

SPACE AVAILABLE

# LAKESIDE SHOPPES AT BRANSON LANDING

482 BRANSON LANDING BOULEVARD | BRANSON, MISSOURI | 65616

Join top-tier tenants at a Class A Destination Retail Shopping Center. Lakeside Shoppes is directly adjacent to Branson Landing, which is one of the Midwest's most successful and heavily trafficked shopping districts with over 5,700,000 visitors each year.



**STEPHEN  
CRITCHFIELD, CCIM**  
COMMERCIAL ONE BROKERS  
MISSOURI

**ROBERT R.  
HUELS, CCIM**  
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# LAKE SIDE SHOPPES

BRANSON, MISSOURI

WHAT I LOVE ABOUT THIS PROPERTY:

“

Branson, MO has earned the nickname "Las Vegas of the Midwest" due to its impressive array of national and regional tenants, which established its strong reputation in the area.

K. WALTERS

”

## DEMOGRAPHICS

|                  | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------|----------|----------|----------|
| Population       | 2,791    | 20,857   | 34,799   |
| Household Income | \$85,780 | \$79,568 | \$77,701 |
| Households       | 1,245    | 8,144    | 13,904   |
| Median Age       | 45.8     | 37.2     | 39.4     |

## DESIRED USES

- Barber Shop
- Title Company
- Sandwich restaurant
- Pet Store

## PROPERTY HIGHLIGHTS

- 1** Waterfront property that benefits from proximity to award-winning development featuring 100 specialty stores, various entertainment options and live events.
- 2** Strategically positioned in the heart of Branson near intersection of W Main St. and Hwy 65.
- 3** Year-round tourist destination that drew in more than 10,000,000 visitors in 2021 and more than \$149,000,000 in tourism revenue in the same year.



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## AVAILABLE SPACE

| Suite Number | SF    | Condition                      |
|--------------|-------|--------------------------------|
| Suite 103    | 1,997 | 2 <sup>nd</sup> Gen Restaurant |
| Suite 109    | 1,485 | 2nd Gen Retail                 |
| Suite 111    | 1,458 | 2nd Gen Retail                 |
| Suite 205    | 1,608 | 2nd Gen Retail                 |



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BRANSON, MISSOURI



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BRANSON, MISSOURI



Branson Landing

- Tanger
- PANDORA
- OAKLEY
- lululemon
- NIKE
- Buckle
- AMERICAN EAGLE OUTFITTERS
- Disney store
- MERRELL
- adidas
- POLO RALPH LAUREN
- GAP
- OLD NAVY
- LANCINI APPAREL
- TORRID
- Levi's
- JOCKEY
- crocs
- PUMA

- STARBUCKS COFFEE
- Mr. G's
- MARINA WICH
- FARMHOUSE RESTAURANT
- THE SUMMIT
- momo SUSHI & GRILL
- BW | Best Western Hotels & Resorts
- PlumBazaar
- REGIONS

- Pizza Hut
- Wendy's
- DOLLAR TREE
- TEXAS
- HOBBY LOBBY
- COUNTRY MART
- DISCOUNT TIRE
- Walmart
- ALDI
- Target
- THE HOME DEPOT

The Shoppes at Branson Hills

- BAM! five BELOW
- BOOKS-A-MILLION
- SHOE CARNIVAL
- KOHL'S
- BEST BUY
- petco

Branson landing

- Bath & Body Works
- LINDWEDEL WINERY
- Season's @HOME
- maurices
- Mellow Mushroom
- JOURNEYS
- Black Oak Grill
- Auntie Anne's
- belk
- JOE'S CRAB SHACK
- RACK ROOM SHOES

- The Brunch House
- Hilton
- CLOCKERS Cafe
- BRANSON CAFE
- BORA JOE'S

Branson landing

- Wind Spinners
- waxy O's shea's
- Bass Pro Shops
- Kassy Girl
- VICTORIA'S SECRET
- ON THE BALL SPORTS
- BOOT BARN
- optimum
- H&M
- EARTHBOUND TRADING CO.





# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

- (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER

**(SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|   |                       |                                 |                       |
|---|-----------------------|---------------------------------|-----------------------|
| <u>Foresite Real Estate, Inc.</u>                                     | <u>9003568</u>        | <u></u>                         | <u>(210) 816-2734</u> |
| Licensed Broker/ Broker Firm Name or<br>Primary Assumed Business Name | Licensed No.          | E-Mail                          | Phone                 |
| <u>Bethany Babcock</u>  | <u>598255</u>         | <u>bbabcock@foresitecre.com</u> | <u>(210) 816-2734</u> |
| Designated Broker of Firm   |                       | E-Mail                          | Phone                 |
| <u>Chad Knibbe</u>  | <u>497303</u>         | <u>cknibbe@foresitecre.com</u>  | <u>(210) 816-2734</u> |
| Licensed Supervisor of Sales Agents/<br>Associate                     |                       | E-Mail                          | Phone                 |
| <u>Kara Walters</u>   | <u>808054</u>         | <u>kwalters@foresitecre.com</u> | <u>(210) 816-2734</u> |
| Sales Agent/ Associate's Name   |                       | E-Mail                          | Phone                 |
| <u>Stephen Critchfield</u>  | <u>MO 20006016261</u> | <u></u>                         | <u></u>               |
| Sales Agent/ Associate's Name   |                       |                                 | Phone                 |
| <u>Robert Huels</u>   | <u>MO 2006016275</u>  | <u></u>                         | <u></u>               |
| Sales Agent/ Associate's Name   |                       |                                 | Phone                 |

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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