

FOR LEASE > 2,400 SF END-CAP RETAIL/OFFICE SUITE

193 S Marshall St., Rogersville, MO 65742

BARBERMURPHY
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

193 S Marshall St., Rogersville, MO 65742



LOCATION OVERVIEW

Located at 193 S Marshall Street in Rogersville, Missouri, the property is approximately 15 miles east of Springfield, offering convenient access to both Rogersville and the larger Springfield metro area. The property is near established neighborhoods, schools, churches, and local businesses, with convenient access to U.S. Highway 60 connecting Rogersville to Springfield and surrounding communities. Continued residential and population growth makes the area well suited for office, retail, and service-oriented users.

PROPERTY PHOTOS & INFORMATION

193 S Marshall St., Rogersville, MO 65742



HIGHLIGHTS

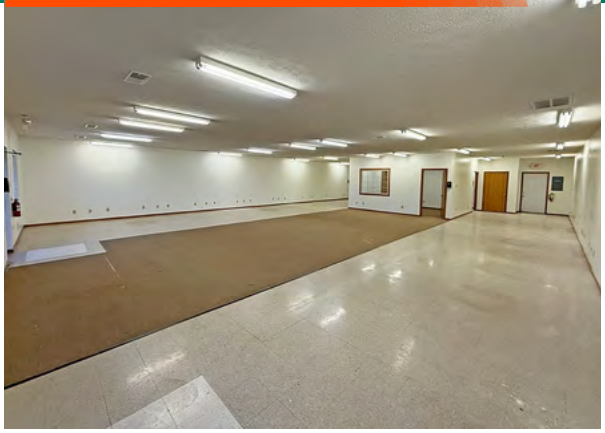
- ±2,400 SF office or retail space
- Flexible layout for a variety of users
- Ideal for professional, retail, or service-oriented businesses
- Divisible into two ±1,200 SF suites
- Convenient storefront access
- On-site parking directly in front
- Professional storefront appearance
- Opportunity to establish or expand in the growing Rogersville market

DRONE AERIAL

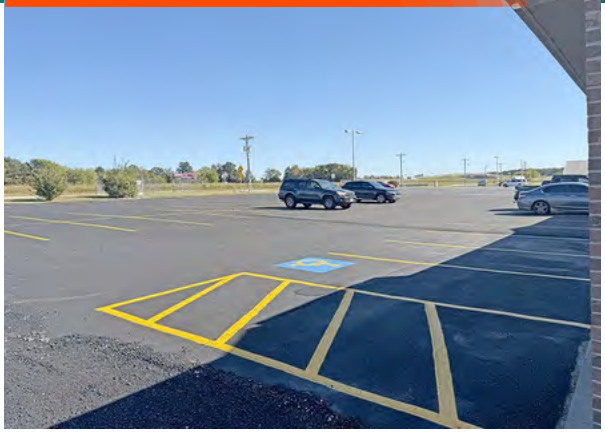
PRIVATE OFFICE



OPEN AREA



PARKING LOT



OFFICE/RETAIL SUMMARY

193 S MARSHALL ST., ROGERSVILLE, MO 65742

LISTING # 3330

LOCATION DETAILS:

Parcel #	2024200062
County:	MO - Greene
Zoning:	Commercial (INC)

PROPERTY OVERVIEW:

Building SF:	7,200
Vacant SF:	2,400
Usable Sqft:	2,400
Min Divisible SF:	1,200
Max Contig SF:	2,400
Office SF:	2,400
Retail SF:	2,400
Signage:	On Site
Lot Size:	0.91 Acres
Frontage:	158 Feet
Depth:	295 Feet
Parking Spaces:	50
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	2006
Renovated:	2026
Building Class:	B
Ceilings:	9'
Construction Type:	Brick, Masonry



LEASE INFORMATION:

Lease Rate:	$10.00/SF
Lease Type:	NNN
NNN Expenses:	$3.07

FINANCIAL INFORMATION:

Taxes:	$8,100.00
Tax Year:	2025

DEMOGRAPHICS:

Traffic Count:	2,300

PROPERTY DESCRIPTION:

Excellent opportunity to lease approximately 2,400 SF of versatile office or retail space. The space is ideally suited for a variety of professional, retail, or service-oriented users and offers convenient storefront access with on-site parking directly in front of the building, a professional storefront appearance, convenient access, and a flexible layout. The full 2,400 SF is available for lease, with the flexibility to divide the space into two approximately 1,200 SF suites to accommodate smaller users. The property provides a convenient location for businesses looking to establish or expand their presence in the growing Rogersville market.

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