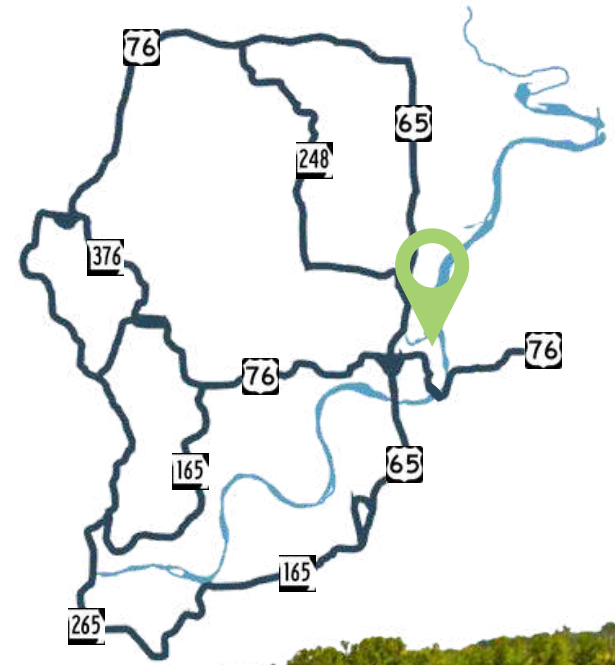


SPACE AVAILABLE

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**
COMMERCIAL ONE BROKERS
MISSOURI

KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITECRE.COM

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

”

LAKESIDE SHOPPES

BRANSON, MISSOURI

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.



LAKESIDE SHOPPES AT BRANSON LANDING

BRANSON, MISSOURI



LAKESIDE SHOPPES AT BRANSON LANDING

BRANSON, MISSOURI



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 109	1,485	2nd Gen Retail
Suite 111	1,458	2nd Gen Retail
Suite 205	1,608	2nd Gen Retail



LAKESSIDE SHOPPES AT BRANSON LANDING

BRANSON, MISSOURI



LAKESIDE SHOPPPES AT BRANSON LANDING

BRANSON, MISSOURI





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 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/ 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
IABS 1-0**

