



## INCOME PROPERTY | OFFICE/RETAIL BLDG FOR SALE OR LEASE

INCOME PRODUCING OFFICE/RETAIL BUILDING | 1440 STATE HIGHWAY 248, BRANSON, MO 65616

- Leased to national, regional, and local tenants
- Maintained consistent stabilized occupancy since development
- Full financial package available upon execution of confidentiality agreement
- Three suites available for lease
- Price Reduced

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600

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R.B. | MURRAY COMPANY  
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

<b>Lot Size:</b>	1.09 Acres
<b>Building Size:</b>	12,715 SF
<b>Sale Price:</b>	\$1,495,000
<b>Taxes:</b>	\$11,350.09 (2020)
<b>Available Suites:</b>	700 SF - 1,700 SF
<b>Lease Price:</b>	\$800 - \$2,600 / month (Gross)
<b>Building Class:</b>	B
<b>Year Built:</b>	1992
<b>Zoning:</b>	C
<b>Egress:</b>	Five shared curb cuts along State Hwy 248
<b>Market:</b>	Branson
<b>Year Built:</b>	1992

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

**PROPERTY OVERVIEW**

This all-brick well established mixed-use office/retail building is leased to national, regional, and local tenants. This property has maintained a consistent stabilized occupancy since its development. The subject property is located on one of Branson's most traveled thoroughfares, State Highway 248. This well traveled highway serves substantial local and tourist traffic. The diverse tenant mix serves mostly the local Branson population. The building is brick/masonry construction with a concrete parking lot along with five shared driveway access points without median. The easternmost driveway access point is served by a dedicated stoplight. This property is directly across the street from 80,000 SF Kmart, Staples, Country Mart Grocery, McDonald's, Culver's, several financial institutions, and a sizable neighborhood retail/office development. The property is located just 0.22 miles north of the Branson Primary and Elementary Schools, and the traffic light for the development serves most school traffic. Full financial package available upon execution of a confidentiality agreement. Contact listing agent for more information. Price Reduced.

**PROPERTY HIGHLIGHTS**

- Located on one of Branson's most traveled thoroughfares, State Hwy 248
- Directly across from Kmart, Staples, Country Mart Grocery, McDonald's
- Leased to national, regional, and local tenants
- Property has maintained consistent stabilized occupancy since development
- Concrete parking lot with five shared driveway access points without median
- Easternmost driveway access point served by dedicated stoplight
- Full financial package available upon execution of confidentiality agreement
- Current tenants Include: UPS Store, Teacher's Credit Union, Branson Walk-in Clinic, Professional Weight Management, Shelter Insurance, Affordable Accounting & Tax
- Price Reduced

Available Spaces

**Lease Rate:** \$800.00 - 2,600.00/MONTH (GROSS)      **Total Space** 3,940 SF  
**Lease Type:** Gross      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
J-2	Office Space	\$2,400 PER MONTH	Gross	1,540 SF	Negotiable	1,540± SF office space available for lease at \$2,400 per month (Gross). Utilities included in rent.
D	Office Space	\$2,600 PER MONTH	Gross	1,700 SF	Negotiable	1,700± SF office space available for lease at \$2,600 per month (Gross). Utilities included in rent.
C	Office Space	\$800 PER MONTH	Gross	700 SF	Negotiable	700± SF office space available for lease at \$800 per month (Gross). Utilities included in rent.

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Branson Information



**OVERVIEW**

Branson is located in Southwest Missouri, 35 miles south of Springfield, and is ranked 25th among all overnight leisure vacation destinations in the country.

**2014 TOURISM IMPACT**

Estimated 7.5 million visitors in 2014, which is approximately 7% increase since 2013. Tourism is the Branson/Lakes Area's chief industry, with an estimated \$2.9 billion in tourism-related spending in Taney and Stone Counties in 2014.

**2014 VISITOR INFORMATION**

- 36.6% of visitors were families
  - 61.5% of visitors were adults
  - Average adult age was 59.2 years
  - Average length of stay was 4.3 nights
  - Average party size was 3.7 persons
  - Average amount spent per party was \$916 per trip
  - 14.4% of visitors came from 100 miles or less
  - 28.1% of visitors came from 101-300 miles away
  - 26.1% of visitors came from 301-650 miles away
  - 31.3% of visitors came from 650+ miles away
- 11,064– Branson Population (estimated for 2014 )  
20.7 Square Miles, 125 with over 30,000 Restaurant Seats  
207 hotel/motel facilities with approximately 22,000 rooms  
13 Golf Courses (8 Championship)  
100+ shows in 50 theatres with approximately 64,057 seats

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Branson Information



**SHOPPING**

300+ shops - Branson is home to two outlet shopping malls with more than 200 retailers. Visitors can find contemporary clothing, gift items, housewares, designer shoes, luggage and other treasures at reduced prices throughout the year at Tanger Outlets and Branson Meadows. Historic Downtown Branson is also a shopper and diner's delights – Dick's Old-Fashioned 5 & 10, countless boutiques and specialty stores combined with quaint eateries make the downtown area truly special. The new Branson Landing's 100+ retail shops and lakefront dining establishments are just minutes away.

**THEATERS & SHOWS**

The Branson/Lakes Area offers 50 theaters and more than 100 shows with 64,057 seats (more than Broadway). Audiences can see shows throughout the day - breakfast shows, matinees and evening performances. Country, pop, swing, rock 'n' roll, gospel, classical and Broadway-style music and productions join comedy, acrobatics and magic shows to provide visitors a wide array of entertainment choices.

**LAKES**

Table Rock, Taneycomo and Bull Shoals - 3 pristine lakes with 1,200 miles of shoreline offering fishing, boating, parasailing, jet skiing and swimming. While the lakes all offer great fishing, each has its specialty. Table Rock Lake offers world-class bass fishing; Lake Taneycomo, with its cold waters, offers superb trout fishing; and Bull Shoals Lake is a warm water angler's paradise, especially for tournament bass fishing.

**OUTDOORS**

Located in the rolling Ozark Mountains, the Branson/Lakes area is ideal for camping, hiking, biking, bird watching or simply wandering through the hills. World-class golf courses provide golf opportunities for the scratch player and novice alike. The Branson/Lakes Area is dedicated to enhancing its natural environment and preserving its lakes and waterways.

This information was obtained from: <http://www.branson.com/learn/branson-area-demographics>. The images were obtained from the Branson Tourism Center website.



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**100 Years**  
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Additional Photos - Suite J-2



Exam Room

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Exam Room

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Waiting Room

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Doctor's Office

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Reception Offices

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Exam Room

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Additional Photos - Suite D



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Additional Photos - Suite C



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Retailer Map



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Location Maps



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Advisor Bio

**RYAN MURRAY, SIOR, CCIM, LEED AP, CPM**  
**Chief Executive Officer**



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**Professional Background**

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

**Memberships & Affiliations**

SIOR, CCIM, LEED AP, CPM