

FOR LEASE

1487 - 1451 W SOUTH ST
OZARK, MO 65721



SOUTH POINTE CENTER

JARED
Commercial & Management

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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
Parking Spaces:	92
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.

EXECUTIVE SUMMARY

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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.

LEASE SPACES

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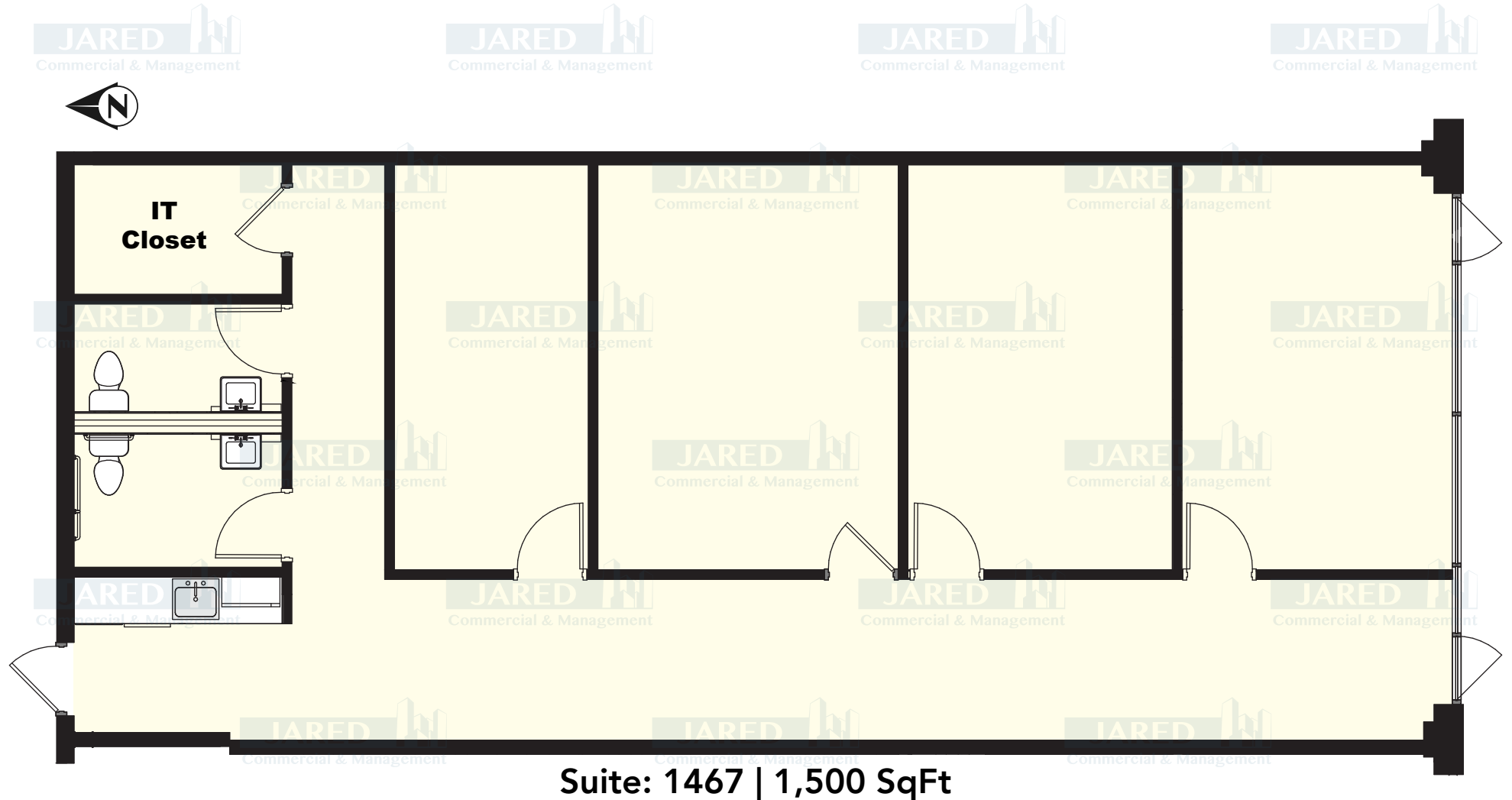
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SITE PLAN

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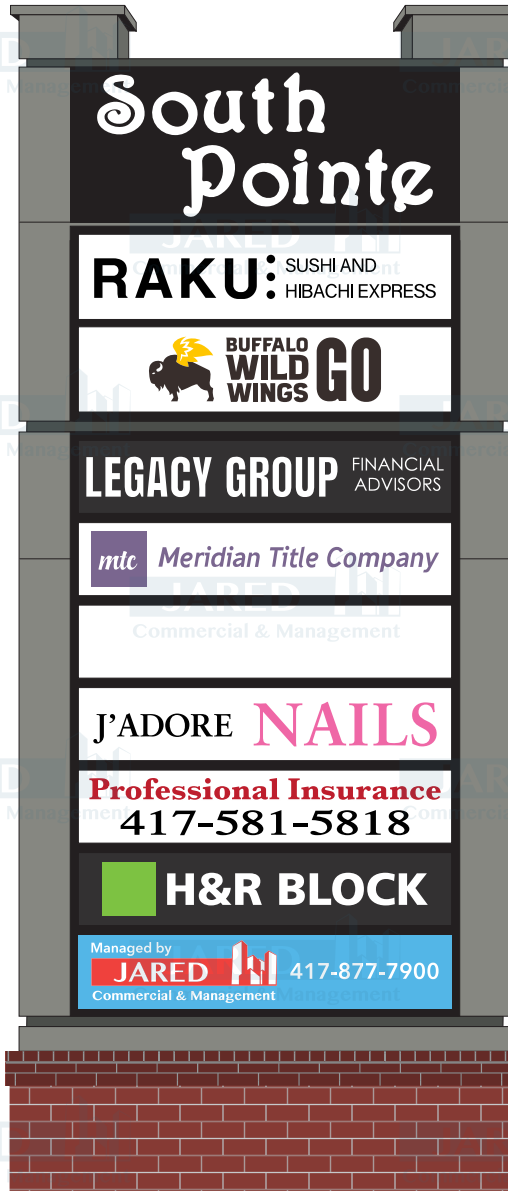
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SUITE 1467 - FLOOR PLAN

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PYLON SIGN



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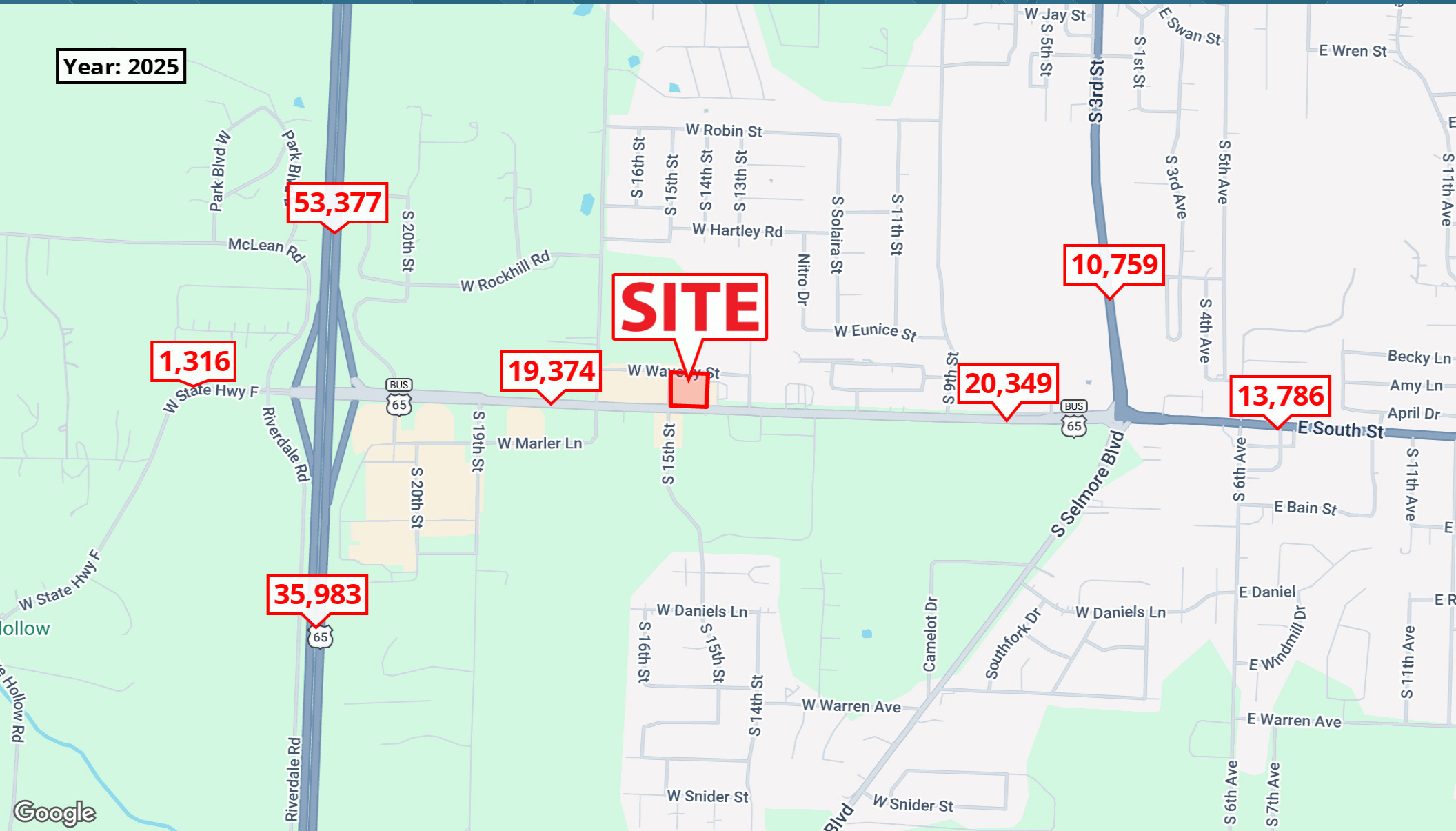
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RETAILER MAP

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TRAFFIC COUNT MAP

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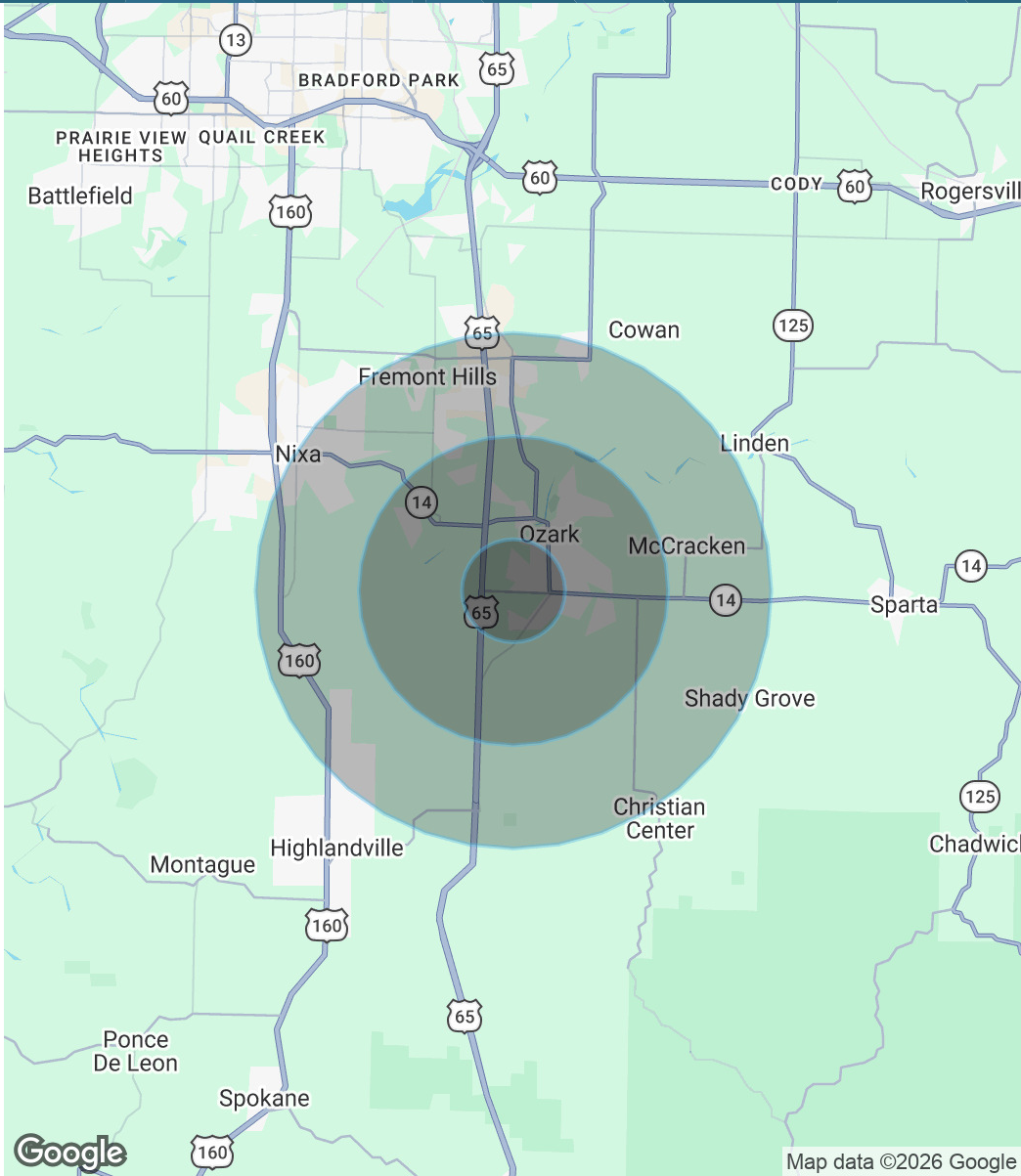


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,498	17,933	40,899
Average Age	36.0	36.2	37.6
Average Age (Male)	33.7	35.6	36.7
Average Age (Female)	38.5	37.1	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,155	6,315	15,065
# of Persons per HH	3.0	2.8	2.7
Average HH Income	\$93,106	\$92,715	\$101,668
Average House Value	\$190,826	\$252,018	\$277,112

* Demographic data derived from 2020 ACS - US Census



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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