

SCOOPS ICE CREAM

7900 HWY 165, HOLLISTER, MISSOURI



PROPERTY SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$2,000 per month (Gross)
Lot Size:	2.260 Acres
Building Size:	2,000 SF
Year Built:	1995
Cross Streets:	Hwy 165 at the Overlook

PROPERTY OVERVIEW

Well equipped restaurant and ice cream store located across the highway from the area's highest traffic overlooks. Thousands of visitors each year have stopped to enjoy panoramic views of Table Rock Lake, the damn, lake Tanneycomo and a view of Branson that won't quit.

PROPERTY HIGHLIGHTS

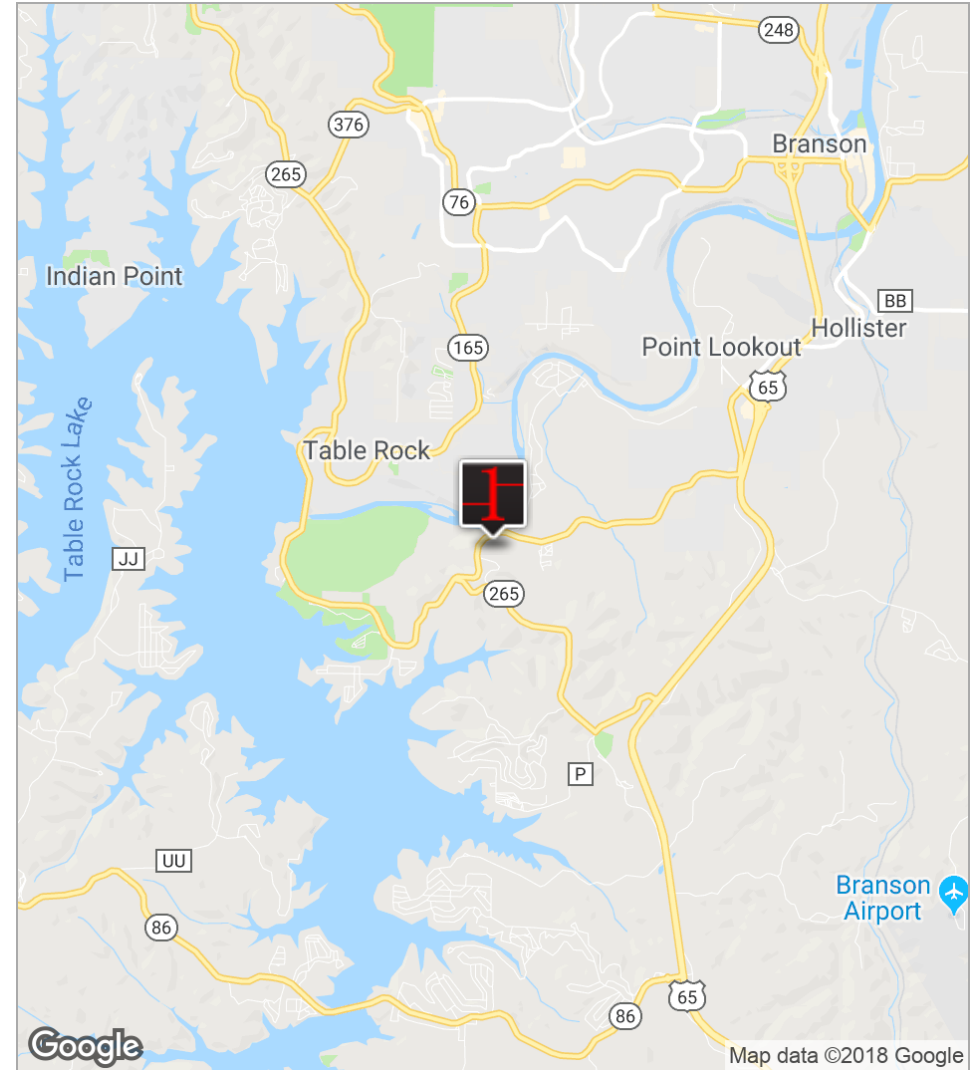
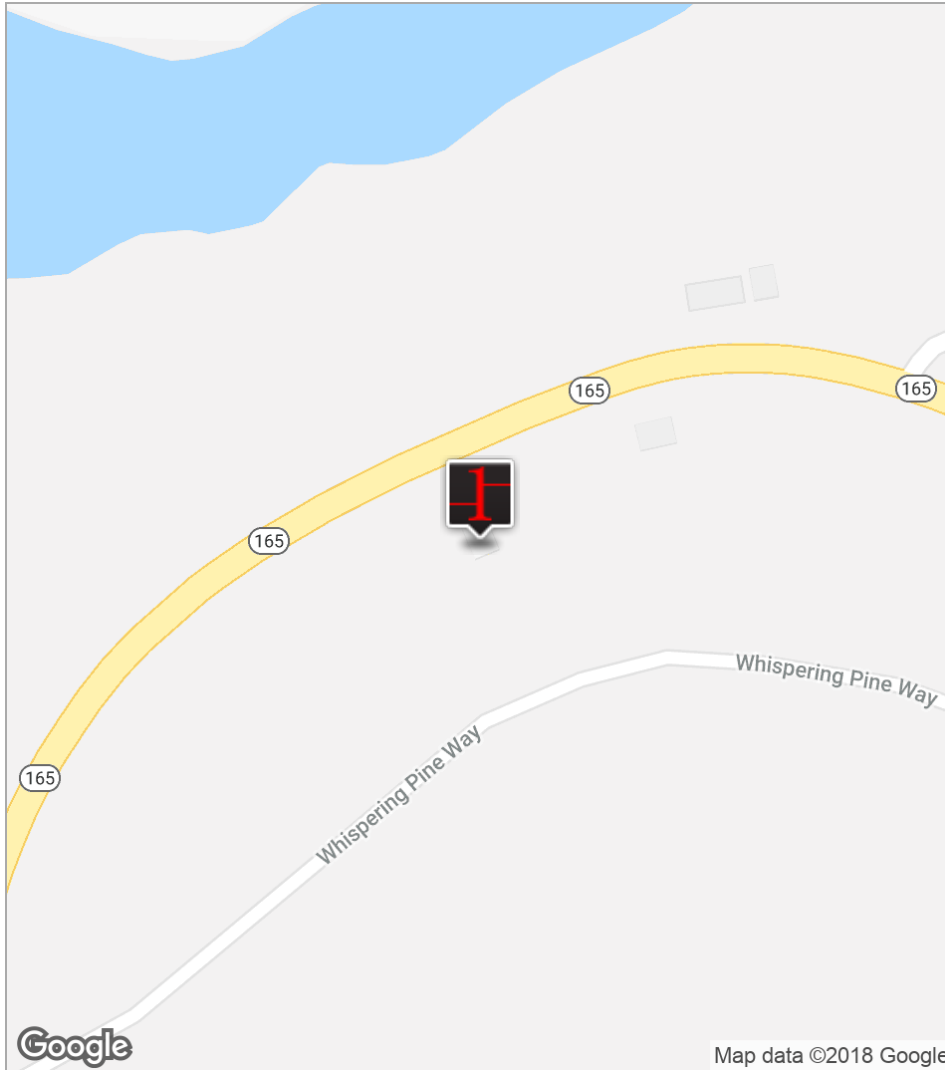
- Partially equipped free standing restaurant and ice cream parlor
- Fast and Easy Entry To Opening
- High traffic location all season
- Good parking with outdoor patio

PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

ROBERT HUELS, CCIM
Broker/Partner
417.334.3149
C 417.331.6708
rrhuels@ccim.net

SCOOPS ICE CREAM

7900 HWY 165, HOLLISTER, MISSOURI



PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

ROBERT HUELS, CCIM
Broker/Partner
417.334.3149
C 417.331.6708
rrhuels@ccim.net

SCOOPS ICE CREAM

7900 HWY 165, HOLLISTER, MISSOURI

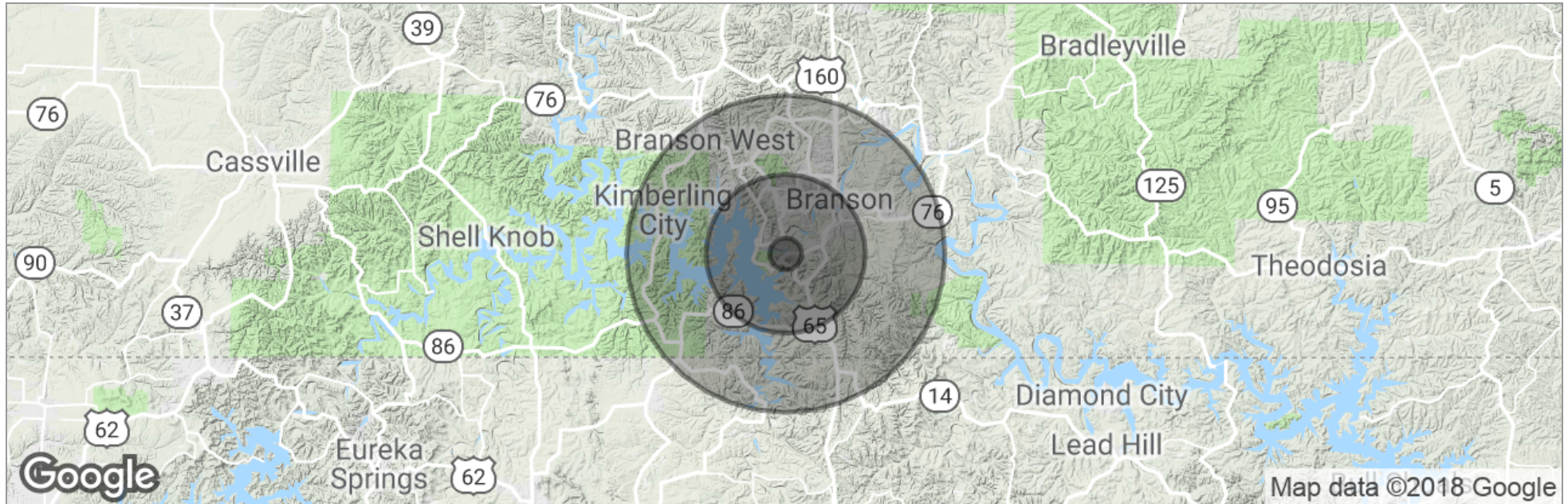


PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

ROBERT HUELS, CCIM
Broker/Partner
417.334.3149
C 417.331.6708
rrhuels@ccim.net

SCOOPS ICE CREAM

7900 HWY 165, HOLLISTER, MISSOURI



	1 Mile	5 Miles	10 Miles
Total Population	1,063	19,481	47,738
Population Density	338	248	152
Median Age	38.9	41.1	41.5
Median Age (Male)	35.7	37.5	38.9
Median Age (Female)	40.6	43.1	43.1
Total Households	424	8,103	19,664
# of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$57,480	\$55,991	\$57,561
Average House Value	\$210,476	\$211,978	\$211,515

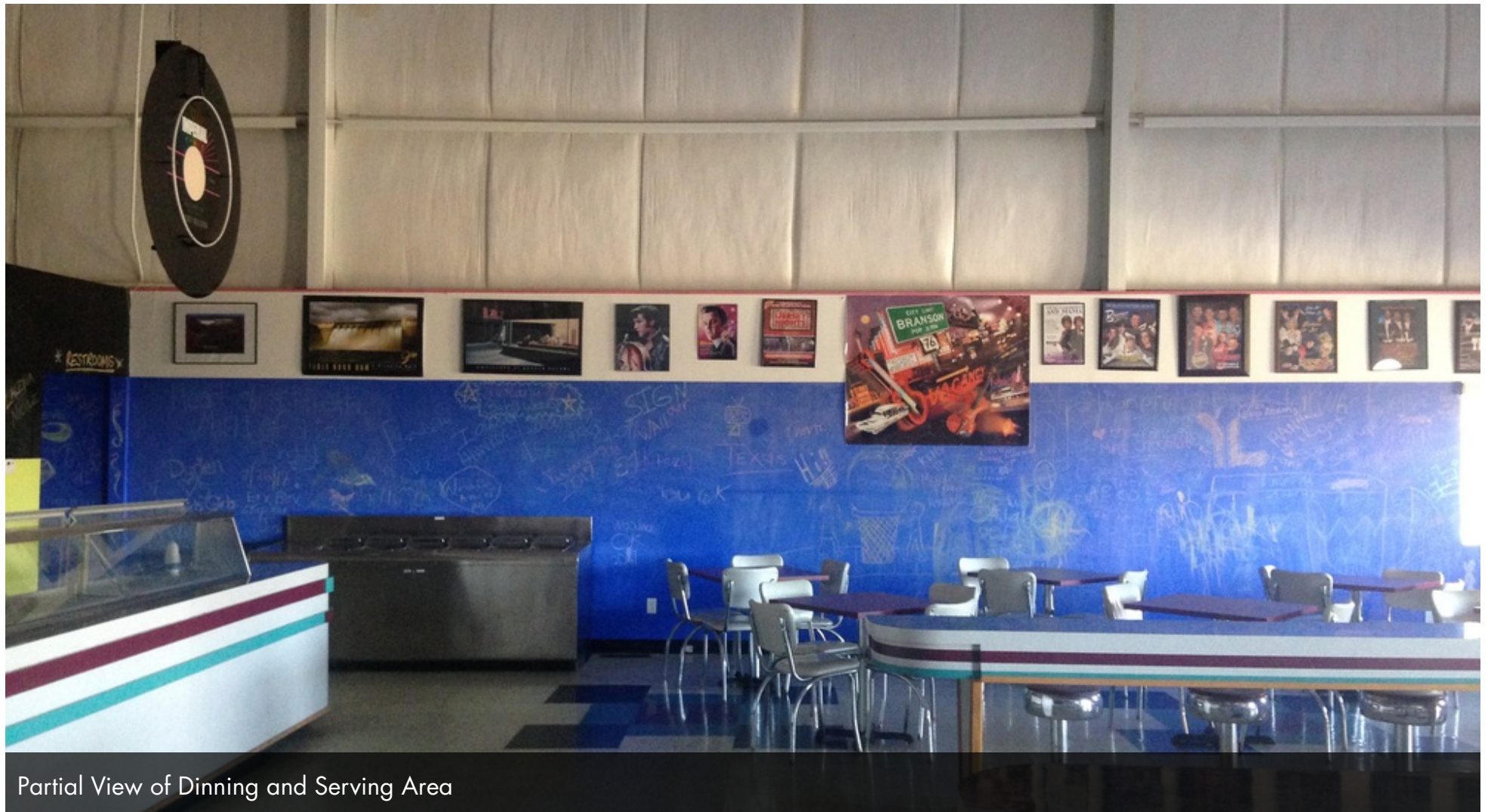
* Demographic data derived from 2010 US Census

PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
 Broker/Partner
 417.334.3149
 C 417.294.1422
scritchfield@ccim.net

ROBERT HUELS, CCIM
 Broker/Partner
 417.334.3149
 C 417.331.6708
rrhuels@ccim.net

SCOOPS ICE CREAM

7900 HWY 165, HOLLISTER, MISSOURI



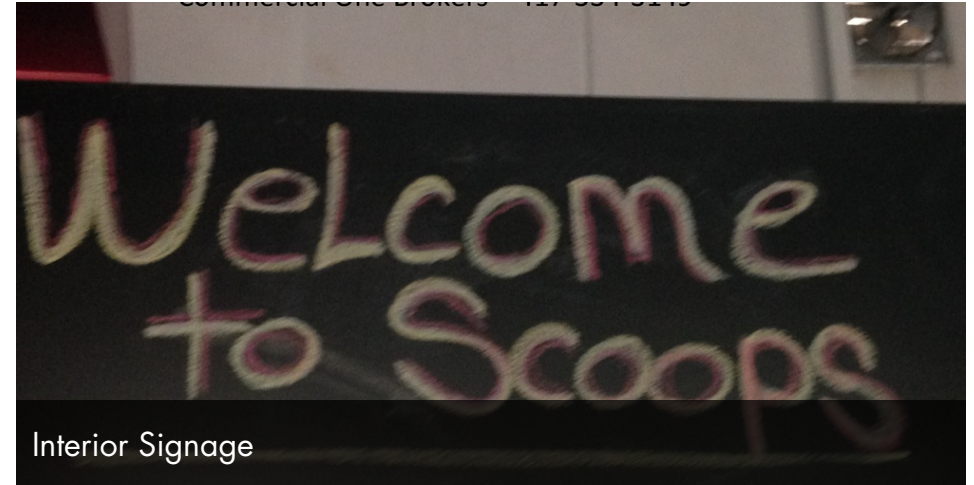
Partial View of Dining and Serving Area

PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

ROBERT HUELS, CCIM
Broker/Partner
417.334.3149
C 417.331.6708
rrhuels@ccim.net

SCOOPS ICE CREAM

7900 HWY 165, HOLLISTER, MISSOURI



Interior Signage



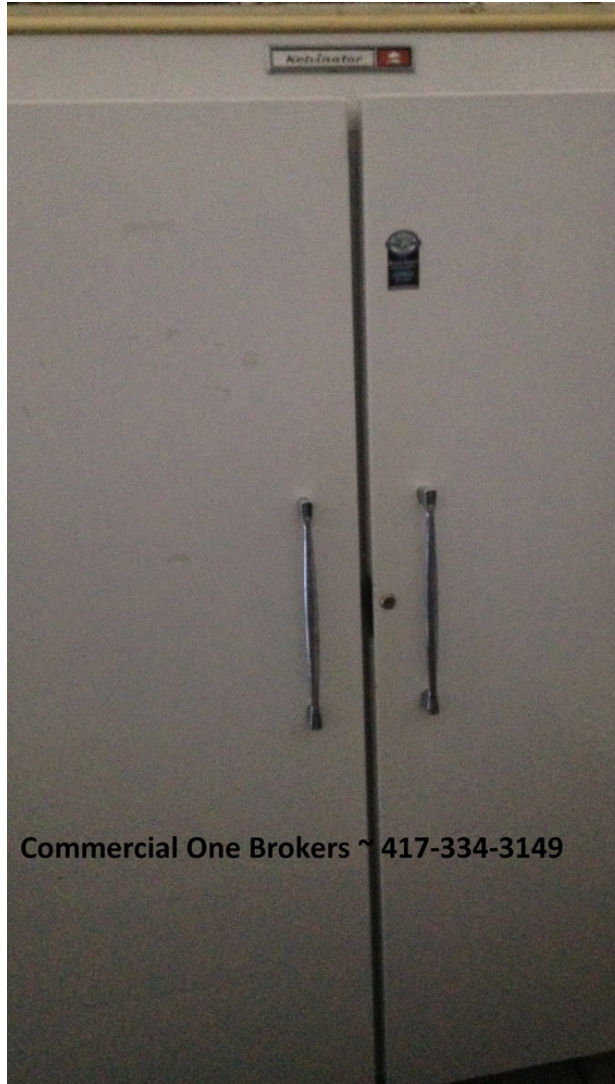
Ice Cream and Malt Station

PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

ROBERT HUELS, CCIM
Broker/Partner
417.334.3149
C 417.331.6708
rrhuels@ccim.net

SCOOPS ICE CREAM

7900 HWY 165, HOLLISTER, MISSOURI



PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

ROBERT HUELS, CCIM
Broker/Partner
417.334.3149
C 417.331.6708
rrhuels@ccim.net