

1615 W 76 COUNTRY BLVD
BRANSON, MO 65616



BRANSON HEIGHTS PLAZA

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PROPERTY DESCRIPTION

Discover the perfect space for your business at 1615 W 76 Country Blvd in Branson, MO. This exceptional property offers unparalleled visibility and effortless access, situated in the heart of a high-traffic area. With 106 dedicated parking spaces, convenience is a priority for both tenants and their customers. The prime location on 76 Blvd provides an ideal setting for businesses looking to make a statement and capture the attention of countless passersby. Embrace this opportunity to elevate your business in a space tailored for success.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- Located on 76 Blvd.
- High Traffic Area.
- 106 Parking Spaces.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Number of Units:	11
Available SF:	1,500 - 9,000 SF
Lot Size:	2.47 Acres
Building Size:	21,819 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	962	8,351	13,464
Total Population	2,446	21,129	33,159
Average HH Income	\$77,055	\$74,555	\$78,162

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: 1,500 - 9,000 SF Lease Rate: \$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	6,000 SF	NNN	\$25.00 SF/yr	Restaurant-Space.
B	Available	2,500 SF	NNN	\$25.00 SF/yr	In-Line.
D	Available	1,500 - 3,000 SF	NNN	\$25.00 SF/yr	In-Line.
F	Available	1,500 SF	NNN	\$25.00 SF/yr	In-Line.
G	Available	2,010 SF	NNN	\$25.00 SF/yr	End-Cap.

LEASE SPACES



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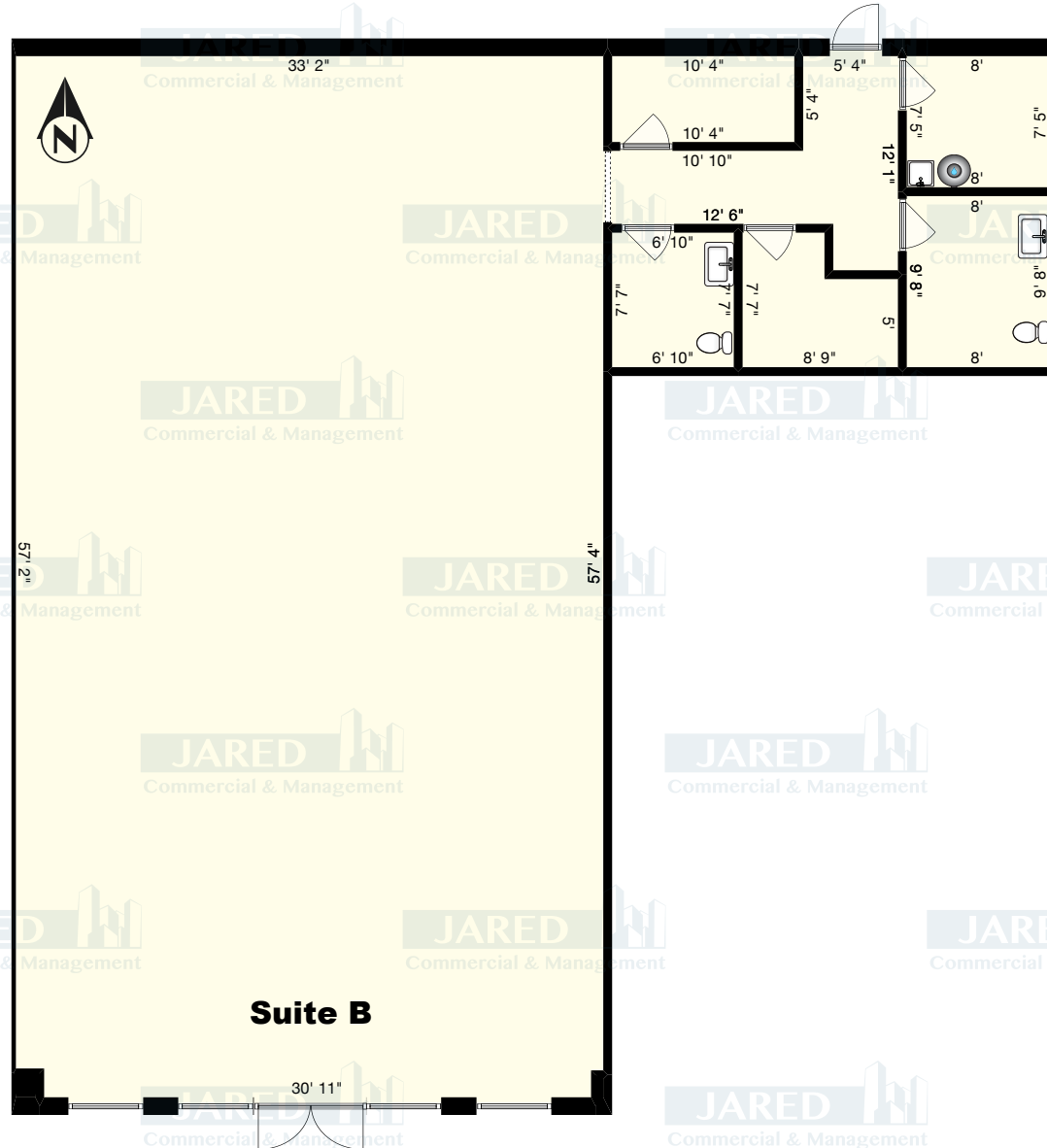
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SITE PLAN

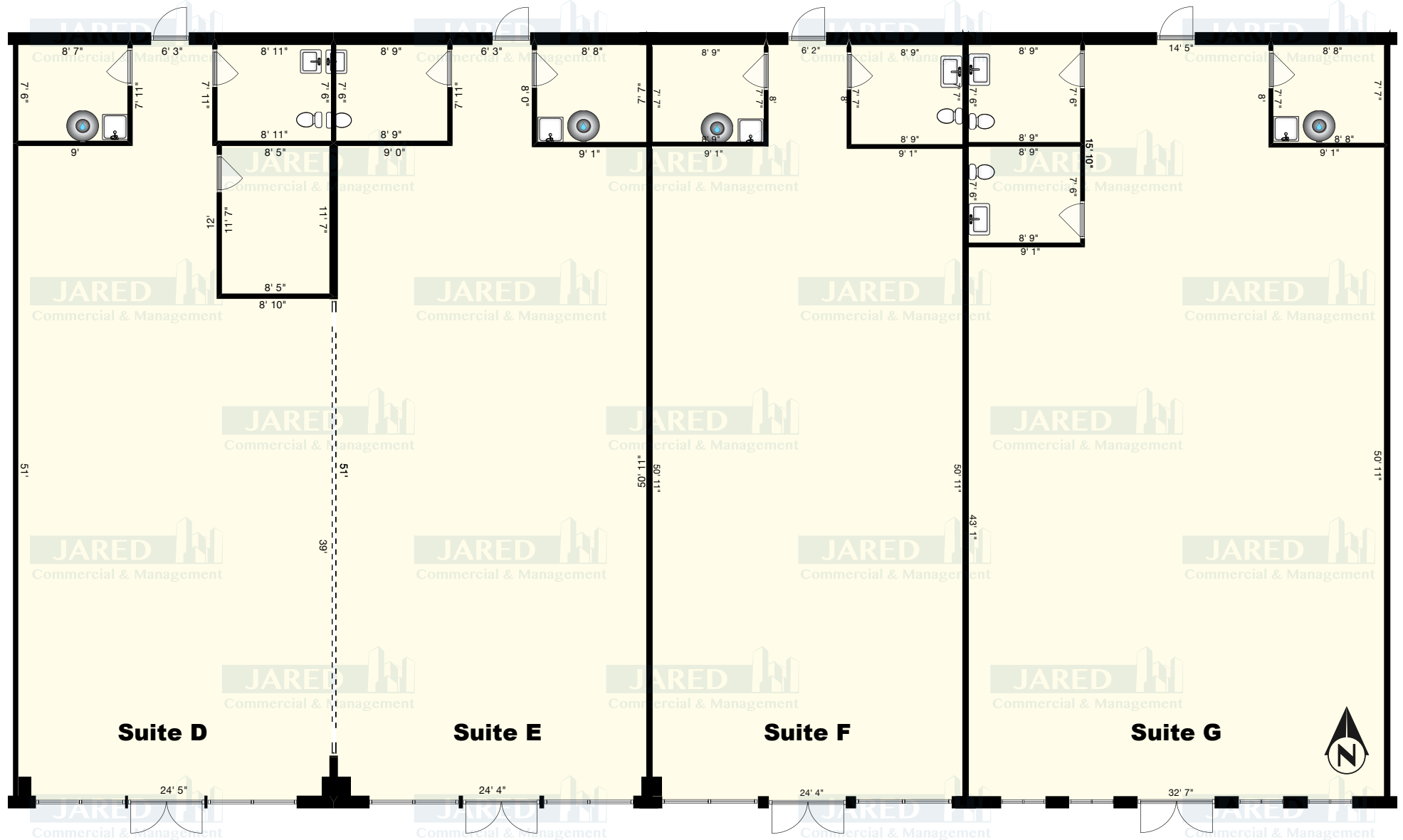


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SUITE B - FLOOR PLAN

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SUITE D THRU G - FLOOR PLAN



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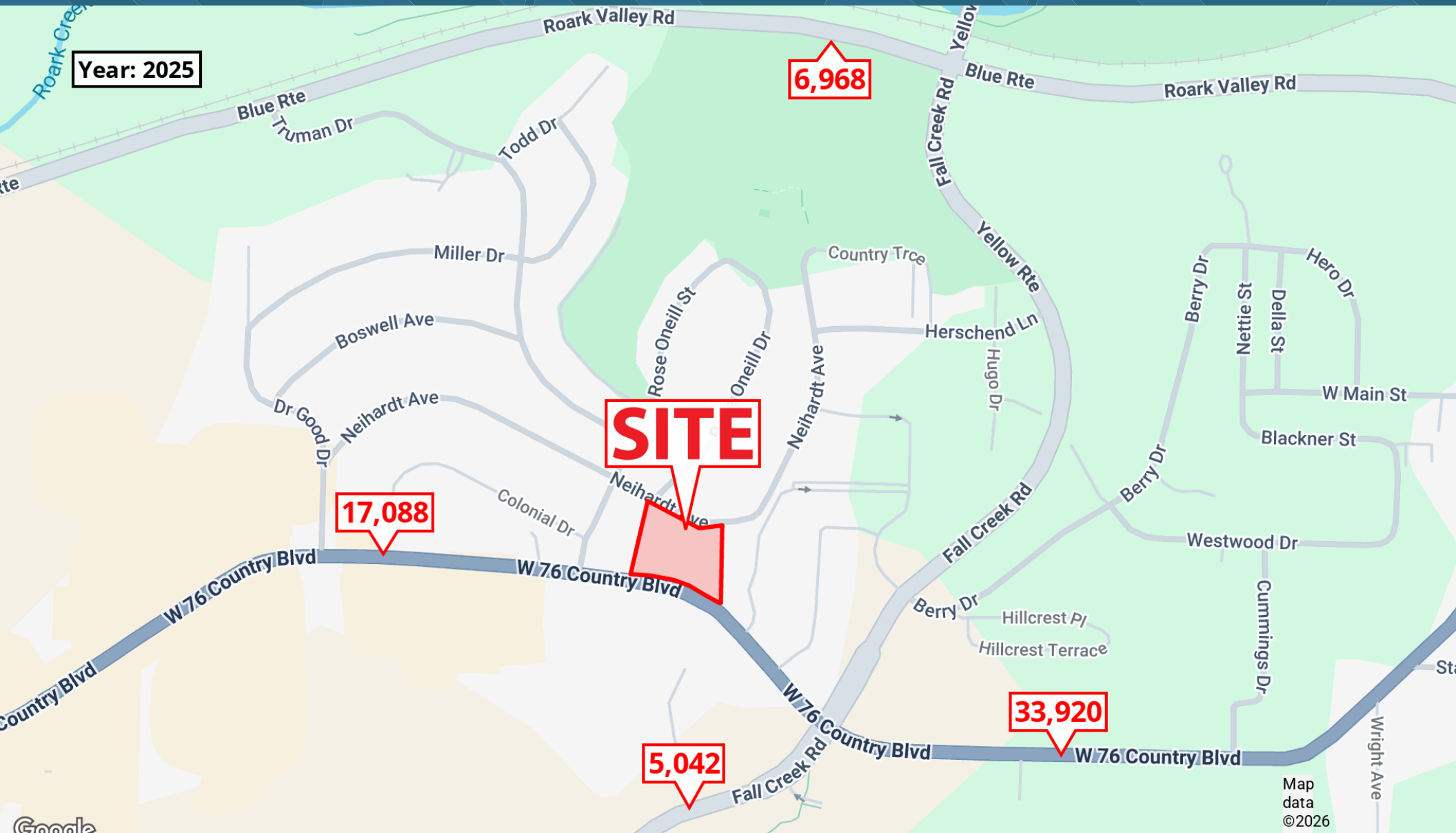


RETAILER MAP



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TRAFFIC COUNT MAP



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ADDITIONAL PHOTOS

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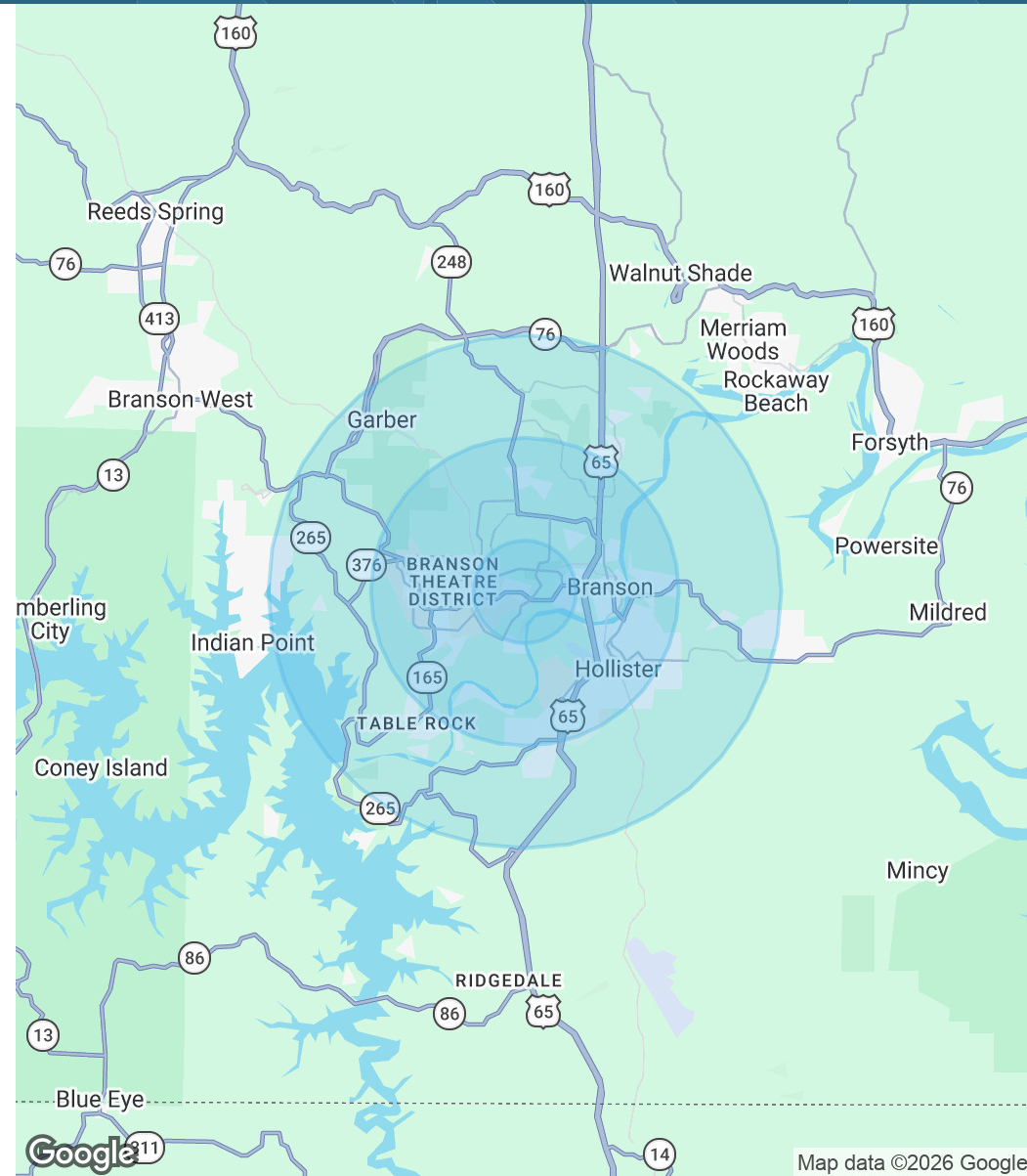
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,446	21,129	33,159
Average Age	43	41	42
Average Age (Male)	41	39	41
Average Age (Female)	45	42	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	962	8,351	13,464
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,055	\$74,555	\$78,162
Average House Value	\$228,414	\$251,844	\$263,133

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

