



Restaurant Building for Sublease | 1112 W Jackson St, Ozark, MO 65721

RESTAURANT PROPERTY FOR SUBLEASE

- Building is occupied - shown by appointment only
- Many nearby local and national retailers
- Located just a few blocks east of Hwy 65

EST. 1909

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600



commercial & industrial real estate services



Executive Summary



PROPERTY SUMMARY

Available SF:	3,336 SF
Lease Rate:	\$11.69 SF/yr (NNN)
Taxes:	\$5,656.22 (2017)
Parking Lot Lease:	\$544.00 per month
	\$3,250
Est. Monthly Rent:	(plus parking lot lease and expenses)
Available:	Immediately
Parking:	42± spaces (including accessible)
Lot Size:	0.47 Acres
Building Size:	3,336 SF
Year Built:	1980
Zoning:	C-2 General Commercial
Year Built:	1980

Traffic Count:

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

PROPERTY OVERVIEW

Restaurant building now available for sublease. This property is located on West Jackson Street in Ozark just a few blocks east of Highway 65. The Ozark Middle School is located just across the street and the Ozark High School is three blocks north. Ozark is one of the fastest growing communities in the State of Missouri. This property is near many local and national retailers. Seating capacity is 120 people. Tenant will be responsible for the existing parking lot lease, CAM, taxes, and insurance. Current lease expires December 2025. Contact listing agent for more information. Shown by appointment only.

PROPERTY HIGHLIGHTS

- Building is occupied - shown by appointment only
- Many nearby local and national retailers
- Located just a few blocks east of Hwy 65
- Ozark Middle School is just across the street and Ozark High School is 3 blocks north
- Ozark is one of the fastest growing communities in Missouri
- Tenant responsible for existing parking lot lease, CAM, taxes, and insurance
- Current lease expires December 2025

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Additional Photos



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Retailer Map



Google

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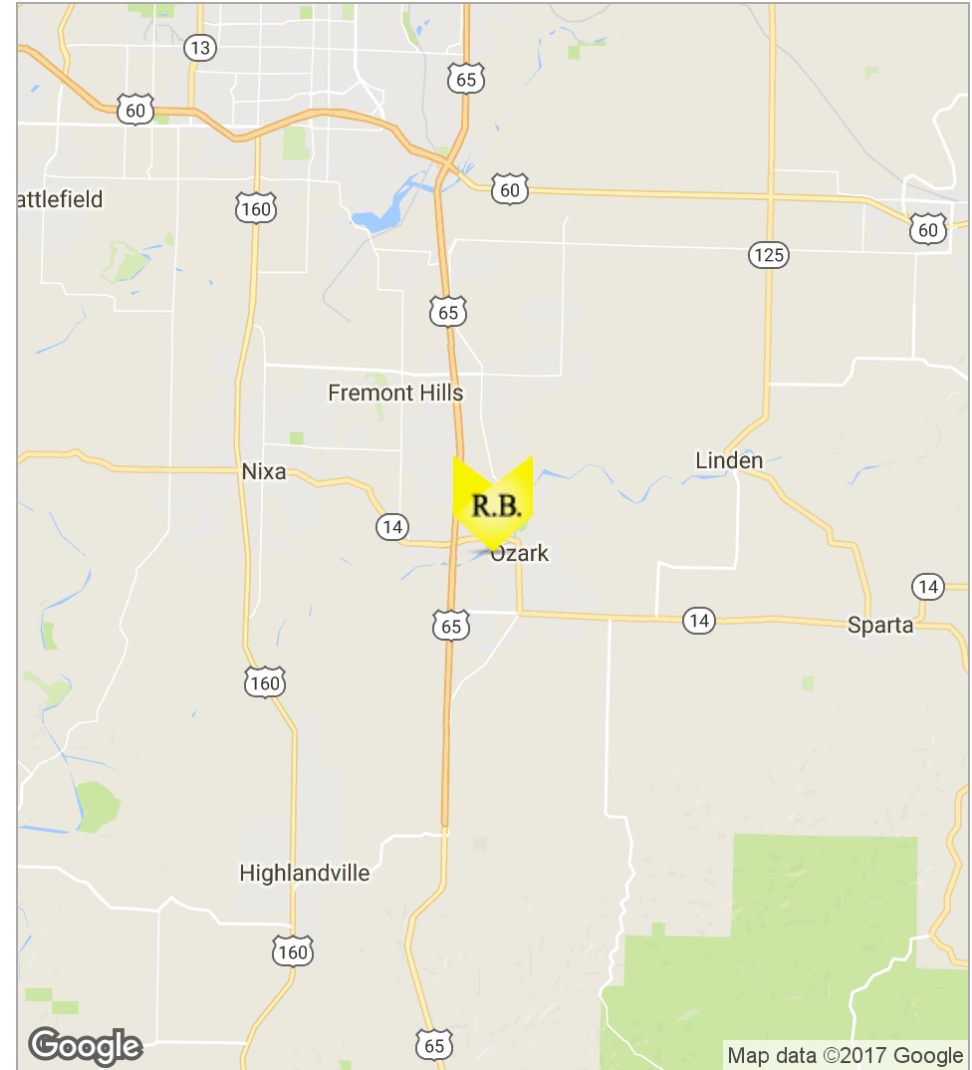


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Location Maps



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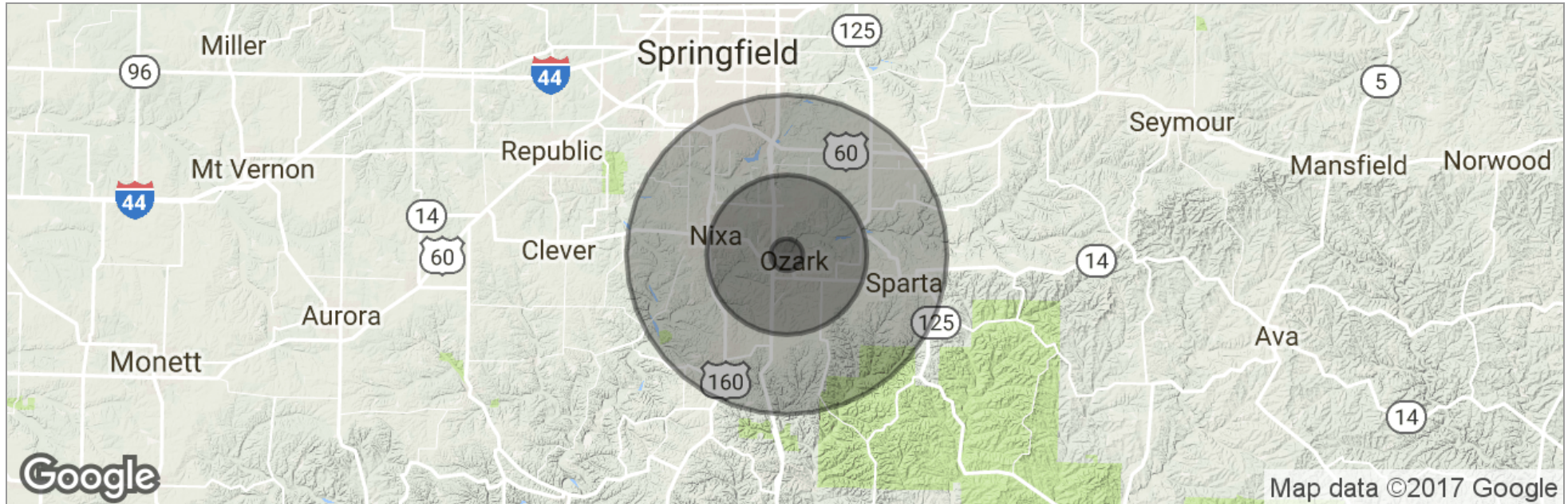


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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	1,498	34,542	115,248
Population Density	477	440	367
Median Age	33.5	34.8	38.9
Median Age (Male)	33.2	34.1	37.7
Median Age (Female)	33.6	35.4	40.2
Total Households	595	13,457	46,790
# of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$58,856	\$65,376	\$72,303
Average House Value	\$186,502	\$188,447	\$220,724

* Demographic data derived from 2010 US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
Vice President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.861.9486
ross@rbmurray.com
MO #2004035357

Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations