

1644-1692 E US HWY 60
REPUBLIC, MO 65738



TOWN EAST CENTER



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PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime property located on E US Highway 60 in Republic, MO. Boasting great visibility and easy access, this versatile space is perfectly positioned to attract a steady flow of potential customers. The property features a generous 133 parking spaces, ensuring ample convenience for tenants and visitors alike. With highway visibility, businesses can take advantage of heightened exposure to passing traffic, maximizing their reach and impact. Whether it's for retail, office, or other commercial purposes, this property offers a strategic location designed to elevate your business success.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- 133 Parking Spaces.
- Highway Visibility.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF / year (NNN)
Available SF:	1,550 - 4,650 SF
Lot Size:	2.4 Acres
Building Size:	21,886 SF

DEMOGRAPHICS

	1 MILE	3 MILES	6 MILES
Total Households	1,612	7,678	19,768
Total Population	3,803	18,493	48,109
Average HH Income	\$68,278	\$81,617	\$92,599

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:	1,550 - 4,650 SF	Lease Rate:	\$22 SF/yr

AVAILABLE SPACES

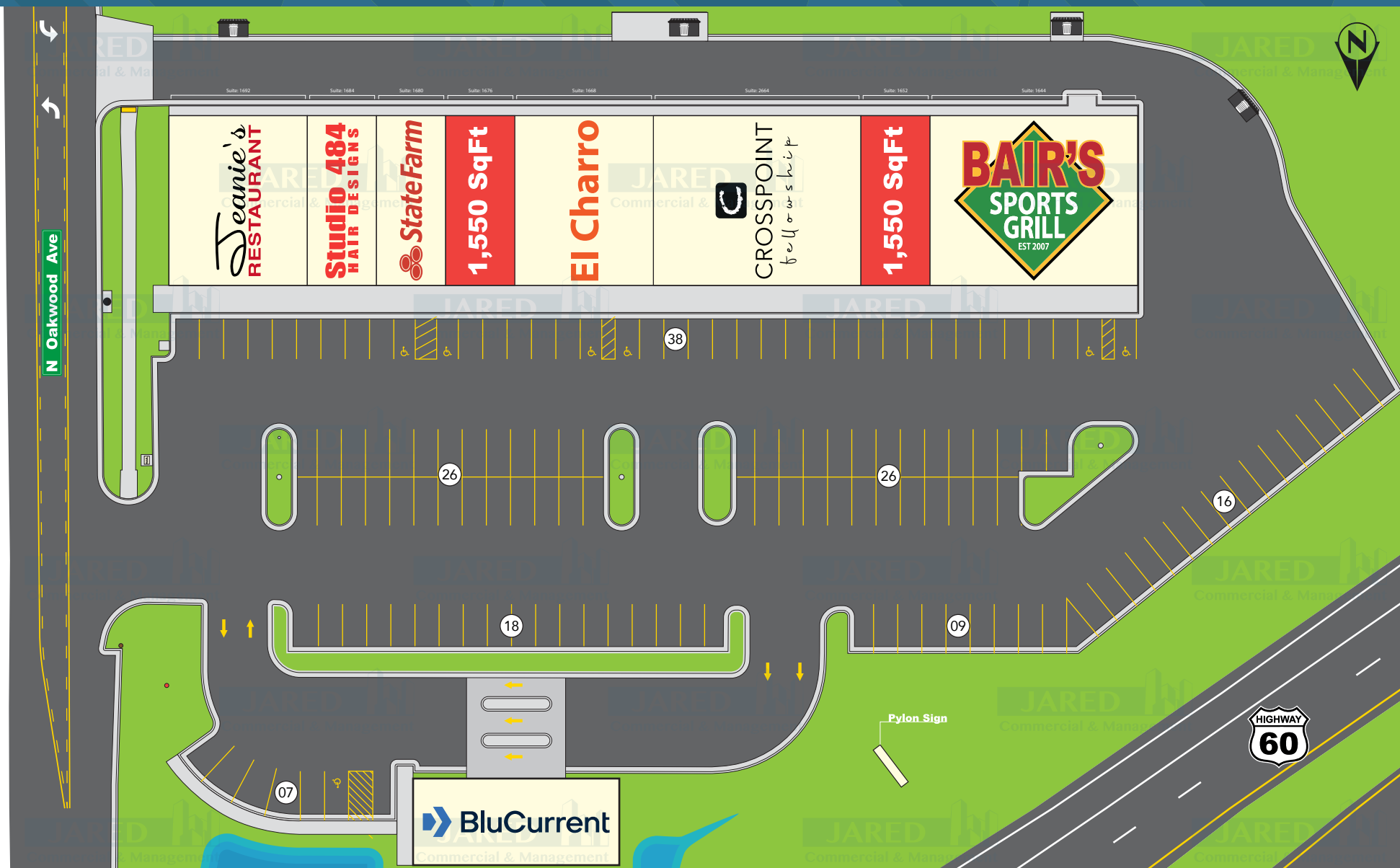
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1652	Available	1,550 SF	NNN	\$22.00 SF/yr	In-Line.
1664	Available	4,650 SF	NNN	\$22.00 SF/yr	In-Line.
1676	Available	1,550 SF	NNN	\$22.00 SF/yr	In-Line.

LEASE SPACES



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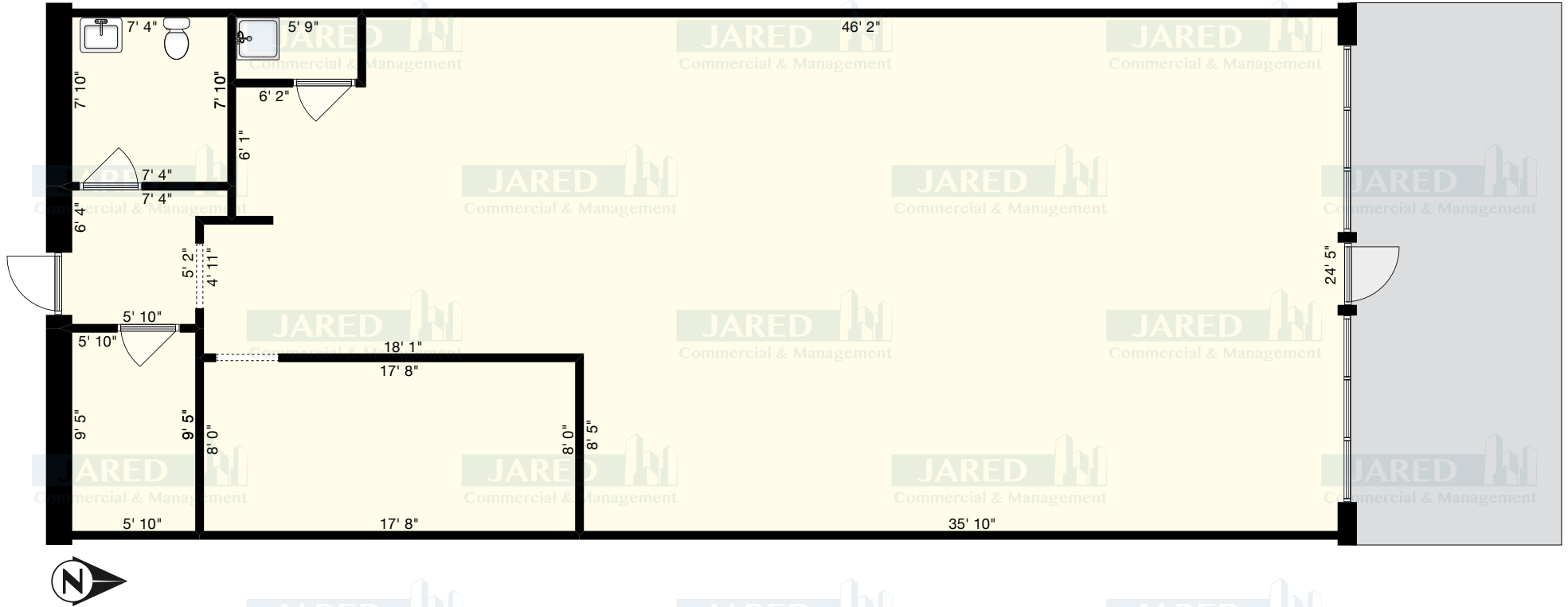


SITE PLAN



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SUITE 1652 - FLOOR PLAN



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SUITE 1652

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PYLON SIGN



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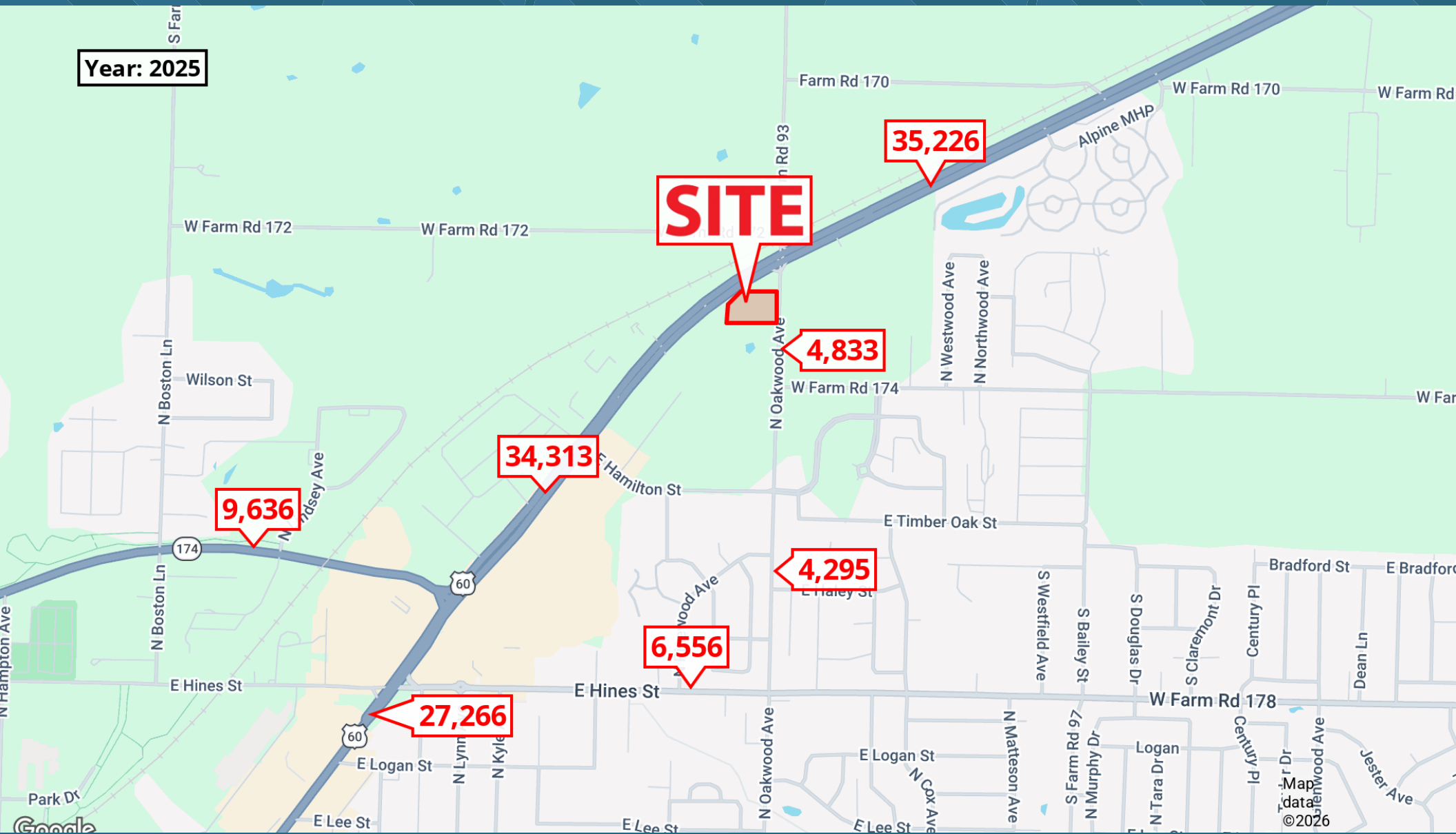


RETAILER MAP

JARED
Commercial & Management

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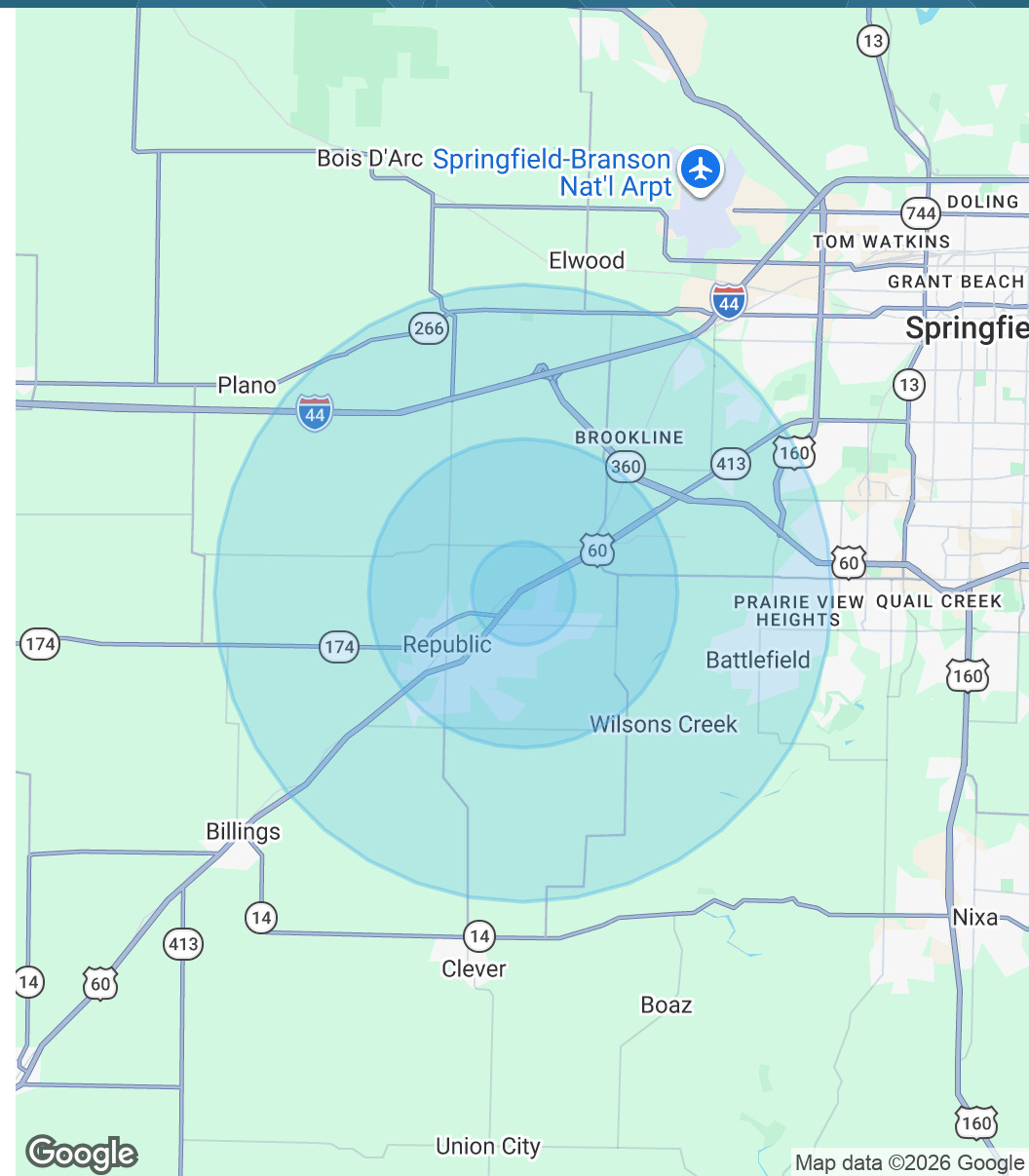
RETAILER MAP



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POPULATION	1 MILE	3 MILES	6 MILES
Total Population	3,803	18,493	48,109
Average Age	35.9	37.0	39.1
Average Age (Male)	35.9	35.2	38.5
Average Age (Female)	34.8	37.6	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	1,612	7,678	19,768
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,278	\$81,617	\$92,599
Average House Value	\$190,781	\$198,296	\$226,965

2023 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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