



For Sale



For more information please contact:

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Senior Broker

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Curtis Jared

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For Sale



PROPERTY SUMMARY

Sale Price:	\$7,507,000
Cap Rate:	7.0%
NOI:	\$523,831
Lot Size:	3.62 Acres
Building Size:	44,830 SF
Building Class:	A
Year Built:	1961
Renovated:	2012
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	S Woodward Ave

PROPERTY OVERVIEW

Great office building that houses the Missouri Career center in Springfield, Missouri. Property also includes a free standing retail out parcel leased by Kum & Go Convenience Stores.

Owner/Agent

PROPERTY HIGHLIGHTS

- Strong tenant base.
- Great visibility.
- Lots of parking space.
- High traffic volume.
- Easy Access.



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INCOME SUMMARY

MISSOURI CAREER CENTER / KUM & GO

PER SF

Career Center: Base Rent	\$456,860	\$10.19
Kum&Go: Base Rent	\$145,800	\$3.25
Convoy of Hope Donation Home	\$1,200	\$0.03
GROSS INCOME	\$603,860	\$13.47

EXPENSE SUMMARY

MISSOURI CAREER CENTER / KUM & GO

PER SF

Career Center taxes (paid by landlord)	\$60,154	\$1.34
Career Center insurance (paid by landlord)	\$5,216	\$0.12
Career Center maintenance (paid by landlord)	\$14,658	\$0.33
GROSS EXPENSES	\$80,029	\$1.79
NET OPERATING INCOME	\$523,831	\$11.68

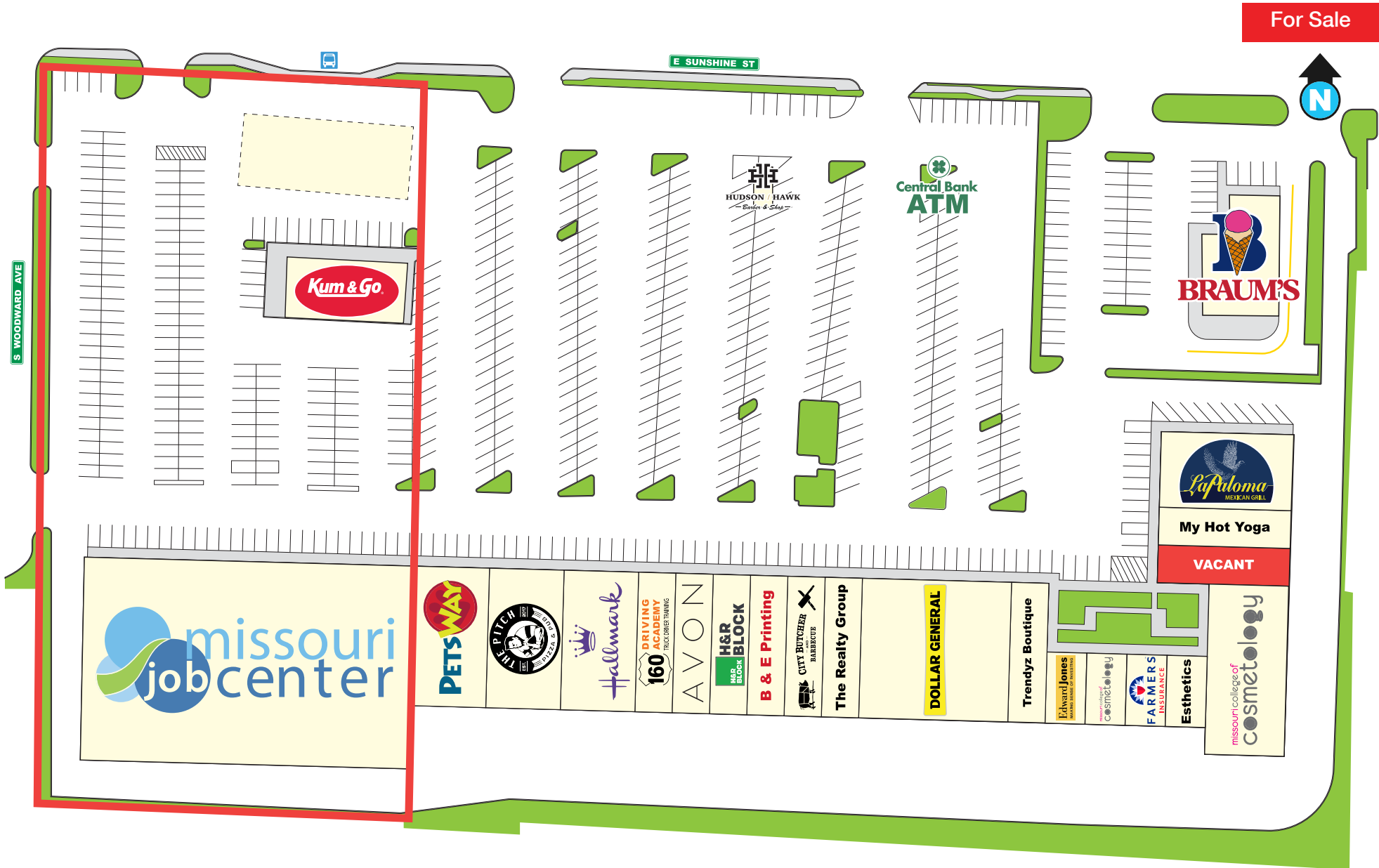
2900 E Sunshine



2900 E SUNSHINE ST, SPRINGFIELD, MO 65804

SITE PLAN

For Sale



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

For Sale

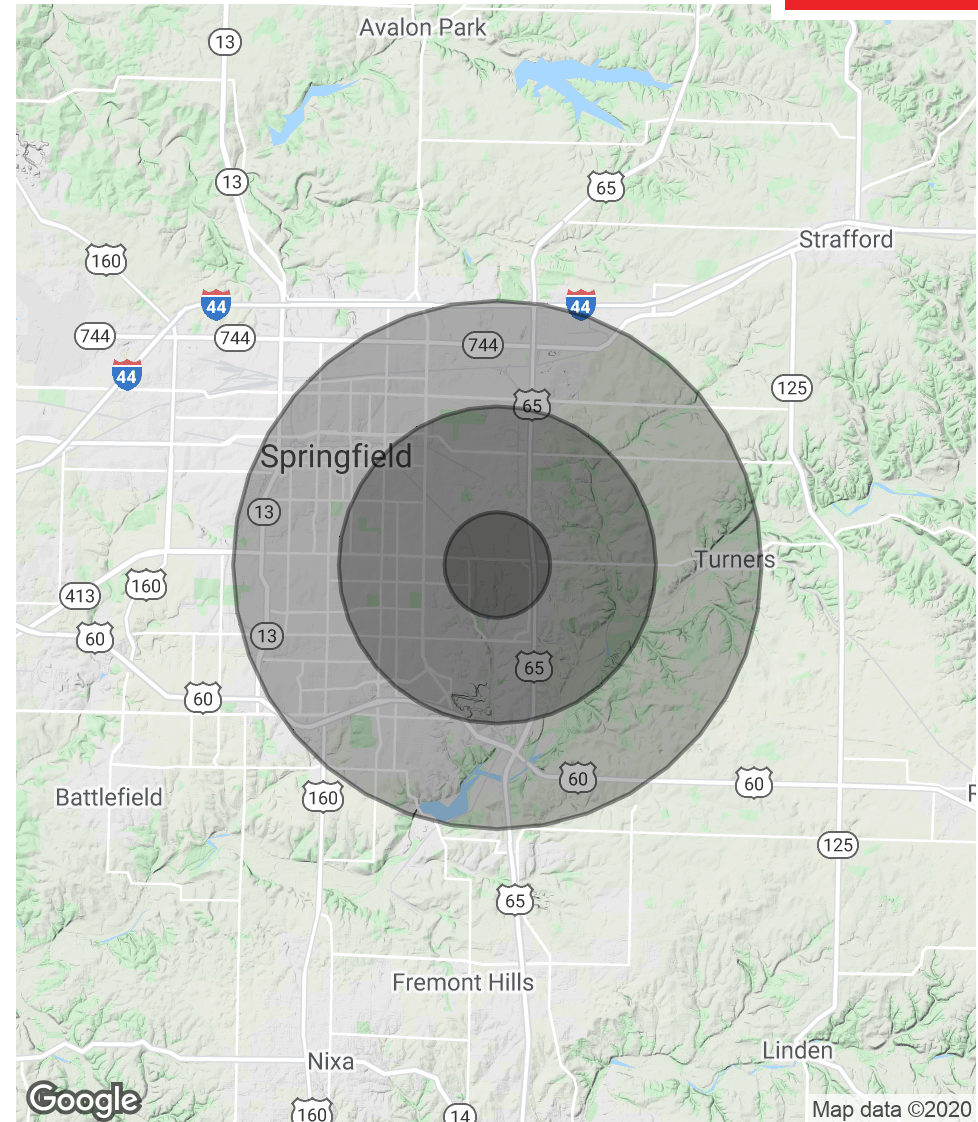
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,626	51,362	133,484
Average age	35.9	37.6	35.6
Average age (Male)	32.2	35.5	34.1
Average age (Female)	38.5	39.2	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,898	24,231	58,725
# of persons per HH	2.2	2.1	2.3
Average HH income	\$48,217	\$55,425	\$53,377
Average house value	\$131,989	\$164,347	\$182,277

* Demographic data derived from 2010 US Census





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DAVID HAVENS

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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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EDUCATION

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