

1525-1585 S JEFFERSON AVE
LEBANON, MO 65536



LEBANON MARKETPLACE II

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PROPERTY DESCRIPTION

Discover the perfect location for your business at 1525-1585 S Jefferson Ave in Lebanon, MO. This prime commercial property offers unparalleled visibility from I-44, ensuring your business will be easily seen by countless passersby. With its close proximity to I-44 and location on Lebanon's main thoroughfare, this property guarantees a high level of visibility and accessibility for your customers. The shadow anchoring by Tractor Supply & Harbor Freight adds an additional draw for potential customers. Plus, with 84 parking spaces, your patrons will always find convenient parking. Don't miss this exceptional opportunity to lease a space that combines visibility, accessibility, and ample parking for the success of your business.

PROPERTY HIGHLIGHTS

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

OFFERING SUMMARY

Lease Rate:	\$30 - 35 SF/yr (NNN)
Number of Units:	7
Available SF:	2,004 - 2,104 SF
Lot Size:	1.4 Acres
Building Size:	13,194 SF

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	8,462	11,775	14,578
Total Population	21,070	29,610	36,661
Average HH Income	\$68,413	\$70,813	\$71,323

PROPERTY SUMMARY

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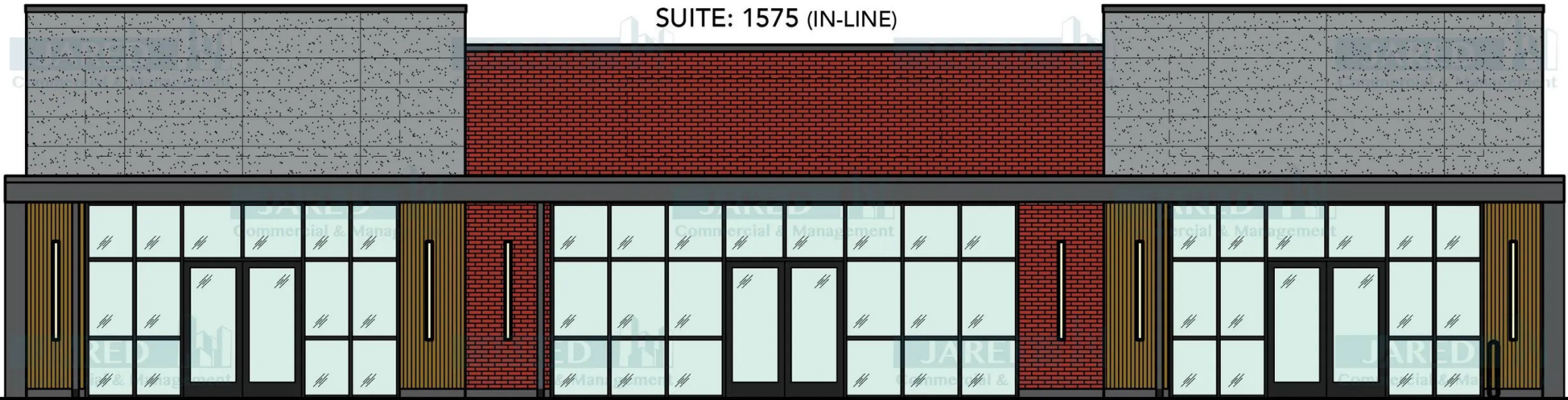


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SUITE: 1585 (DRIVE-THRU)

SUITE: 1575 (IN-LINE)

SUITE: 1565 (END-CAP)



LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

2,004 - 2,104 SF

Lease Rate:

\$30 - \$35 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1585	-	2,004 SF	NNN	\$30.00 - \$35.00 SF/yr	Drive-Thru.
1575	Available	2,104 SF	NNN	\$30.00 - \$35.00 SF/yr	In-Line.
1565	Available	2,004 SF	NNN	\$30.00 - \$35.00 SF/yr	End-Cap.

LEASE SPACES

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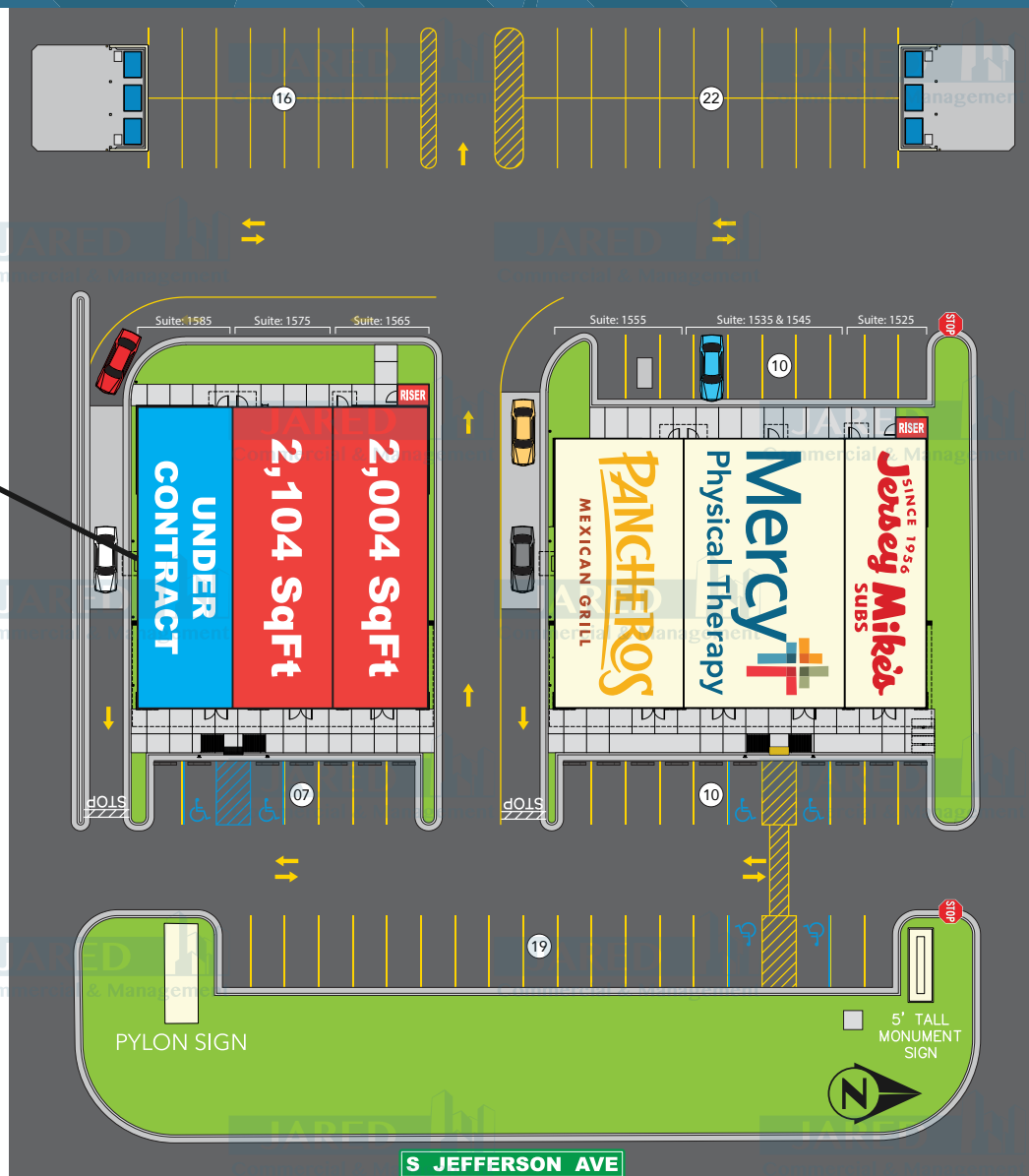
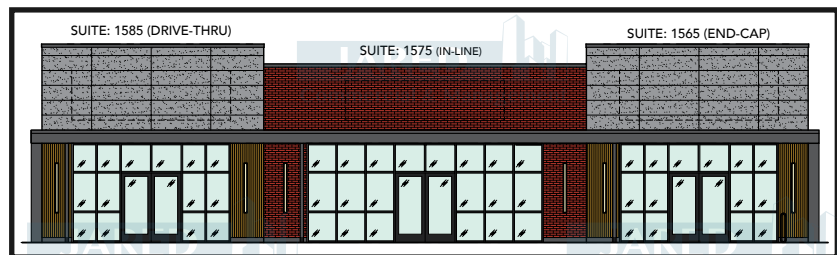
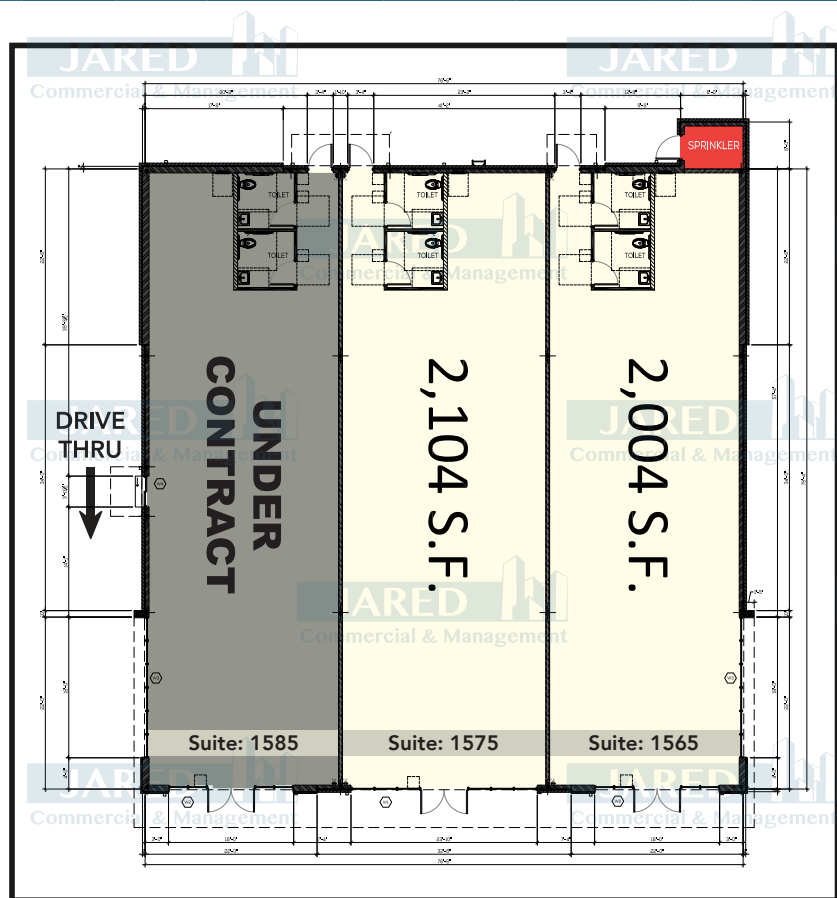
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ADDITIONAL PHOTOS

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FLOOR PLANS

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SITE PLAN



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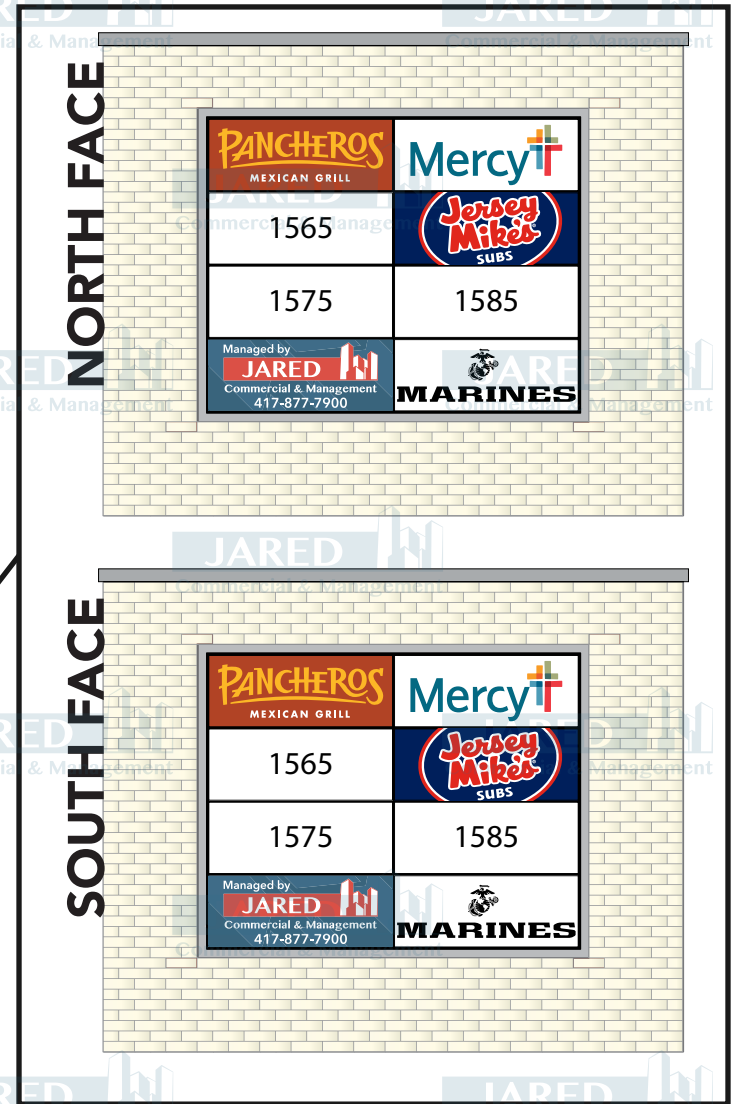
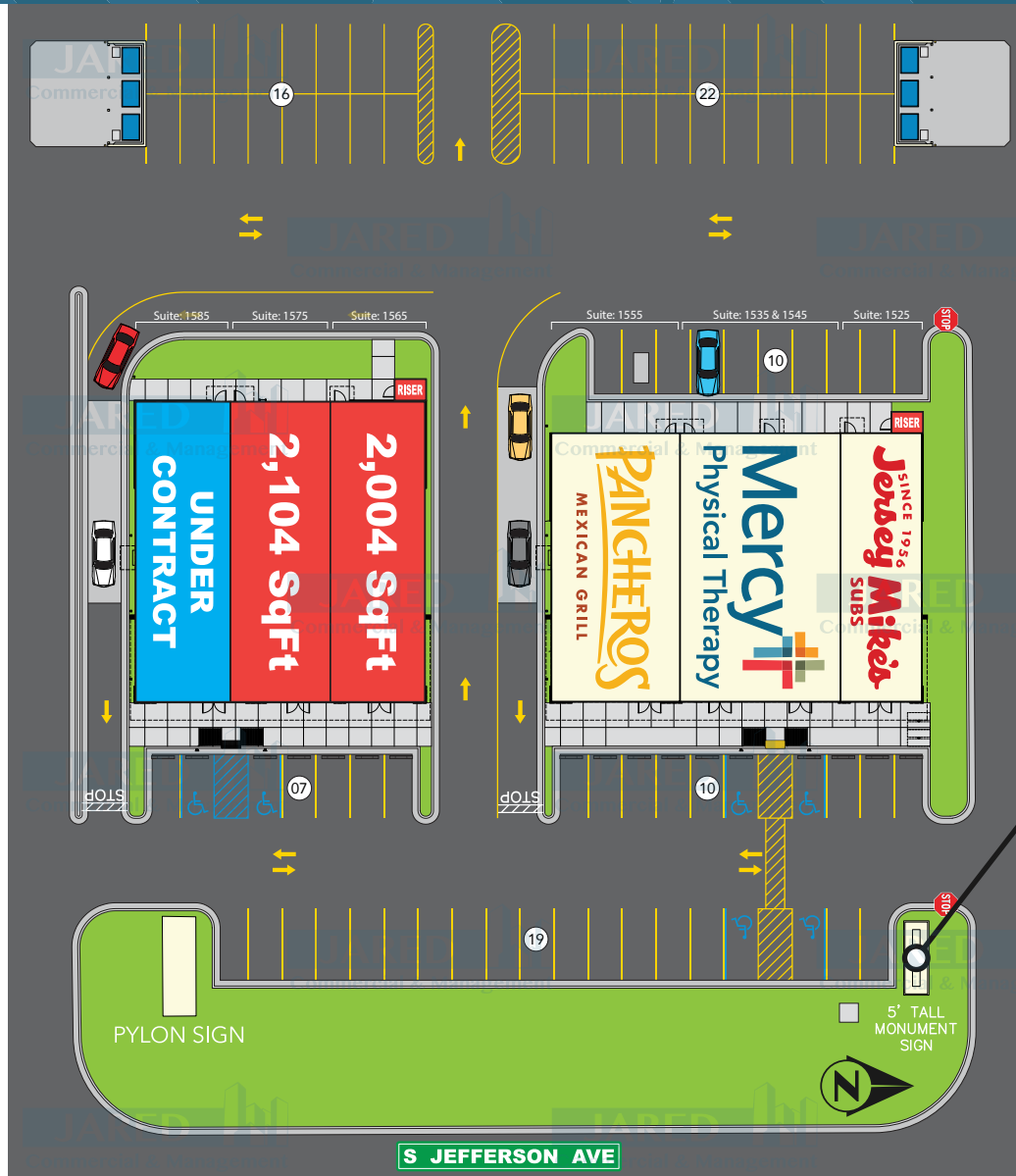
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DEVELOPMENT SITE PLAN

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MONUMENT SIGN

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RETAILER MAP



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TRAFFIC COUNT MAP

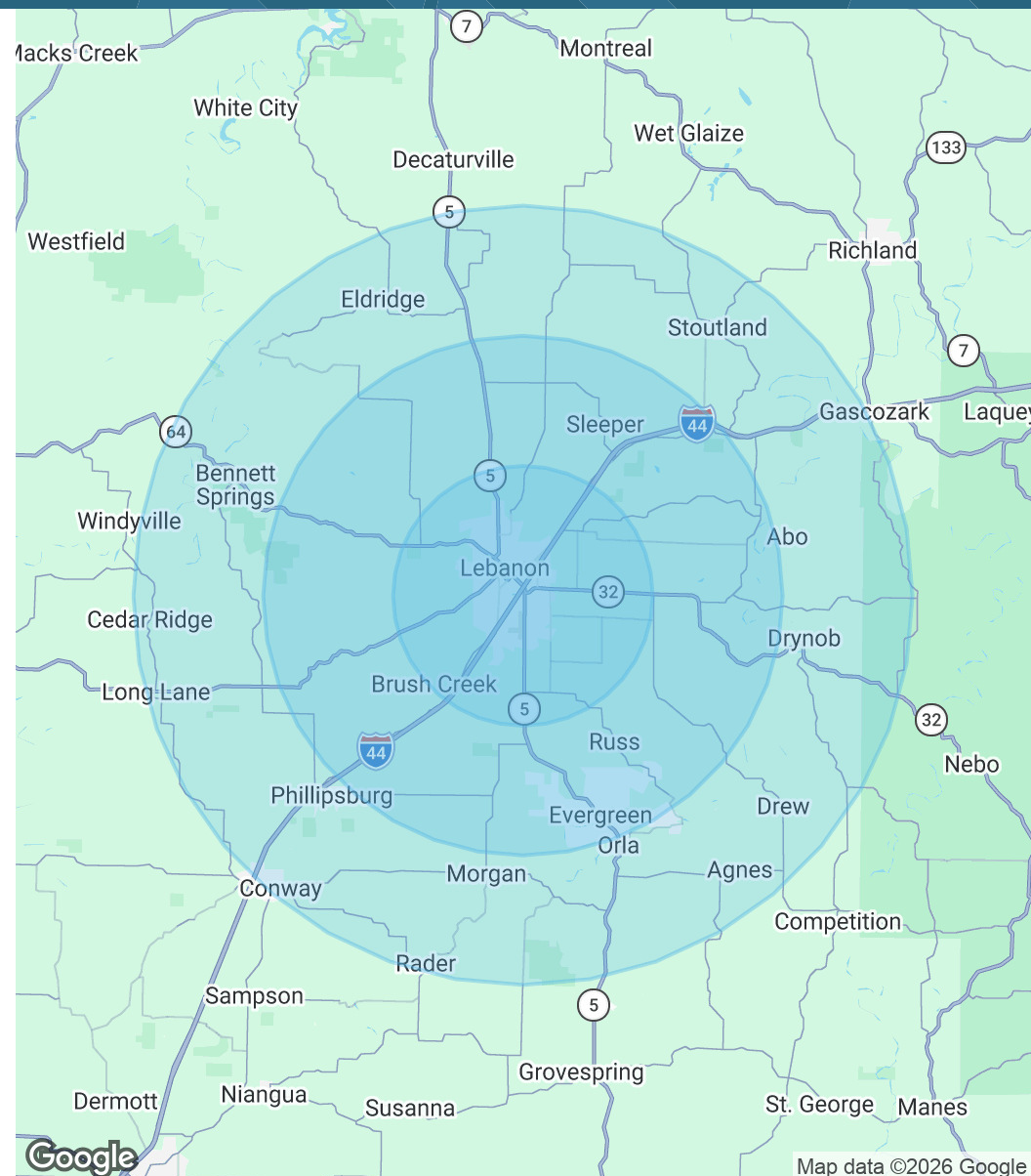


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	21,070	29,610	36,661
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	8,462	11,775	14,578
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$68,413	\$70,813	\$71,323
Average House Value	\$173,872	\$185,167	\$191,435

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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