



## 1,100 - 5,000 SQ FT RETAIL SPACE AVAILABLE

### LEBANON CENTER

1814-1830 S Jefferson Ave

LEBANON, MISSOURI

### PROPERTY HIGHLIGHTS

- Shares a parking lot with the Walmart Supercenter
- Located in the heart of the corporate and franchise retail stores in Lebanon
- Near the Lebanon Municipal Airport
- 13 manufacturing plants in Lebanon, including Bear Trailer Manufacturing, Inc
- Close to Lake of the Ozarks

### ABOUT LEBANON

Lebanon has many great attractions, such as Historic Route 66 and Bennett Spring State Park. It is also a place with lots of unique shopping, options for hunting and fishing, and an amazing antiques trail the city has mapped out. It is a wonderful family friendly environment located off Interstate-44.



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## Population

	10 Mile	15 Mile	20 Mile
2023 Estimated	29,086	36,434	47,491
2028 Projected	29,232	37,070	48,733
2020 Census	29,062	36,326	47,060
2010 Census	28,489	35,927	47,001

## Households

	10 Mile	15 Mile	20 Mile
2023 Estimated	11,731	14,648	19,035
2028 Projected	11,246	14,225	18,736
2020 Census	11,594	14,434	18,643
2010 Census	11,346	14,239	18,588

## Average Household Income Estimates

	5 Mile	10 Mile	15 Mile
2023 Average	\$71,929	\$73,080	\$73,021
2023 Median	\$53,007	\$52,799	\$53,473
2023 Per Capita	\$29,115	\$29,468	\$29,346

American Realty & Development has developed millions of square feet in retail space through our specialization in free standing and multi-tenant centers. We have multiple construction managers and subcontractors on staff who have worked for us exclusively for the last 20 years. Our business has helped connect us with many great clients over the years who have also become great friends. We are Varco Pruden builders. American Realty & Development was established 25 years ago by Kevin Guffey, who has filled his office with many family members including his two children. We are the definition of a family run business. Kevin's knowledge of commercial real estate includes retail centers, triple-net single-tenant retail, quick service restaurants, site selections, land and development.



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