

THE SHOPPS AT BRANSON MEADOWS

4562 N. GRETNA RD., BRANSON, MISSOURI



PROPERTY SUMMARY

Available SF:	2,347 - 3,942 SF
Lease Rate:	\$7.00 - 9.00 SF/yr (NNN)
Lot Size:	29.32 Acres
Building Size:	289,867 SF
Zoning:	Commercial
Market:	Branson Retail
Cross Streets:	

PROPERTY OVERVIEW

A Neighborhood Center located on Gretna Rd. Currently being remixed and repositioned in the market from an outlet center.

Anchor Tenants:

- 11 Screen Movie Theater
- V.F. Factory Outlet
- Bon Worth
- Famous Labels
- Tuesday Morning
- Tool Town USA
- Corningware Corelle
- The Upper Deck Sports Grill

Available: 2400 sq. Ft. to 33,000 sq. Ft.

Estimated NNN: \$3.00/SF/YR

LOCATION OVERVIEW

Located on 5-Lane East-West corridor connecting each side of town and the county. Over 28700 cars per day. Total Market includes 84,524 population in the two county area of Taney and Stone Co. Branson is a nationally known tourist destination with more than 8.5 Million visitors yearly. Tourist spending totaled over 3.2 Billion Dollars in 2014. Available stores range from 2400 to 33,000 sq. ft.

DEMOGRAPHICS Traffic Count: 28,700 .

Population: 31,731 (Within 15min drive time) Total HH Units: 12,759 . Total HH Income: \$52,217 . Total Market Population: 84,524 Stone and Taney County . Nationally Known Tourist Destination Over 8.5 Million Annual Visitors More Than 3.2 Billion In Yearly Tourist Spending

THE SHOPPS AT BRANSON MEADOWS

4562 N. GRETNA RD., BRANSON, MISSOURI

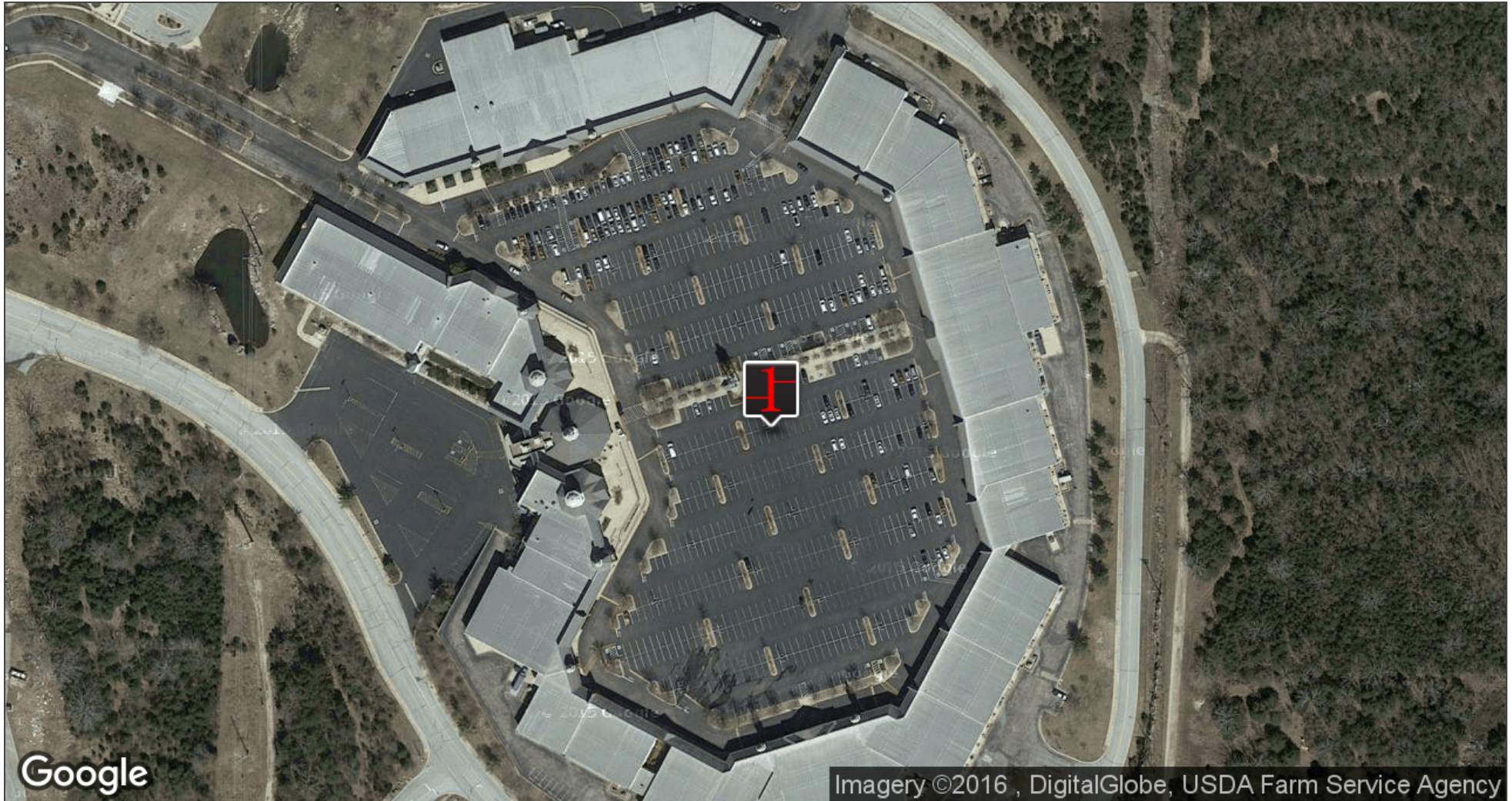


PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

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

THE SHOPPS AT BRANSON MEADOWS

4562 N. GRETNA RD., BRANSON, MISSOURI

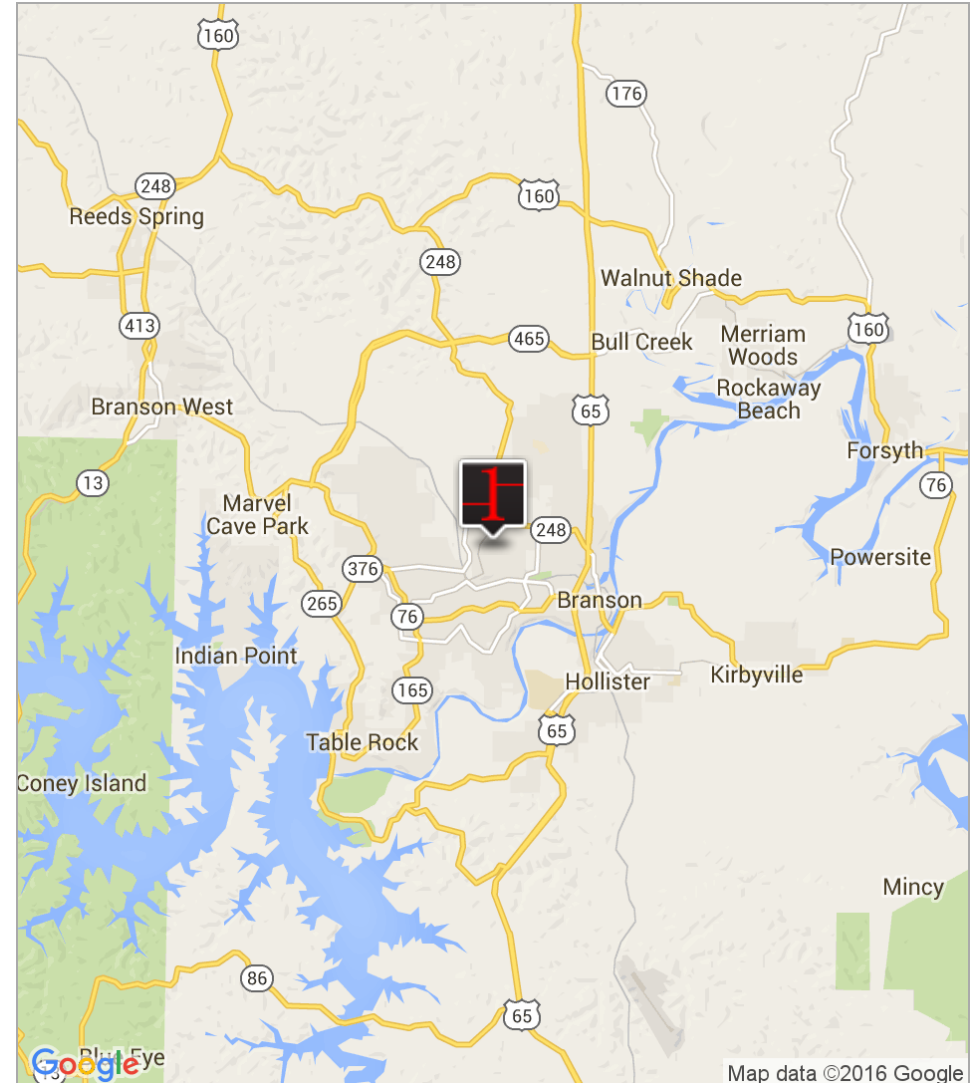
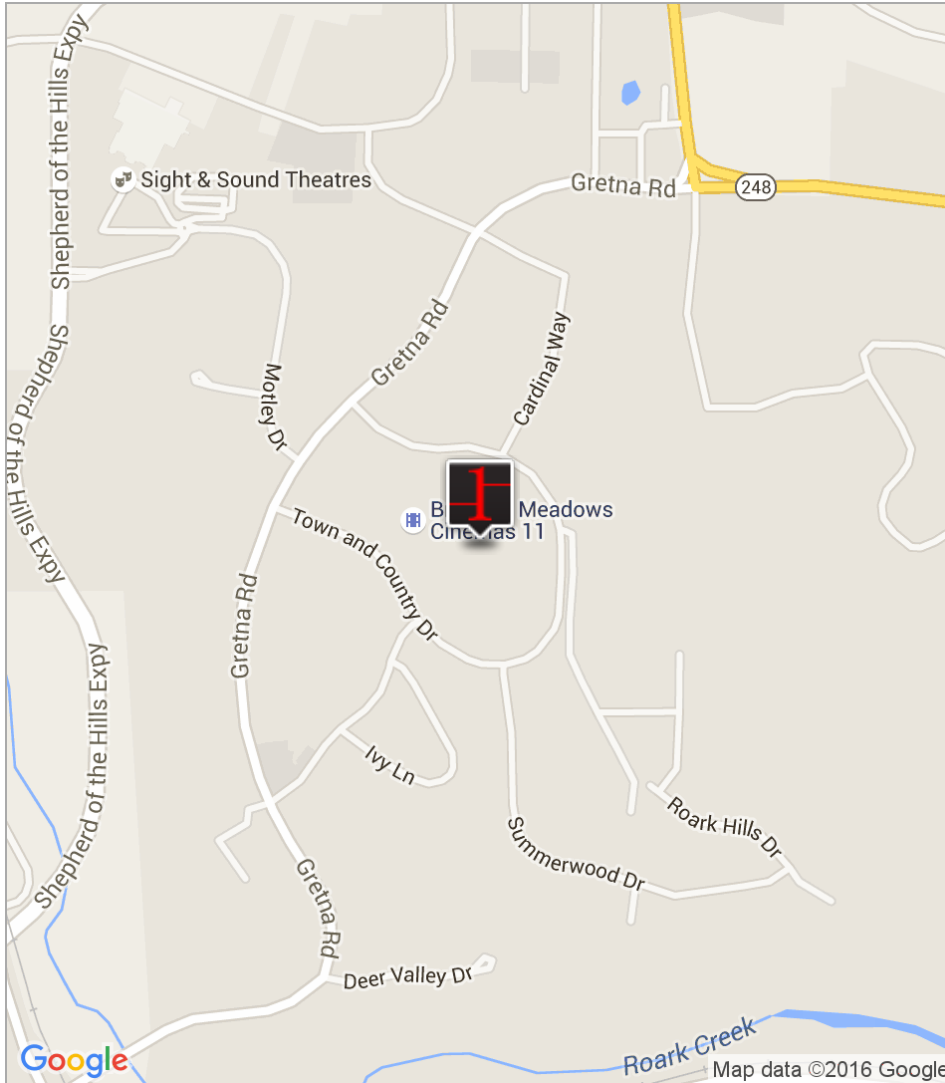


PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

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

THE SHOPPS AT BRANSON MEADOWS

4562 N. GRETNA RD., BRANSON, MISSOURI

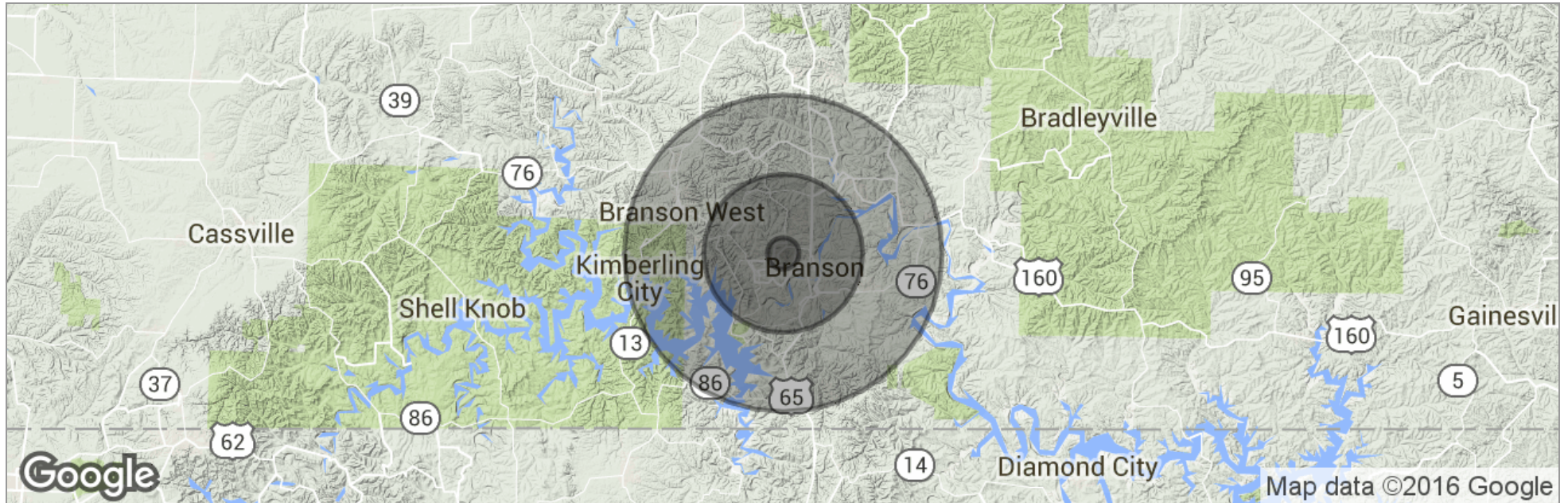


PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

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

THE SHOPPS AT BRANSON MEADOWS

4562 N. GRETNA RD., BRANSON, MISSOURI



	1 Mile	5 Miles	10 Miles
Total Population	945	24,375	52,203
Population Density	301	310	166
Median Age	36.2	39.0	40.4
Median Age (Male)	33.5	36.1	38.3
Median Age (Female)	39.0	41.1	41.6
Total Households	386	10,098	21,254
# of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$62,279	\$58,282	\$56,519
Average House Value		\$199,885	\$180,116

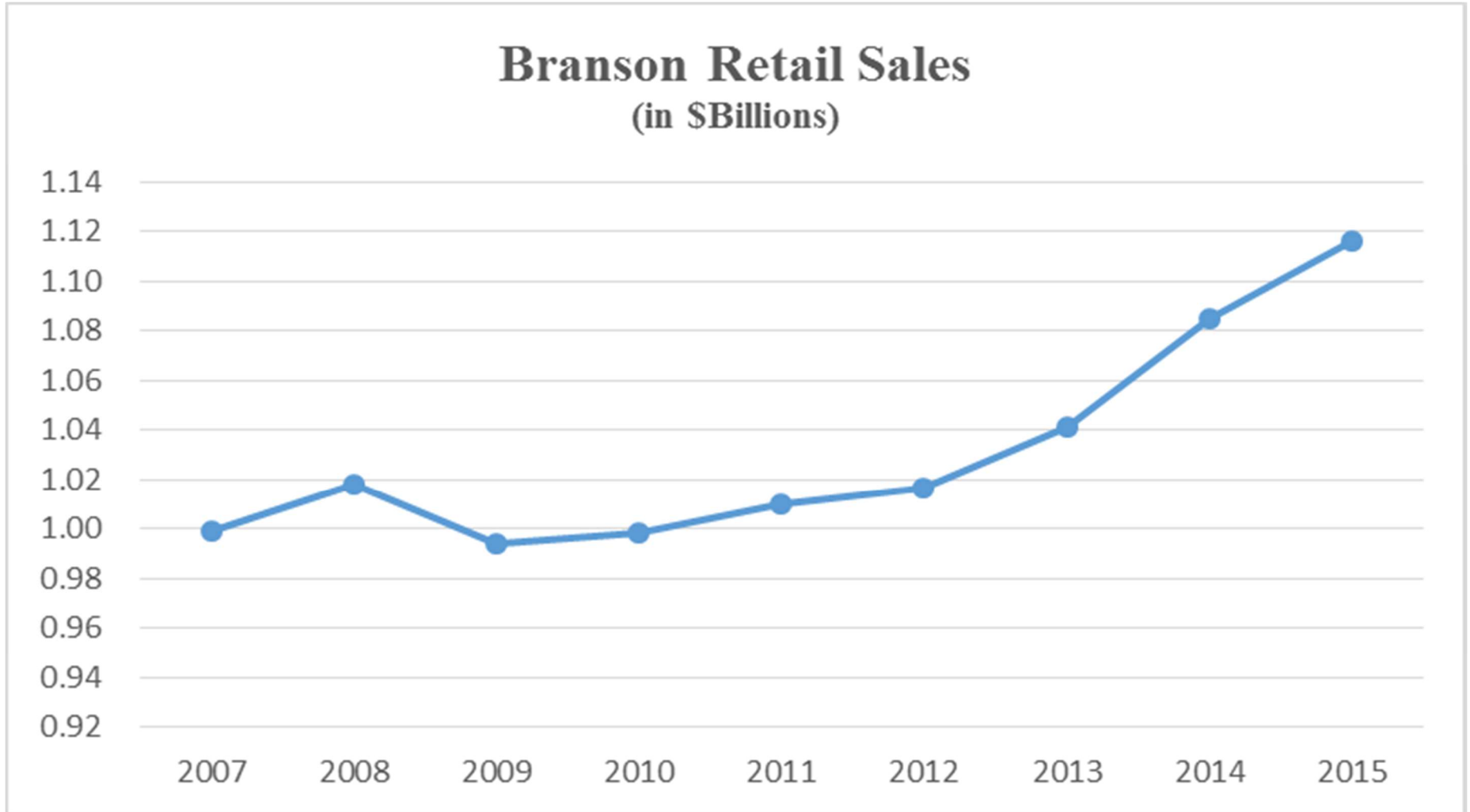
* Demographic data derived from 2010 US Census

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

THE SHOPPS AT BRANSON MEADOWS

4562 N. GRETNA RD., BRANSON, MISSOURI



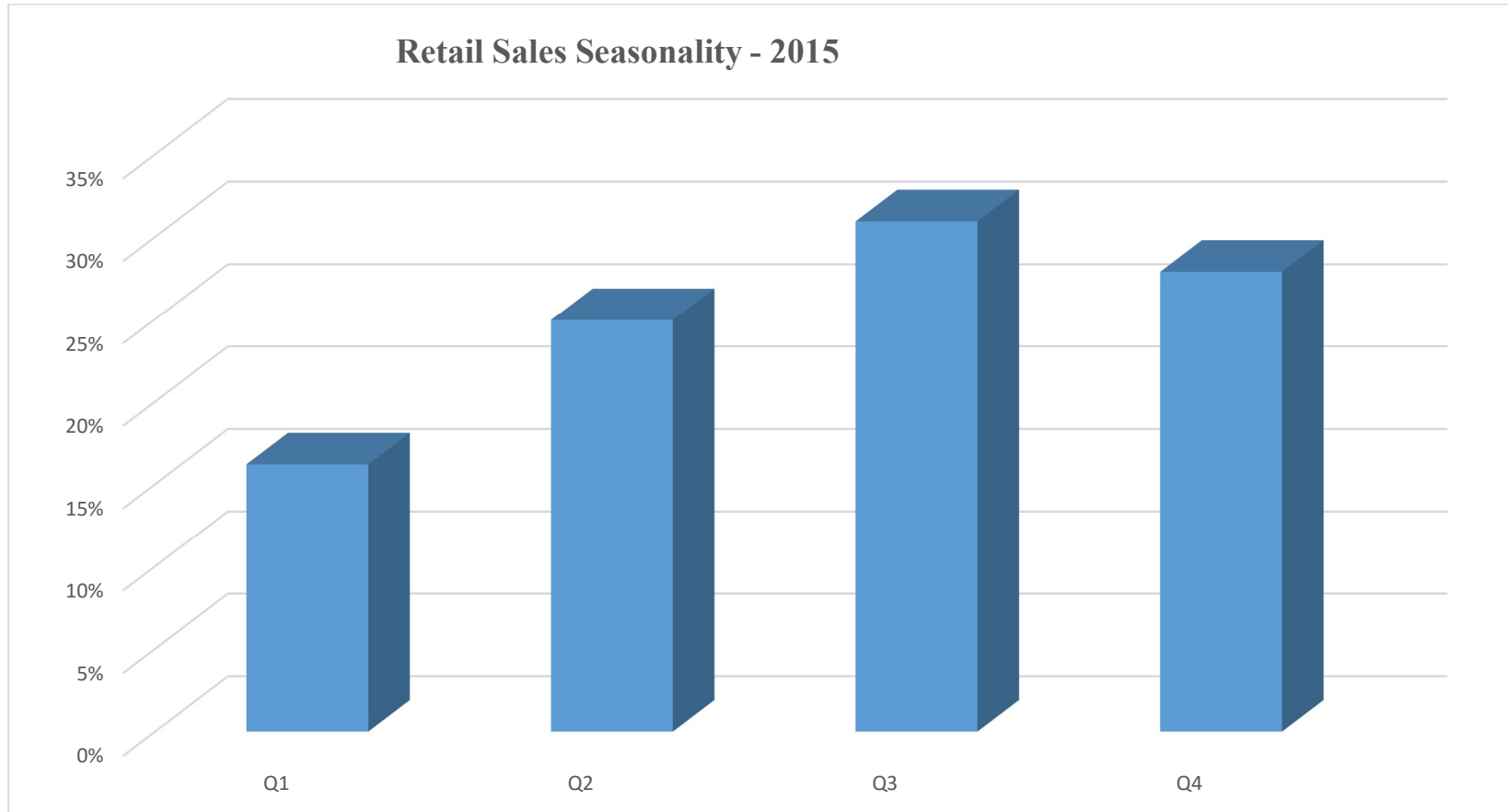
PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

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

THE SHOPPS AT BRANSON MEADOWS

4562 N. GRETNA RD., BRANSON, MISSOURI

SOURCE: City of Branson



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

THE SHOPPS AT BRANSON MEADOWS

4562 N. GRETNA RD., BRANSON, MISSOURI

STEVE CRITCHFIELD, CCIM

Broker/Partner



500 West Main Street
Branson, MO 65616

T 417.334.3149
C 417.294.1422
scritchfield@ccim.net
MO #2006016261

Professional Background

Stephen Critchfield began his real estate career more than thirty-eight years ago in Wichita, KS. After a time in the advertising agency business, he was recruited to join the management team of Landmark Communities as Vice President of Marketing. This land development company was responsible for the re-development and marketing of the 3500-acre planned community for the owner, Citibank of New York. Steve's responsibilities included the preparation of the marketing plans and the organization and management of the in-house sales team who sold the commercial, industrial, airpark and residential land portions of the project, including two residential golf course developments.

After successfully liquidating this project ahead of schedule, Steve formed his own real estate company, Critchfield Inc. This company developed and sold land both on its own account and through joint venture relationships established with area landowners. The company provided consulting services to other landowners, financial institutions and builders in the region. Steve later added a residential construction company that built from thirty to fifty homes per year each of the next seven years.

Following twelve years of operations in Kansas, Steve and his family relocated in 1994 to the rapidly growing resort and family-friendly town of Branson, Missouri. Steve and a partner formed a commercial brokerage company in 1999. In September 2001, CJR Commercial Group invited Steve to join their new Branson office. Steve successfully closed from ten to nineteen million dollars per year in sales during this time at CJR Commercial Group. In the summer of 2005, Steve and Bob Huels Jr. left CJR to form their own company, Commercial One Brokers LLC. Commercial One Brokers specializes in commercial sales, leasing and consulting in Southwest Missouri. In August 2007, Commercial One formed a property management company with a long time Springfield management firm as a partner. Maples Properties of Branson now manages over 750,000 sq ft of commercial properties in the Branson market.

Steve has served on the CVB District Marketing Council and as the 2012 & 2013 Chairman, He served on the Board of Directors and was the 2014 Chairman of the Board for The Chamber and CVB. He is a Past President and Board Member of The Tri-Lakes Board of REALTORS, Member of The Branson Hollister Rotary Club, Board Member of The Taney County Community Foundation and Board Member of the Taney Country Business Development Partnership .

Education

BS Business Administration Fort Hays State University
CCIM designation

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

THE SHOPPS AT BRANSON MEADOWS

4562 N. GRETNA RD., BRANSON, MISSOURI

ROBERT HUELS, CCIM Broker/Partner



500 West Main Street
Branson, MO 65616

T 417.334.3149
C 417.331.6708
F 417.335.5152
rrhuels@ccim.net
MO #2006016275

Professional Background

Licensed in 1990, Bob began a career in real estate after 10 years in the office equipment business where he represented several large manufacturers in the Mid-West United States region. The experience gained working with national accounts and equipment dealers naturally lead Bob to the commercial real estate business.

Since those early days, Bob has successfully aided in the selection of lease space for dozens of national and regional tenants as well as hundreds of local tenants in the Branson market. Landlords have entrusted the leasing and operation of their buildings with him. Now he is regularly assigned to advise developers on site selection, building design, and financial feasibility.

A second very specialized sector of the Branson market that Bob has become known for is the Music Theater business. A very exhausting and intricate field that is drastically different from most other real estate activities in Branson. This specialized business is part real estate broker and part talent broker.

Bob became Broker/Officer of the Branson CJR Commercial office in 1997. He continually sold over ten million dollars of product each year while managing the Branson CJR Commercial division. While at CJR, Bob and Steve Critchfield identified a location for a proposed new office building in downtown Branson in 2003. The two helped to conceptualize the project and began searching for a developer with the same vision. Two years later they had successfully placed several quality tenants in the new Branson Financial Center. A short time later the two created a new company, Commercial One Brokers LLC, and moved there new company into that very building.

Bob is past president of both the Daybreakers Rotary Club and Tri-lakes Board of REALORS, Boys and Girls Club Board Member and 2012 Treasurer, Woman's Crisis Center Board Member, President of the Shepherd of The Hills Humane Society and received the prestigious Community Spirit Award from the Branson Lakes Area Chamber of Commerce.

Education

Attended University of Mississippi
CCIM Designation

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