

# LEBANON CENTRE

1810 S JEFFERSON AVE

LEBANON, MO



LOCATION.  
commercial real estate

Morton Rd

Cherokee St

Lopeman St

38,384 (2024)

28,753 (2024)

10,116 (2024)

Evergreen Pkwy 3,064 (2024)

5

14,880 (2024)

Bland Rd 2,719 (2024)

SHOE  
sensation  
petsense  
T Mobile

TRACOR  
SUPPLY CO  
QUICK  
HARBOR  
FREIGHT

DOLLAR TREE

FACTORY  
CONNECTION  
maurices  
cricket HIBBETT SPORTS  
GAME TESTED. ATHLETE APPROVED.

ASHLEY

Pizza-Hut

CAPTAIN D'S

O'Reilly  
AUTOPARTS

Hardee's

Denny's

PHILLIPS  
66

LOWE'S

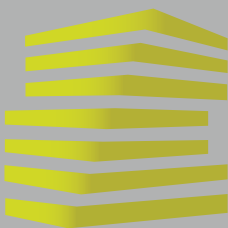
Walmart

SITE  
3,500 SF  
ENDCAP

Great Clips  
CATO

PHILLIPS  
66





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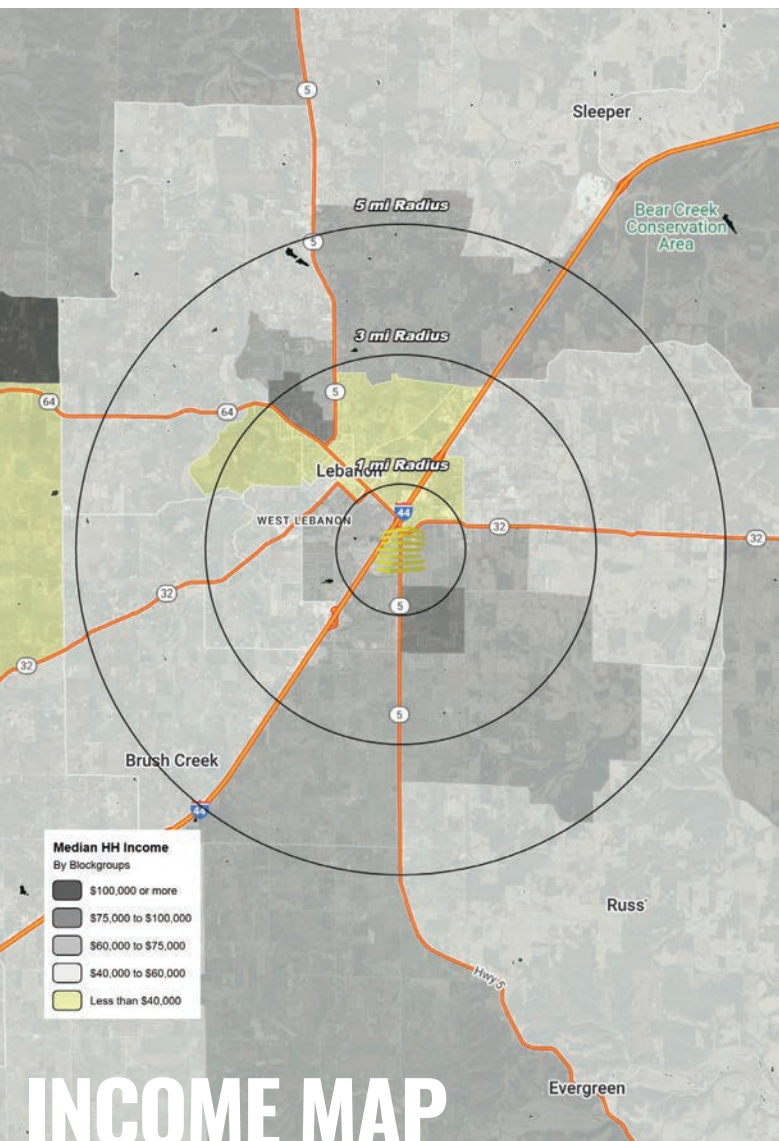
## NEIGHBORHOOD VIBE

MIKE PETIT

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## INCOME MAP

### TRADE AREA OVERVIEW

Recognized as the "Crossroads of the Ozarks," Lebanon, Missouri offers affordable living, small-town charm, and big-city access along Interstate 44 between Springfield and Rolla. The city is well known for its strong community values, quality schools, and excellent access to outdoor recreation, making it an attractive place to live, work, and visit. Lebanon's location on Historic Route 66 also adds to its cultural appeal, drawing travelers from across the country to experience its history and hospitality.

The city's economy is diverse, with strengths in manufacturing, healthcare, retail, and education. Major employers include Independent Stave Company, a global leader in barrel production; Mercy Hospital Lebanon, a 58-bed acute care hospital; and the Lebanon R-III School District, which serves thousands of local students. The community is also home to a growing retail sector with national anchors such as Walmart, Lowe's, Hobby Lobby, and Five Below, as well as numerous restaurants and local businesses. Its role as a regional hub extends Lebanon's reach well beyond city limits, serving a trade area population of more than 80,000.

Often called a gateway to the outdoors, Lebanon provides direct access to Bennett Spring State Park, one of Missouri's most popular destinations for trout fishing, drawing nearly one million visitors annually. The Lake of the Ozarks lies just a short drive away, further strengthening the area's appeal to tourists and seasonal residents. Locally, community amenities such as the Cowan Civic Center, parks, and the Route 66 Museum highlight Lebanon's focus on recreation, culture, and quality of life. With its combination of economic opportunity, natural beauty, and strong community character, Lebanon stands out as a vibrant place to live, invest, and grow.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>3,182</b>	<b>16,087</b>	<b>21,200</b>
<b>HOUSEHOLDS</b>	<b>1,278</b>	<b>6,573</b>	<b>8,482</b>
<b>EMPLOYEES</b>	<b>3,637</b>	<b>8,662</b>	<b>9,011</b>
<b>MED HH INCOME</b>	<b>\$58,829</b>	<b>\$51,738</b>	<b>\$54,211</b>

### AREA RETAIL | RESTAURANTS

**Walmart**  **LOWE'S**

**Great Clips**  **DOLLAR TREE**

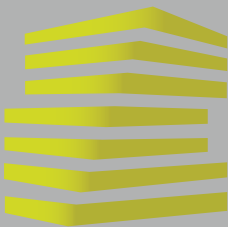
**HARBOR FREIGHT**  
Quality Tools at Ridiculously Low Prices

**OLLIE'S OUTLET**  
Bargain  
"GOOD STUFF CHEAP"



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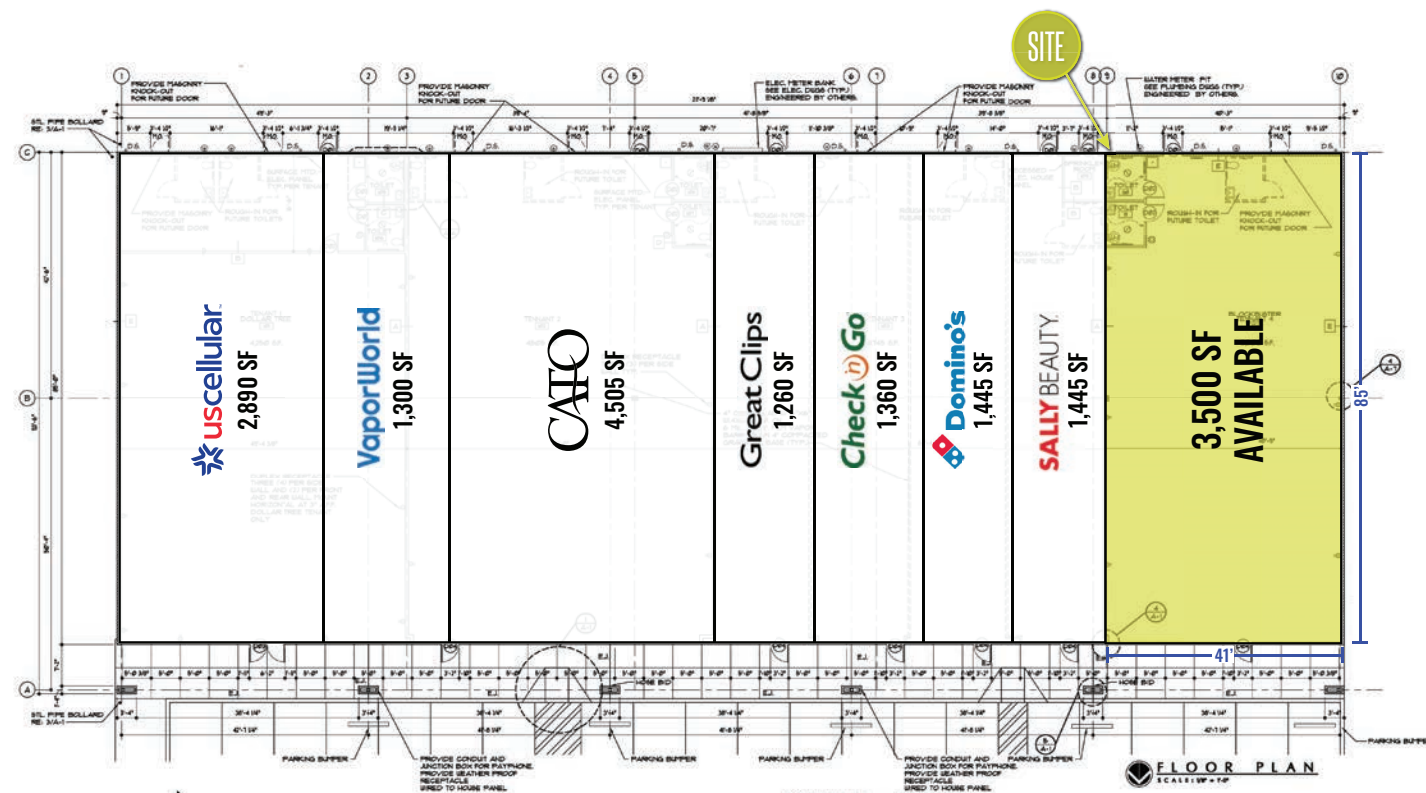
## FLOOR PLAN + DETAILS

MIKE PETIT

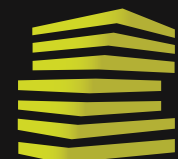
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- **3,500 SF ENDCAP AVAILABLE FOR LEASE IN LEBANON, MO**
- **PRIME FRONTAGE ALONG S JEFFERSON AVE (MO-5), A MAJOR NORTH-SOUTH CORRIDOR THROUGH LEBANON**
- **SIGNALIZED INTERSECTION WITH EXCELLENT ACCESS AND VISIBILITY**
- **HIGH TRAFFIC COUNTS WITH OVER 20,000 VEHICLES PER DAY ALONG S JEFFERSON AVE**
- **STRONG RETAIL CORRIDOR WITH MAJOR AREA TENANTS INCLUDING WALMART SUPERCENTER, LOWE'S, HARBOR FREIGHT, DOLLAR TREE, TRACTOR SUPPLY CO., AND HIBBETT SPORTS**
- **LOCATED LESS THAN 1 MILE FROM INTERSTATE 44, PROVIDING REGIONAL CONNECTIVITY**
- **PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION**



**LOCATION.**  
commercial real estate



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