

1713 - 1655 S SOUTHDALE DR
LEBANON, MO 65536



LEBANON MARKETPLACE



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LEBANON, MO 65536



PROPERTY DESCRIPTION

Introducing a premier leasing opportunity at 1701 - 1694 S Southdale Dr, Lebanon, MO, 65536. This prime commercial property offers unmatched visibility from I-44 and strategic positioning on Lebanon's main thoroughfare. With anchor tenants such as Tractor Supply and Harbor Freight Tools, the high-traffic location boasts 650+ parking spaces, providing exceptional convenience for customers and clients. Close proximity to I-44 ensures easy accessibility and heightened exposure for businesses. Discover an ideal space for success in a bustling commercial hub. Estimated NNN = \$2.50.

PROPERTY HIGHLIGHTS

- Close Proximity to I-44
- Visibility from I-44.
- Located on Lebanon's main thoroughfare.
- Anchored by Tractor Supply & Harbor Freight Tools.
- 406+ Parking Spaces.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF / year (NNN)
Number of Units:	12
Available SF:	1,400 SF
Lot Size:	11.22 Acres
Building Size:	131,127 SF

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	4,579	7,980	11,421
Total Population	11,912	20,583	29,448
Average HH Income	\$52,003	\$53,294	\$53,295

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:	1,400 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1663	Available	1,400 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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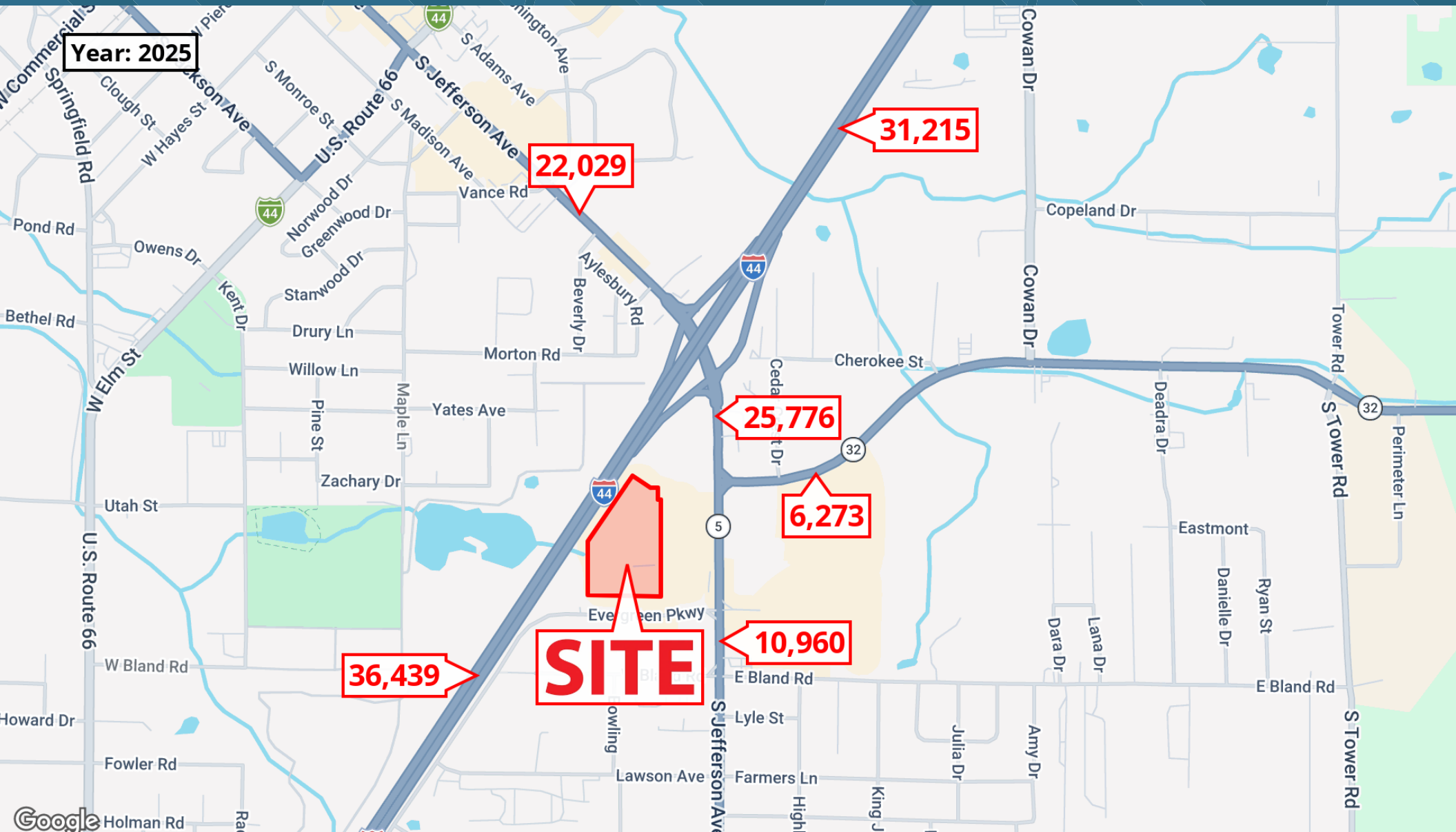


RETAILER MAP



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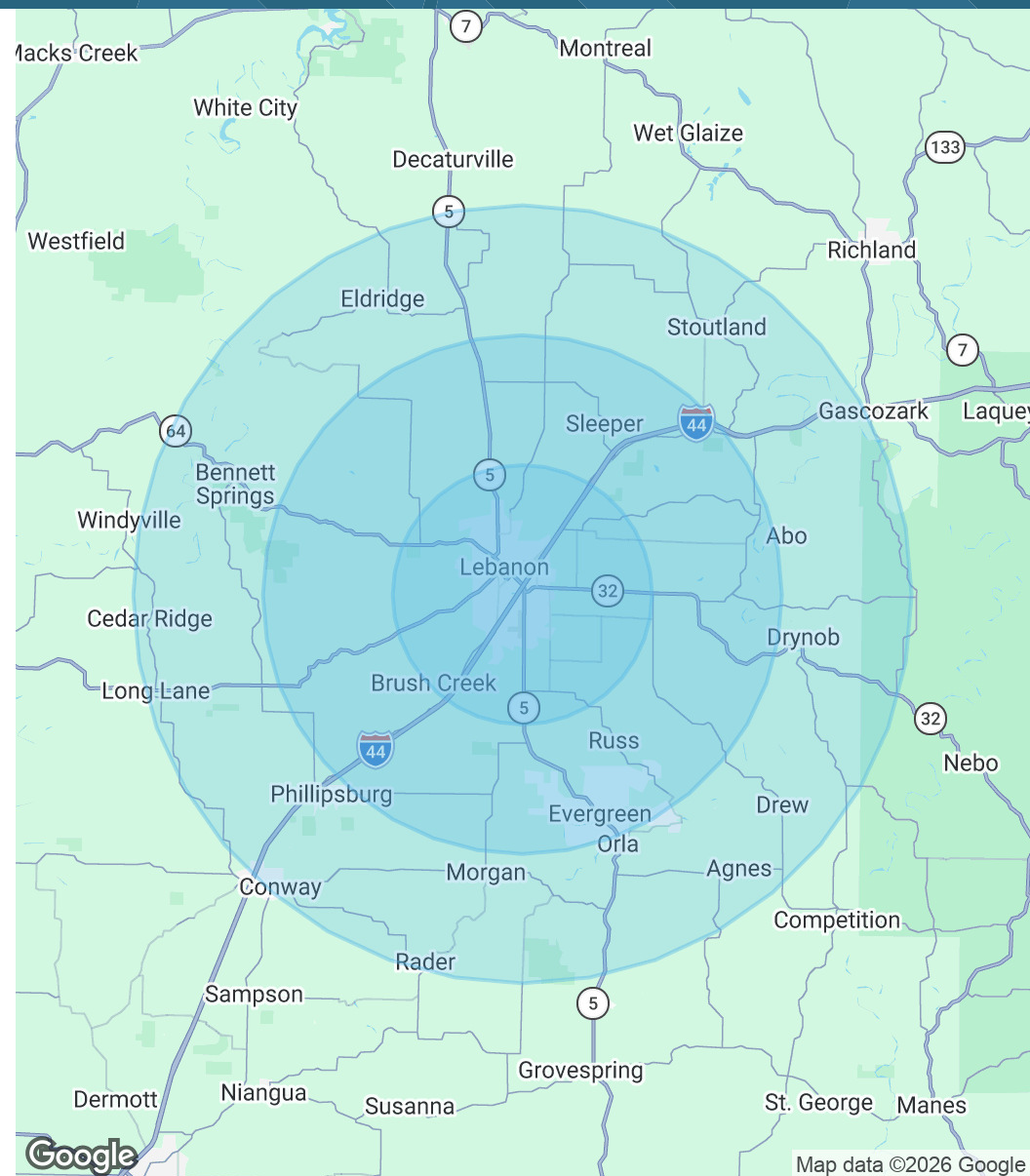


TRAFFIC COUNT MAP

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,912	20,583	29,448
Average Age	38.8	39.6	39.5
Average Age (Male)	38.6	39.4	39.3
Average Age (Female)	39.1	40.0	40.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,579	7,980	11,421
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$52,003	\$53,294	\$53,295
Average House Value	\$120,546	\$108,548	\$109,052

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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