

VERIZON BUILDING

1394 ST. HWY. 248 STE. B, BRANSON, MISSOURI



PROPERTY SUMMARY

Available SF:	3,500 SF
Lease Rate:	\$3,500 per month (Gross)
Lot Size:	1.07 Acres
Building Size:	7,180 SF
Building Class:	B
Year Built:	1992
Cross Streets:	Hwy 248 and Epps Rd.

PROPERTY HIGHLIGHTS

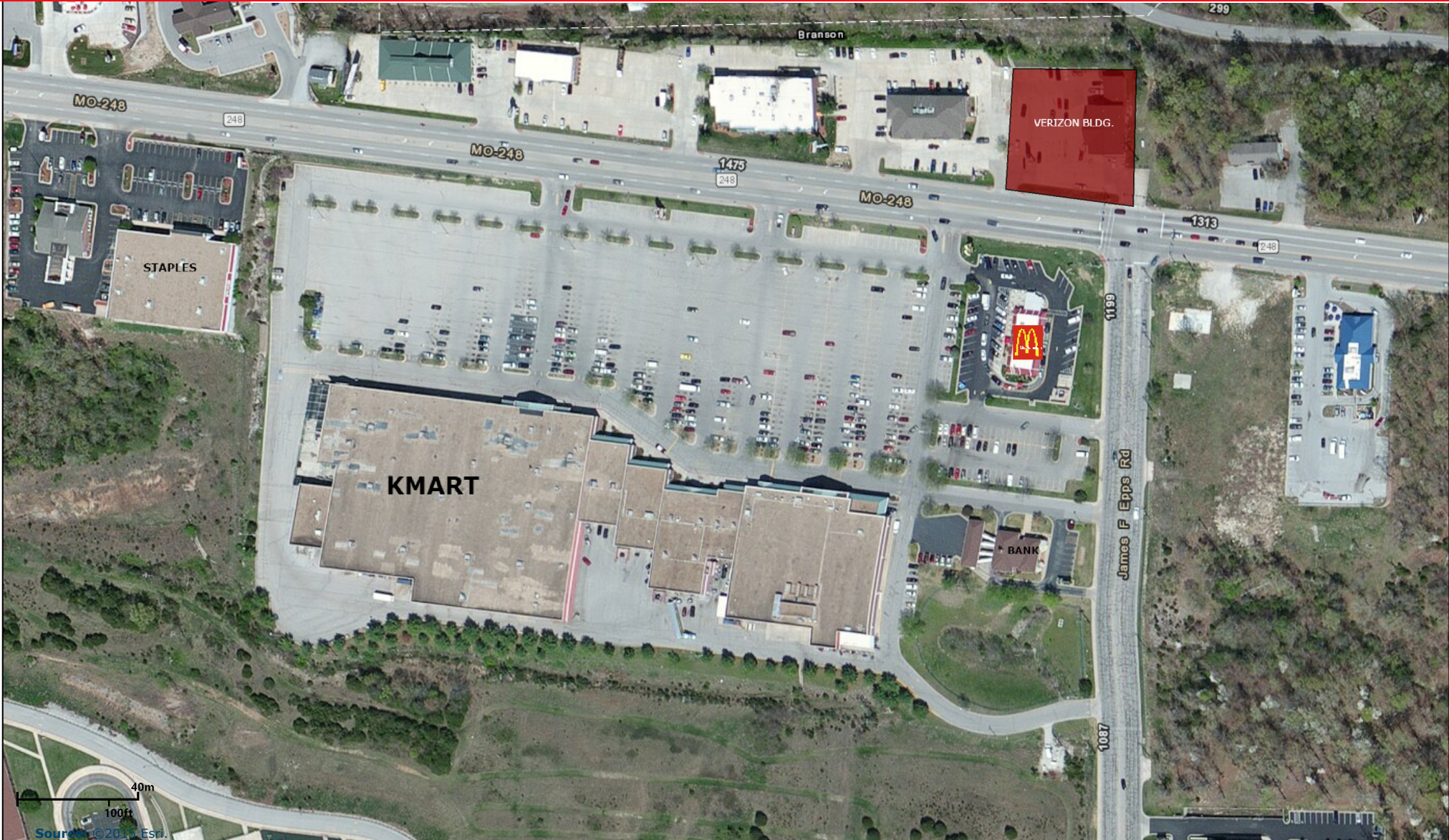
- High Visibility, easy to find location
- Space is being delivered in a "warm white box" condition. Drop ceiling, lighting, electrical, HVAC, his and her bathrooms.
- Design and construction services available
- Surrounded by other retail, office, restaurants, fast food, banks and medical users.

PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
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HIGH TRAFFIC INTERSECTION

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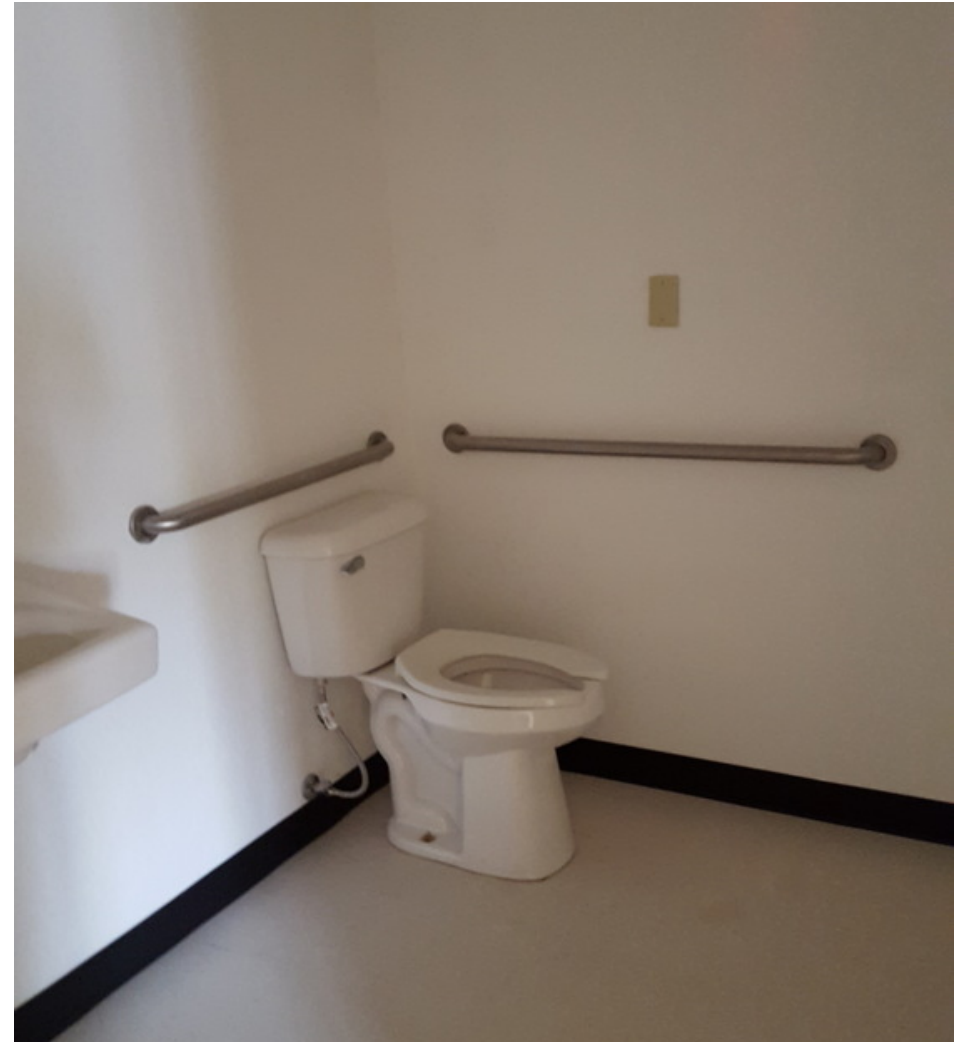


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WARM WHITE BOX FINISH

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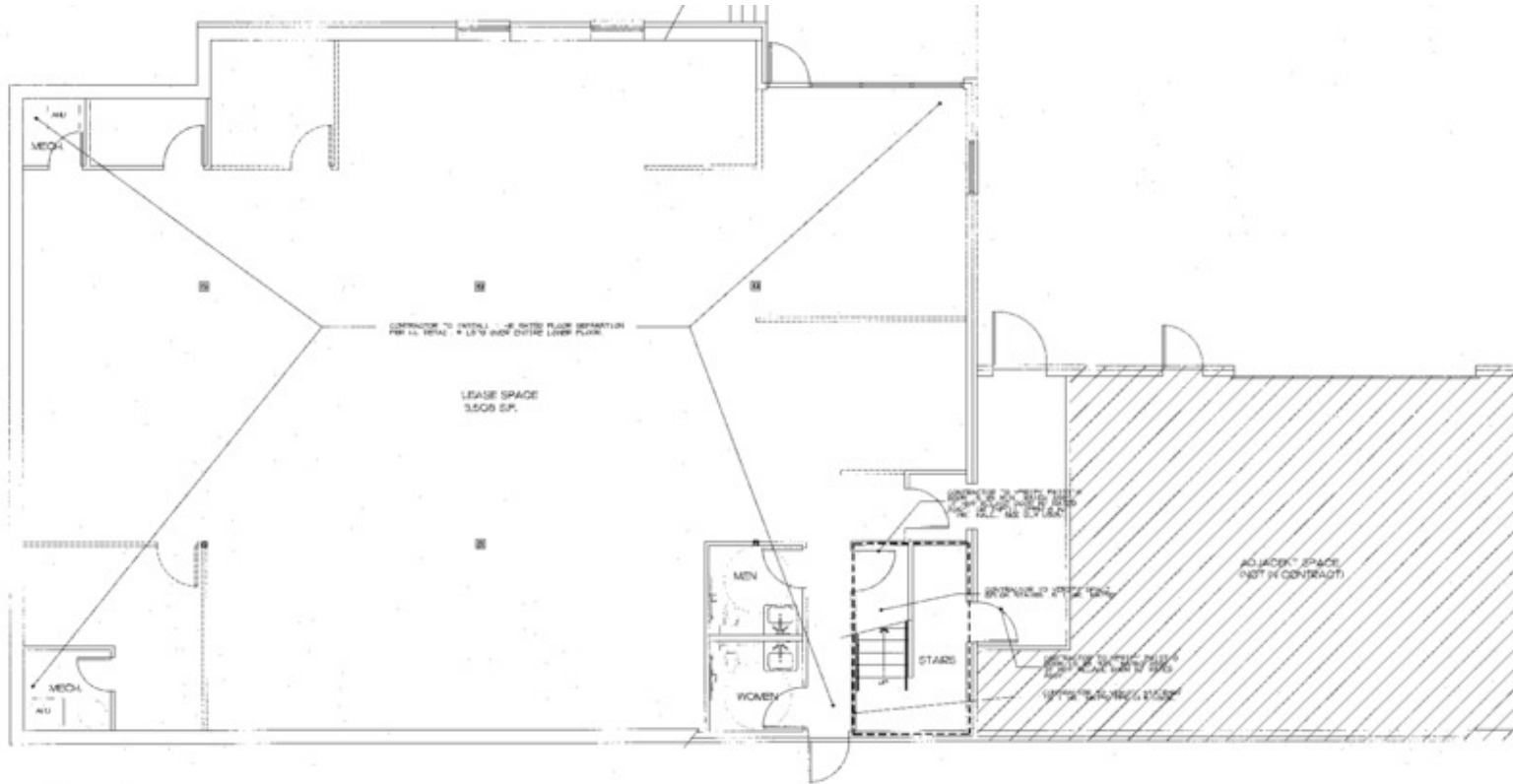


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DETAIL M
SCALE: 1/4" = 1'-0"
FIRST FLOOR PLAN



WALL LEGEND
--- EXIST'G WALLS
--- REMOVE EXISTING CONSTRUCTION



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Lease Rate: \$3,500 PER MONTH (GROSS) **Total Space:** 3,500 SF
Lease Type: Gross **Lease Term:** Negotiable

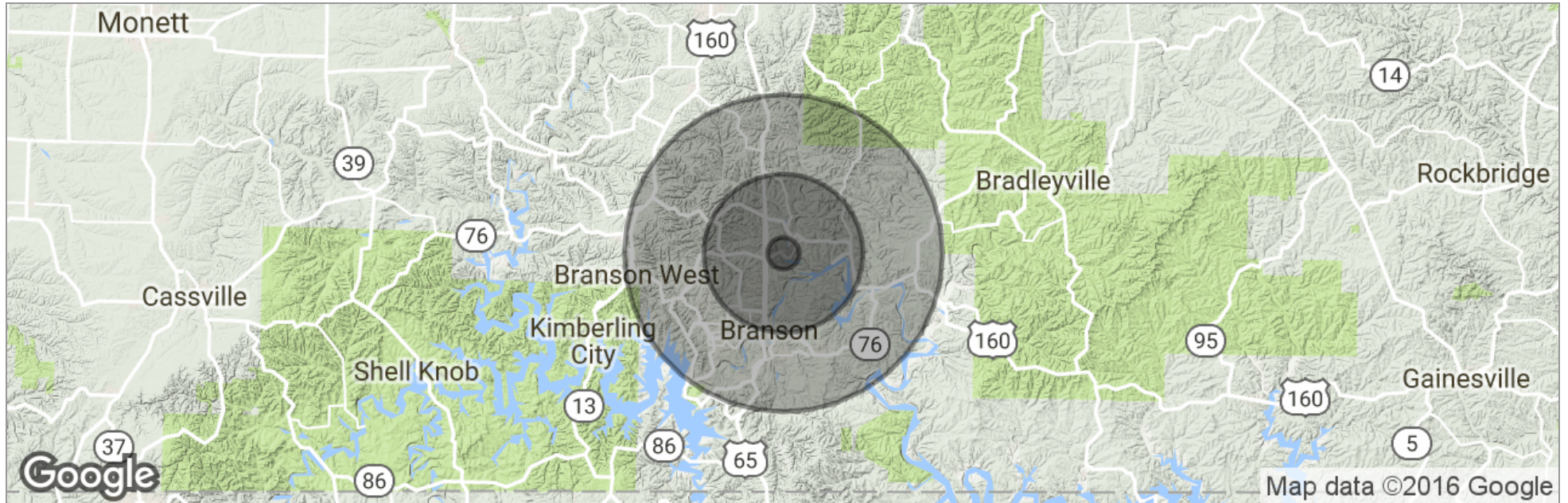
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite B	Office Building	\$3,500 PER MONTH	Gross	3,500 SF	Negotiable	

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VERIZON BUILDING

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	1 Mile	5 Miles	10 Miles
Total Population	530	13,554	46,012
Population Density	169	173	146
Median Age	37.5	37.3	39.5
Median Age (Male)	36.7	36.7	37.9
Median Age (Female)	39.1	38.4	40.6
Total Households	215	5,371	18,715
# of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$56,414	\$56,617	\$54,841
Average House Value	\$133,358	\$131,412	\$136,280

* Demographic data derived from 2010 US Census

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