.0	2.7	2.5
Average HH Income	\$65,419	\$67,508	\$72,080
Average House Value	\$151,936	\$172,207	\$191,270

* Demographic data derived from 2020 ACS - US Census



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