

FOR LEASE

1721 S 20TH ST
OZARK, MO 65721



OZARK TOWN CENTER I

JARED
Commercial & Management

1721 S 20TH ST
OZARK, MO 65721



PROPERTY DESCRIPTION

Explore a superb leasing opportunity at 1721 S 20th St, Ozark, MO, 65721. This property is tailored for success, offering easy access, a prime location, and boasting a shadow anchor presence from Walmart and Lowe's. With close proximity to Highway 65, it guarantees excellent visibility and accessibility. This space also features an impressive 76 parking spaces, ensuring ample parking for customers and employees. Don't miss the chance to establish your business in a thriving setting with unparalleled convenience.

PROPERTY HIGHLIGHTS

- Easy Access & Great Location.
- Shadow Anchored by Walmart & Lowe's.
- Close proximity to Highway 65.
- 76 Parking Spaces.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Number of Units:	7
Available SF:	1,573 SF
Lot Size:	1.66 Acres
Building Size:	14,800 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	11,804	38,866	113,669
Total Population	30,449	98,358	273,384
Average HH Income	\$62,786	\$72,677	\$60,175

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:	1,573 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
108	Available	1,573 SF	NNN	\$25.00 SF/yr	In-Line.

LEASE SPACES

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SITE PLAN

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DEVELOPMENT SITE PLAN

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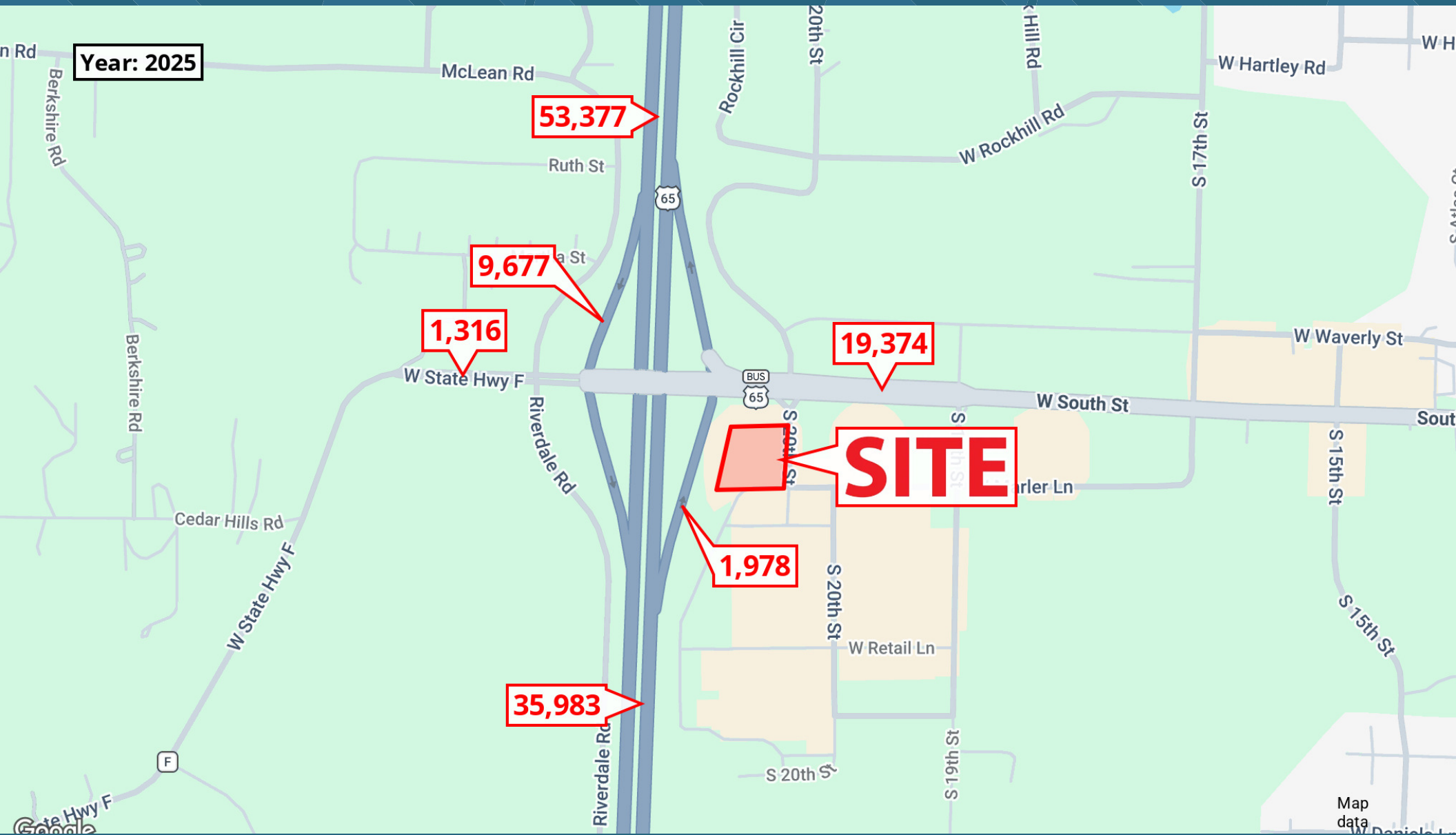
1721 S 20TH ST
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RETAILER MAP

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TRAFFIC COUNT MAP

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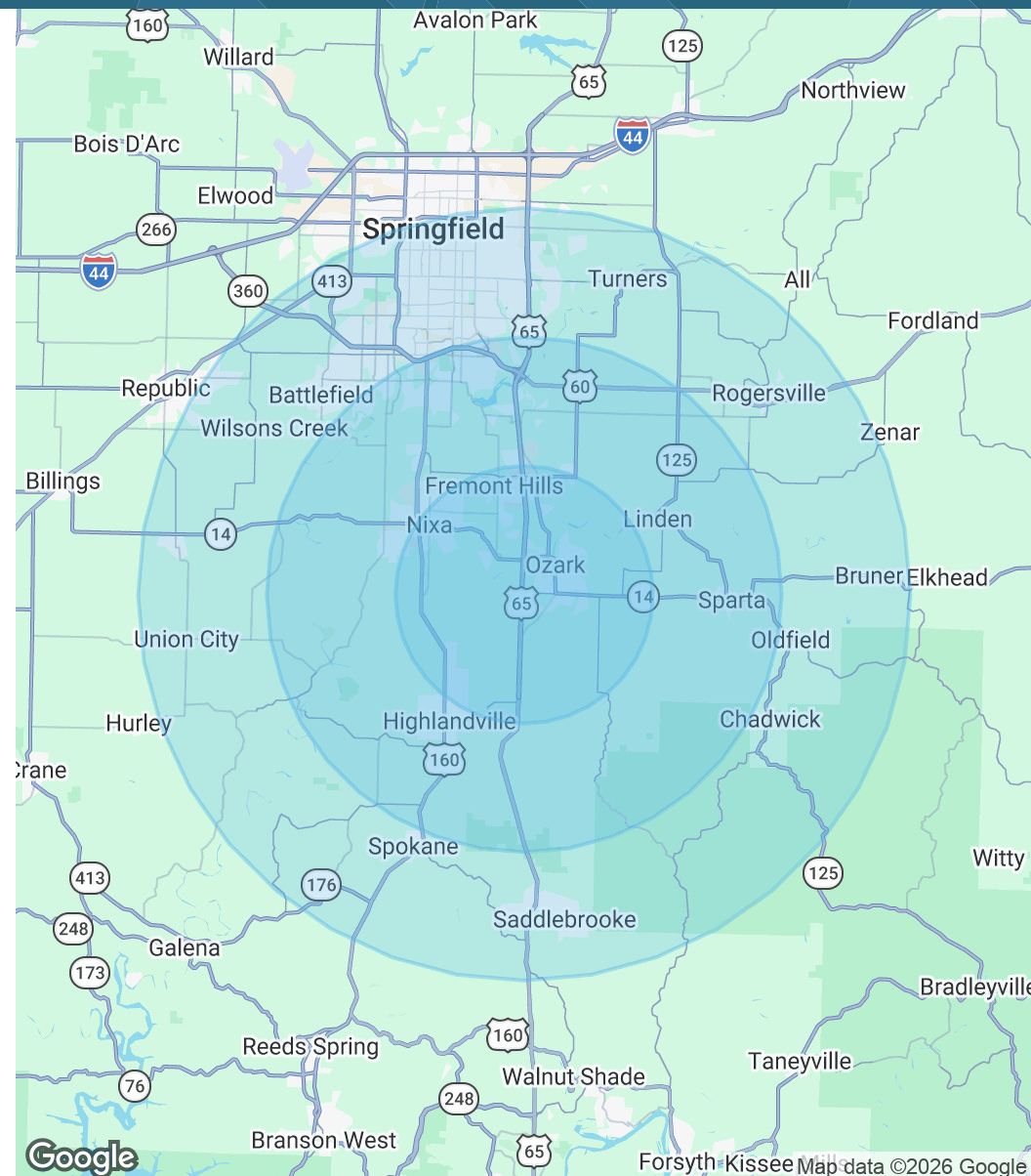
POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	30,449	98,358	273,384
Average Age	34.8	37.7	36.2
Average Age (Male)	33.8	36.6	35.1
Average Age (Female)	35.7	38.8	37.3

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	11,804	38,866	113,669
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$62,786	\$72,677	\$60,175
Average House Value	\$179,796	\$218,331	\$189,691

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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