



RETAIL/OFFICE BUILDING **FOR LEASE**

1,441 SF RETAIL/OFFICE SPACE FOR LEASE IN ASH GROVE, MO

100-102 W Boone St
Ash Grove, MO 65604

Presented By

GERALD ZAMORA

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PROPERTY DESCRIPTION

Thank you for viewing this 1,441 SF Retail/Office Building for lease located on the popular corner of Highway 160 and Highway F in Ash Grove, just blocks from Downtown Ash Grove with 4,159 vehicles per day viewing this property. The building has 5 exterior entrances and a layout that can easily accommodate retail and/or offices or used for subleases.

This retail/office space is listed for \$1000 per month (NNN).

Please email, call or text the agent today for more information or to schedule a time to view.

LOCATION DESCRIPTION

This property is located on the northwest corner of the intersection at West Boone Street and Calhoun Avenue in Ash Grove, MO. Neighboring businesses include Ash Grove Super Stop Convenience Store, The Farmhouse On Boone, Hair It Is Styling Studio, Muncy's Supermarket, Cox Barber Shop and many other national and local companies.

OFFERING SUMMARY

Lease Rate:	\$1,000/month (NNN)
Number of Units:	1
Available SF:	1,441 SF
Lot Size:	0.35 Acres
Building Size:	1,441 SF
Traffic Count	4,159 VPD

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
Total Population	161	21,701	34,057
Average HH Income	\$57,673	\$47,785	\$54,265



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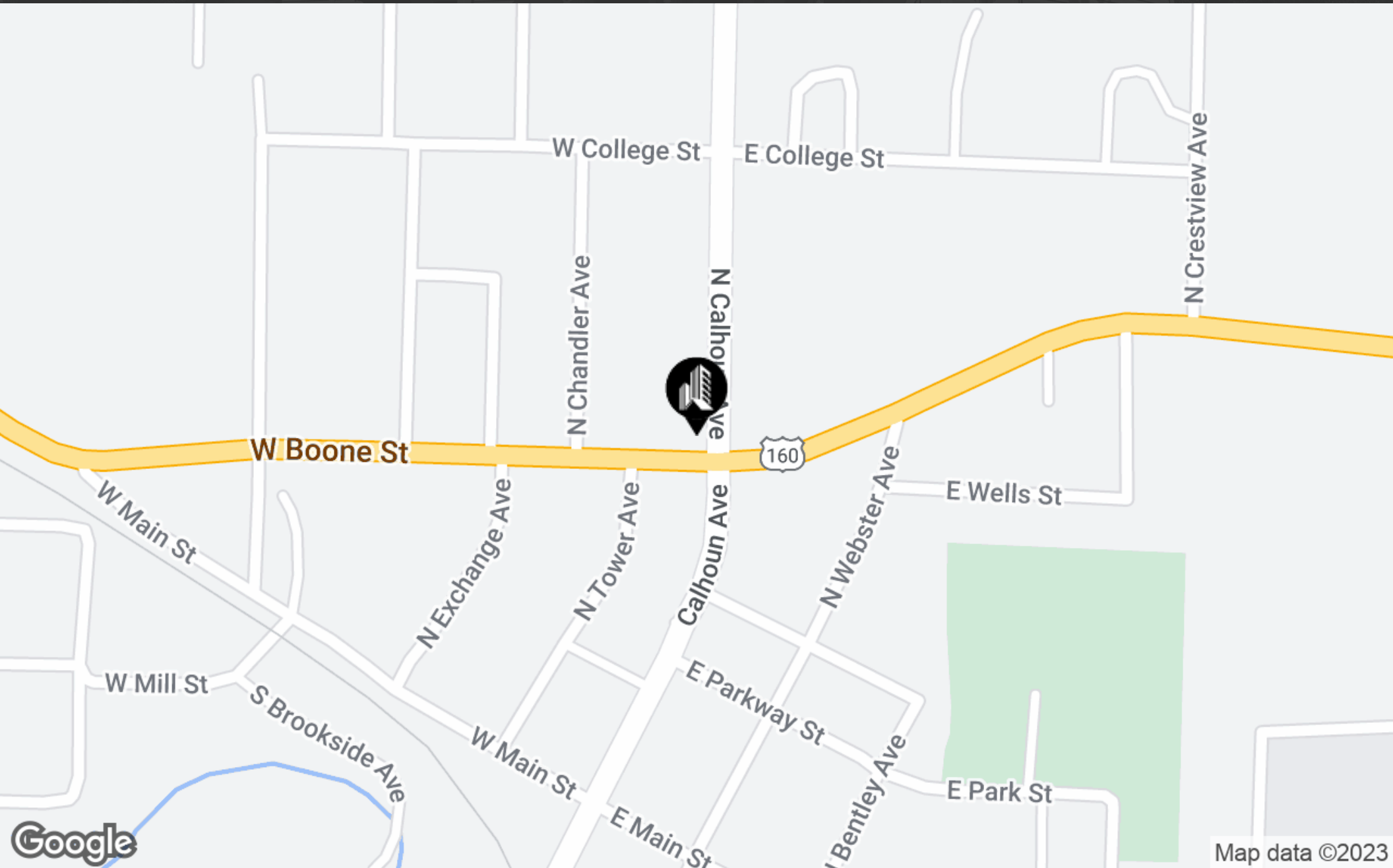
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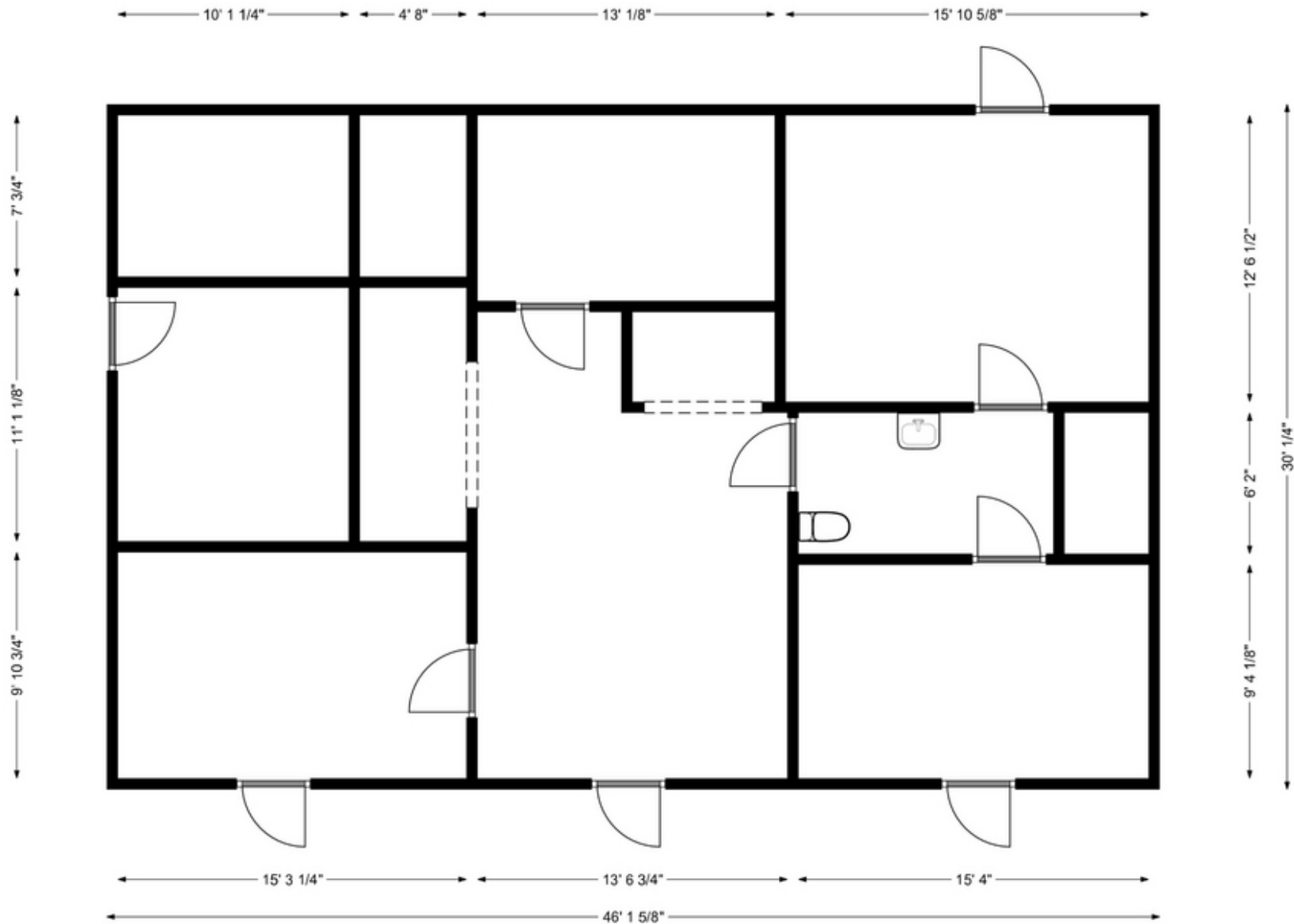
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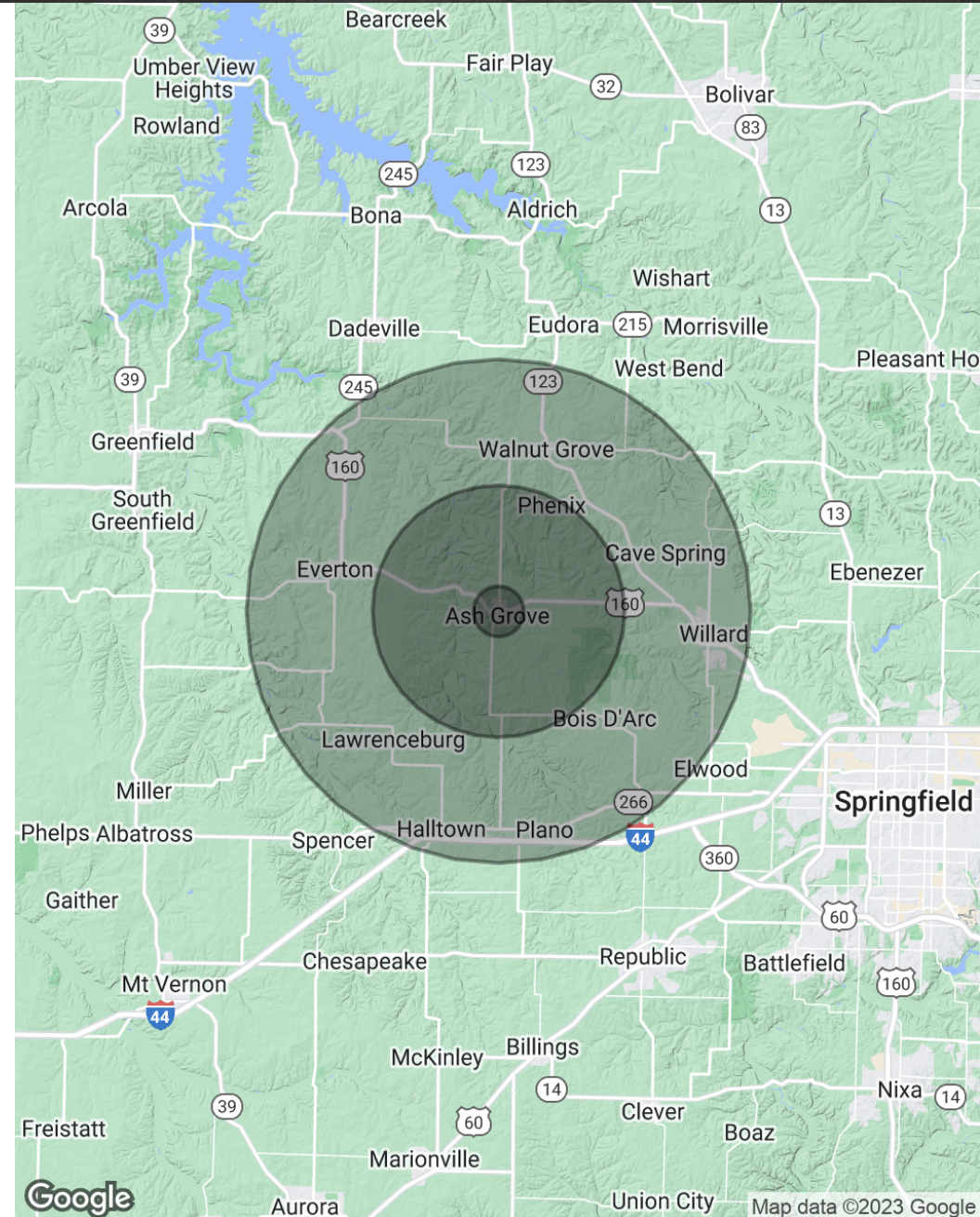
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,673	\$47,785	\$54,265
Average House Value	\$175,453	\$103,149	\$126,358

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 18 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

2021 Trusted Advisers Commercial Realtor

2022 CoStar POWERBROKER Top Broker Winner

2023 CREXI Platinum Broker Award Winner

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