

Executive Summary



SALE OVERVIEW

SPACE AVAILABLE:	16,096 Square Feet
YEAR BUILT:	1911
FOR SALE:	\$450,000
PRICE PER SF:	\$28.00
SPACE TYPE:	Office
MARKET:	Springfield
SUB MARKET:	Downtown
ZONING:	Center City
CROSS STREETS:	South & Pershing
PARKING:	Street Parking
2016 TAXES:	\$10,156

FORMER HARNESS FACTORY > BIEDERMANS BARGAIN ANNEX > OFFICE BLDG CURRENTLY

Thank you for looking at the 16,096 square foot office located downtown at the intersection of South and Pershing.

Basement has 3,946' with 9' ceilings. Floors 1, 2 and 3 have 4,050' with +/- 14' ceilings, an elevator, and steam fired boiler.

Space layout features 12 offices, reception area, and break rooms.

Population within a 5 mile radius is 182,313 and 93,231 within 3 miles.

For Sale - \$450,000.

Property taxes - \$10,156+/-

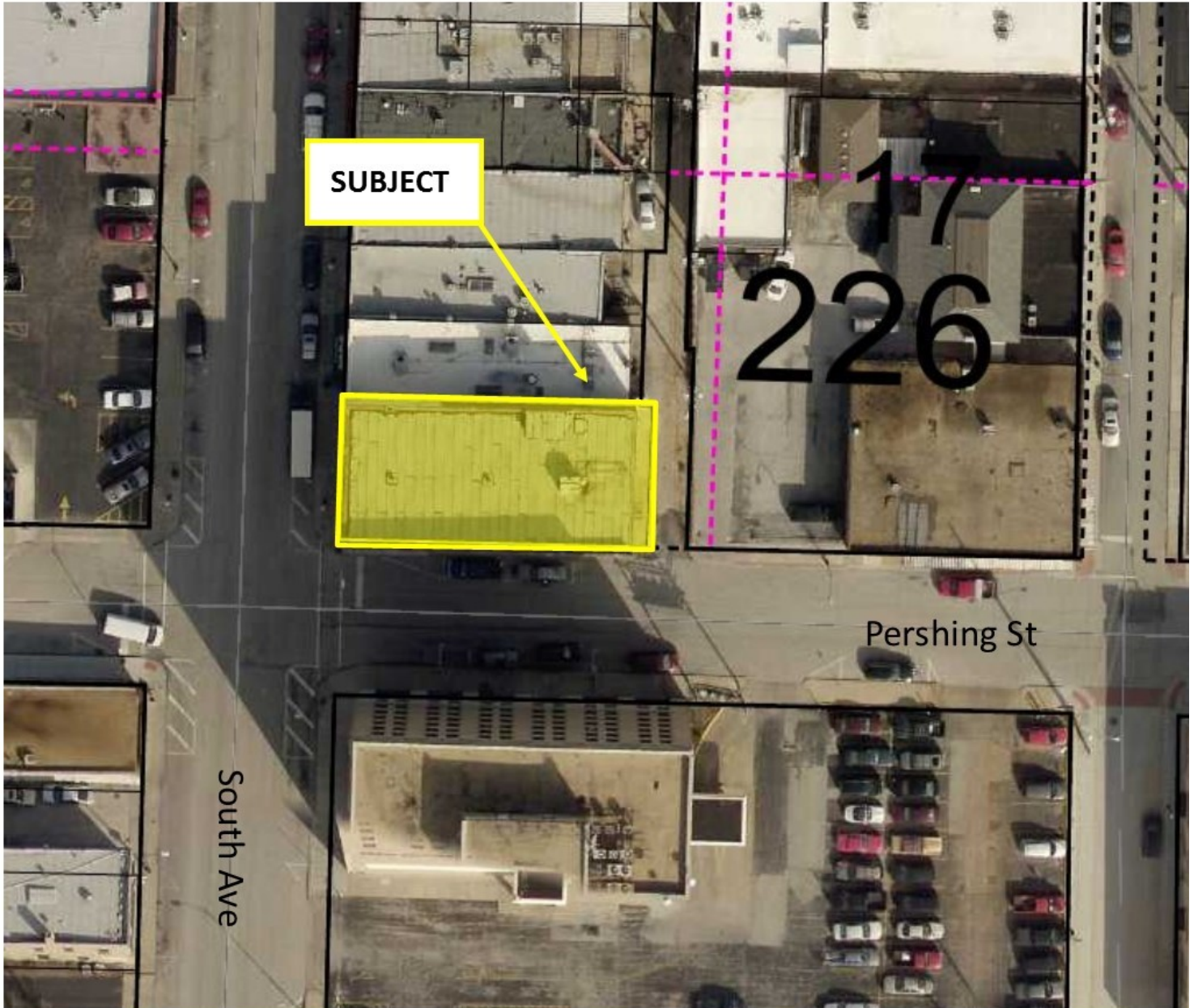
To preview this space or others, please email, call or text the Listing Agent.

LOCATION OVERVIEW

Located downtown near the square. Neighboring businesses include the Mud Lounge, Maria's Mexican Restaurant, Gailey's Breakfast Pub, The Urban Cup, Hotel Vandivort, Bistro Market, Black Sheep Burgers & Shakes, Discovery Center, Gillioz and many other local and national companies.

Mike Fusek, CCIM serves as Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Top 4% National Advisor in SVN International - 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

Beacon Map



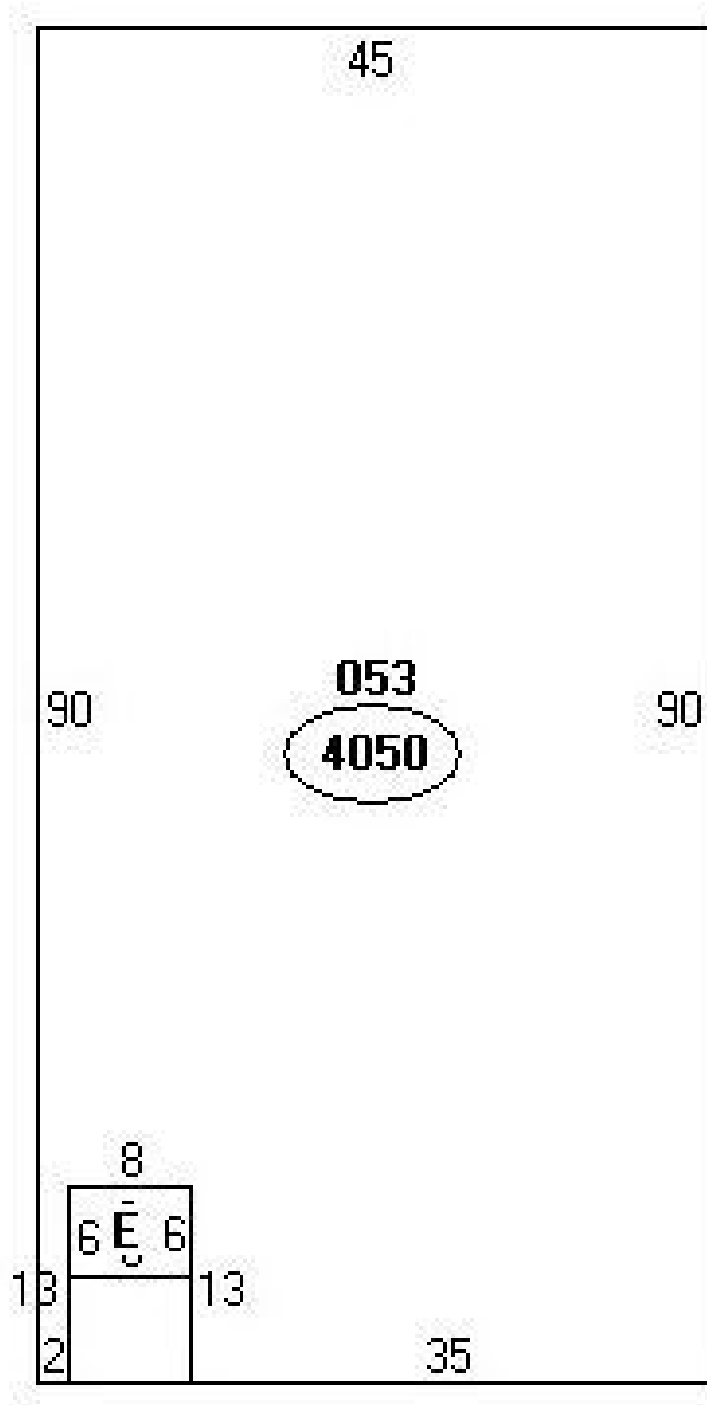
Exterior Photos



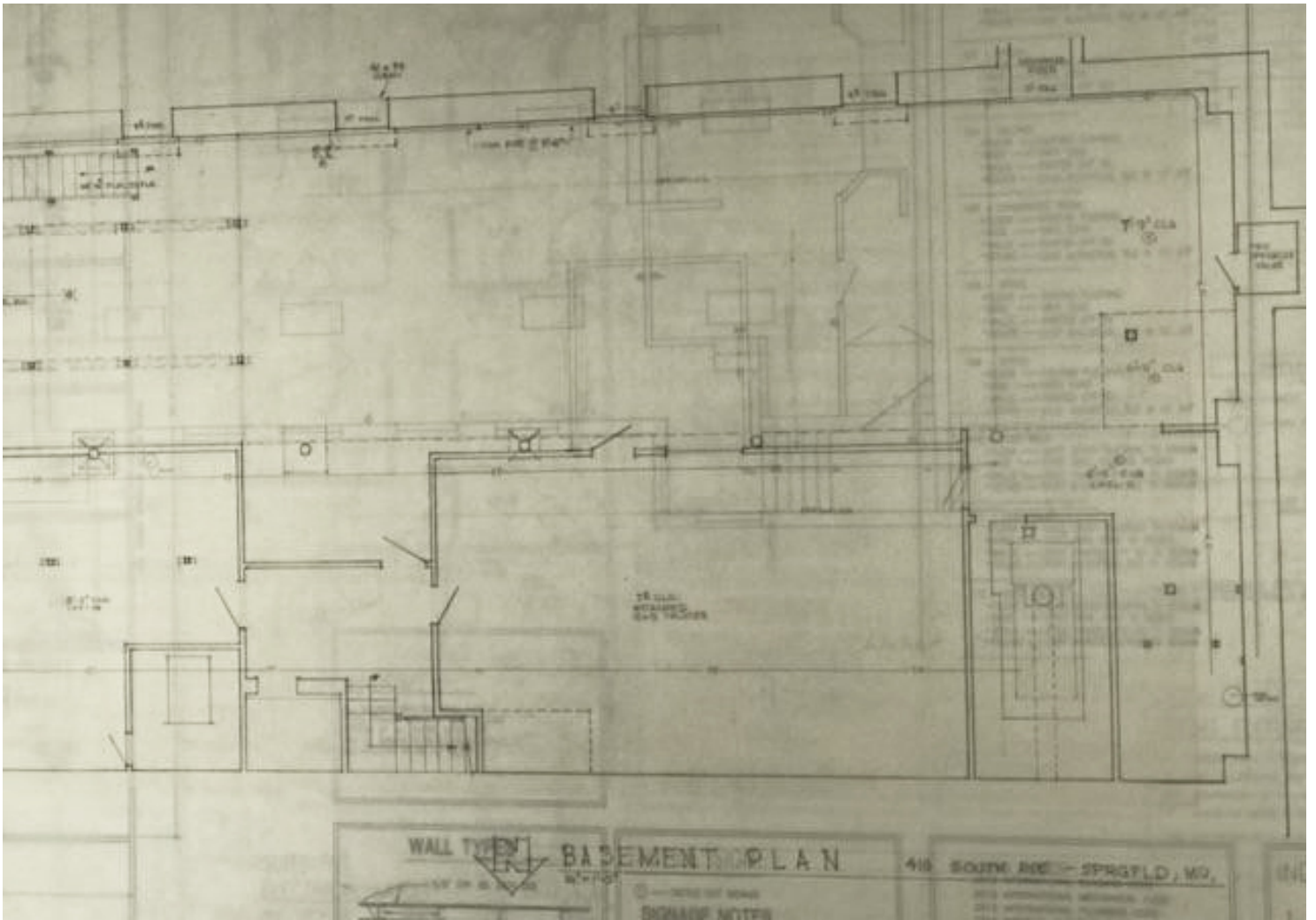
Interior Photos



Floor Plan



Floor Plan



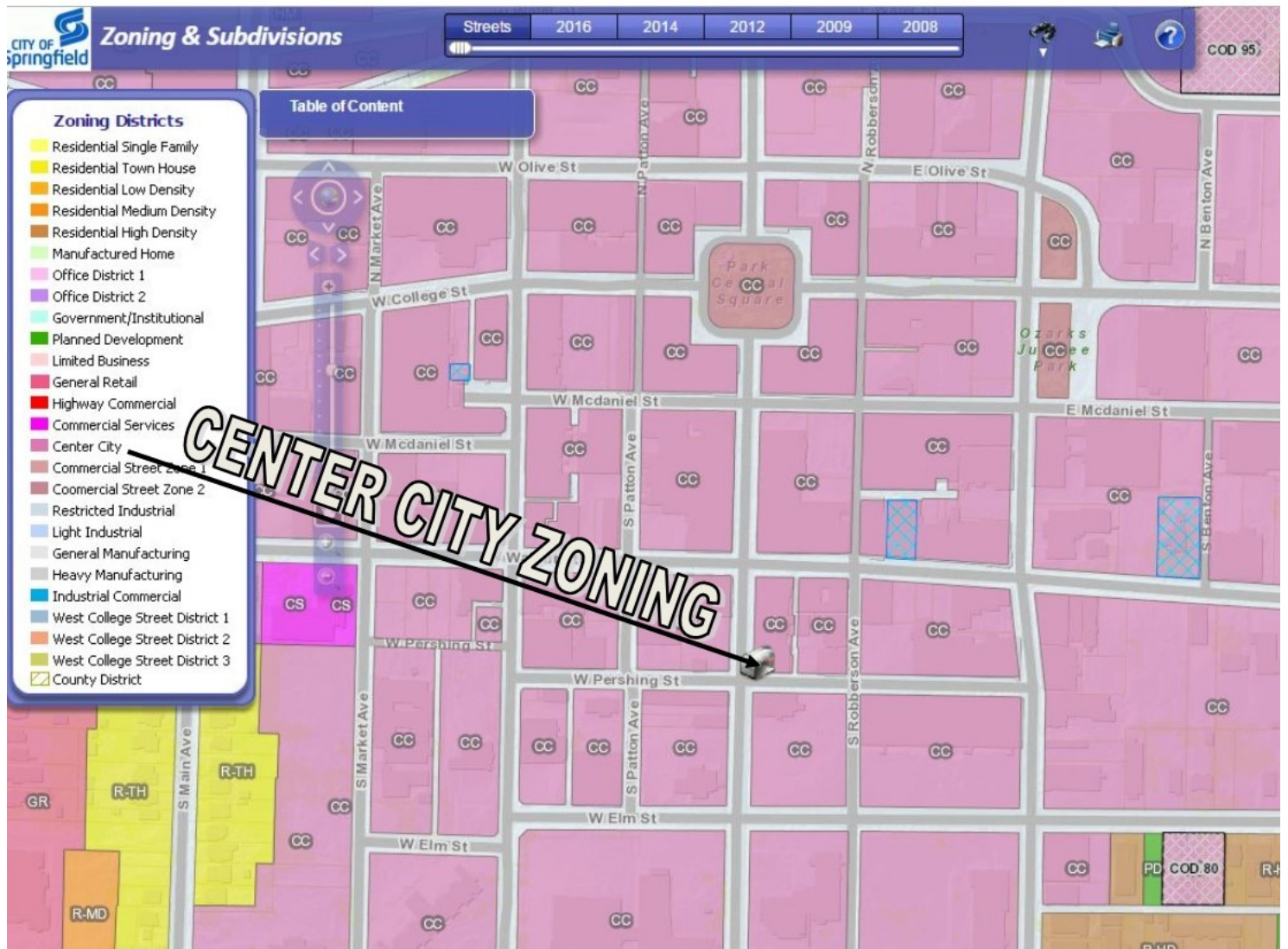
Close Aerial



Neighborhood Map



General Retail Zoning



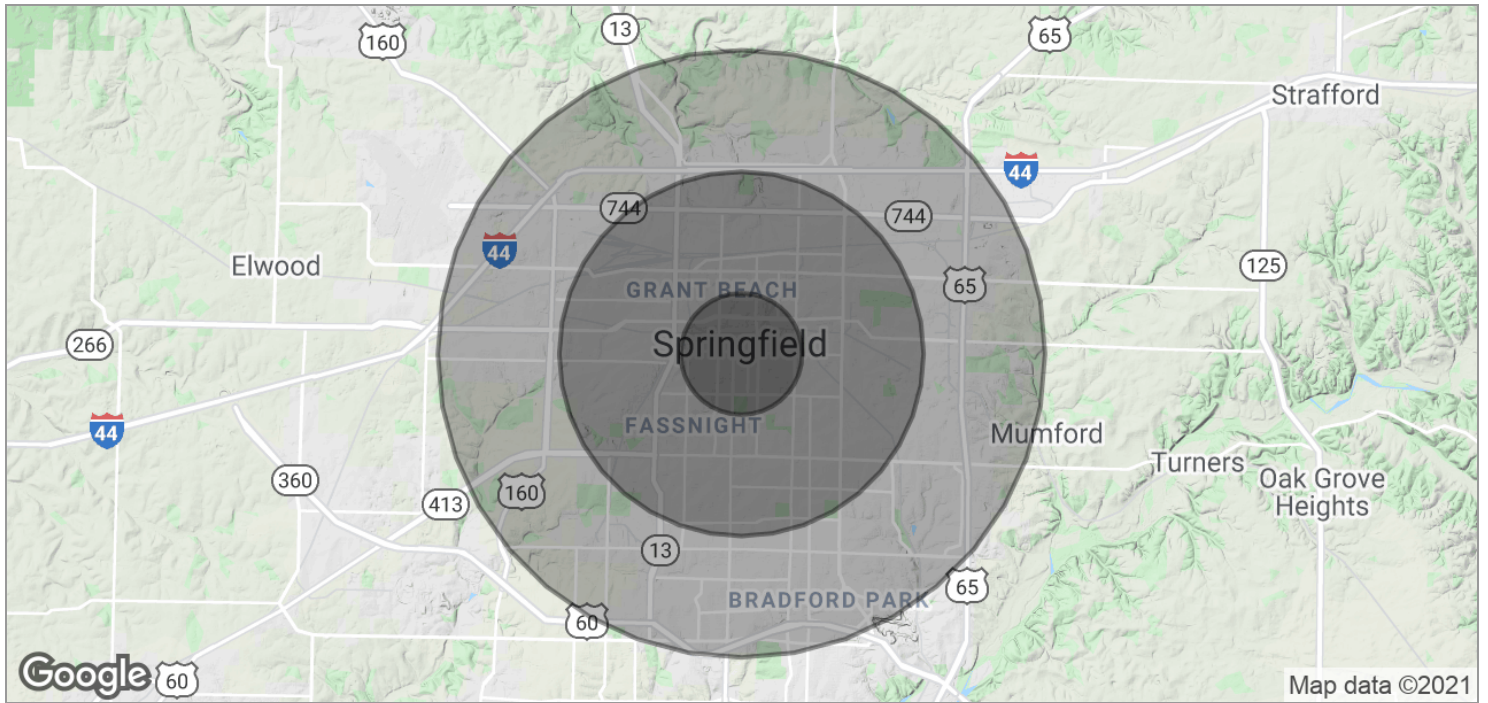
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	6,340	38,807	80,108
Total persons per hh	2.6	2.4	2.3
Average hh income	\$27,875	\$37,681	\$41,996
Average house value	\$128,143	\$116,835	\$118,236

	1 MILE	3 MILES	5 MILES
Total population	16,772	93,231	182,313
Median age	25.5	31.0	34.4
Median age (male)	26.1	30.2	33.2
Median age (female)	25.2	32.1	35.6

* Demographic data derived from 2010 US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,772	93,231	182,313
MEDIAN AGE	25.5	31.0	34.4
MEDIAN AGE (MALE)	26.1	30.2	33.2
MEDIAN AGE (FEMALE)	25.2	32.1	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,340	38,807	80,108
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$27,875	\$37,681	\$41,996
AVERAGE HOUSE VALUE	\$128,143	\$116,835	\$118,236

Demographics Report

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About Sperry Van Ness



To create and nurture a positive working environment and perform as a team member with accountability, responsibility and authority, every Sperry Van Ness® Affiliate Advisor agrees to lead and live by the following Core Covenants in everything they do with Sperry Van Ness:

- 1 > I PLACE MY CLIENT'S INTEREST ABOVE MY OWN AND PROACTIVELY COOPERATE WITH ALL BROKERS AND AGENTS.
- 2 > I SHOW RESPECT AND SUPPORT TO ALL.
- 3 > I EPITOMIZE THE FIRST-CLASS REPUTATION AND IMAGE OF SPERRY VAN NESS.
- 4 > I VALUE THE IMPORTANCE OF PHYSICAL AND MENTAL HEALTH, AND INVOLVEMENT WITHIN MY COMMUNITY IN THE SUPPORT OF A BALANCED AND SUCCESSFUL CAREER.
- 5 > I QUICKLY RESOLVE CONFLICTS POSITIVELY AND EFFECTIVELY.
- 6 > I AM INDIVIDUALLY RESPONSIBLE FOR ACHIEVING MY OWN POTENTIAL.
- 7 > I HONOR MY COMMITMENTS.
- 8 > I DOMINATE MY MARKET AREA AND PROMOTE MY SPECIALTY WITHIN THE FIRM.
- 9 > MY THOUGHTS, ACTIONS AND ENERGIES ARE FOCUSED ON THE POSITIVE AND THE POSSIBLE.
- 10 > CREATE AMAZING BENEFITS FOR MY CLIENTS, COLLEAGUES, AND COMMUNITY.

Executive Summary

Springfield Metropolitan Statistical Area

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

National Recognition for Springfield

- Top 5 in the Nation for Economic Strength | Fourth Economy Index
- Top 10 Hot City for Entrepreneurs | Entrepreneur Magazine
- Top 12 Metros for Recruitment & Attraction | Expansion Management
- Top Place for Business & Careers | Forbes Magazine
- Top City for Young Professionals | Next Cities
- Top 40 Best Quality of Life | bizjournals
- Top 20 Mid-Sized City for Entrepreneurs | Inc. Magazine
- Top 50 Best Performing City | Milken Institute

Well-Known Companies Operating In Springfield

- Bass Pro
- Kraft Foods
- T-Mobile
- Jack Henry & Associates
- Paul Mueller Company
- BKD, LLP
- 3M
- JPMorgan Chase
- Dairy Farmers of America
- O'Reilly Auto Parts
- Burlington Northern Santa Fe
- Springfield Remanufacturing
- Expedia, Inc.

Population

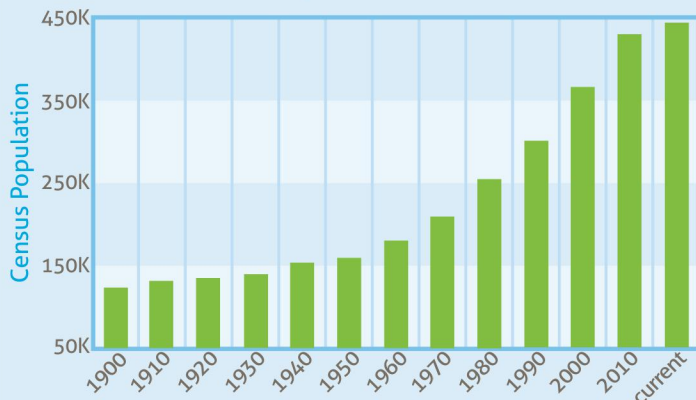
448,744

Current Springfield Metro Area Population

0.9%

Average Annual Population Growth Rate

Population for Springfield Metro Area



[Source: Bureau of Labor Statistics]

164,122

Springfield City Limits

1,031,733

*Springfield's Economic Area

614,951

**Springfield Regional Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclède, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)



COX MEDICAL CENTER, PART OF MEDICAL MILE

Workforce

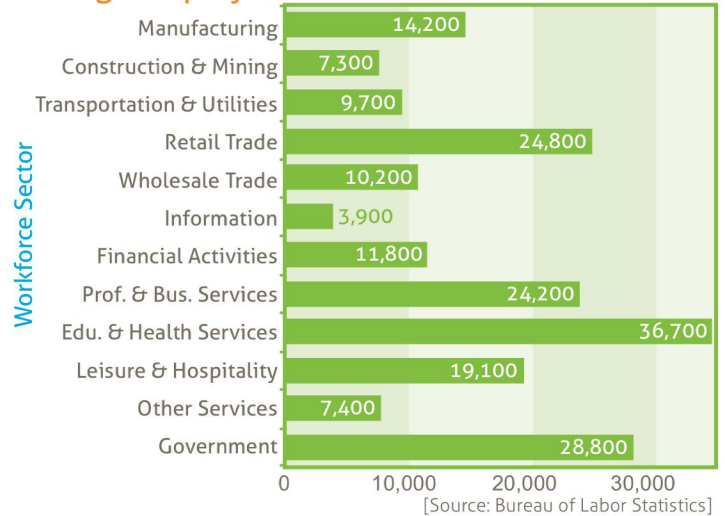
224,306

Current Springfield Metro Area Workforce

1.4%

Average Annual Workforce Growth Rate

Average Employment Sector



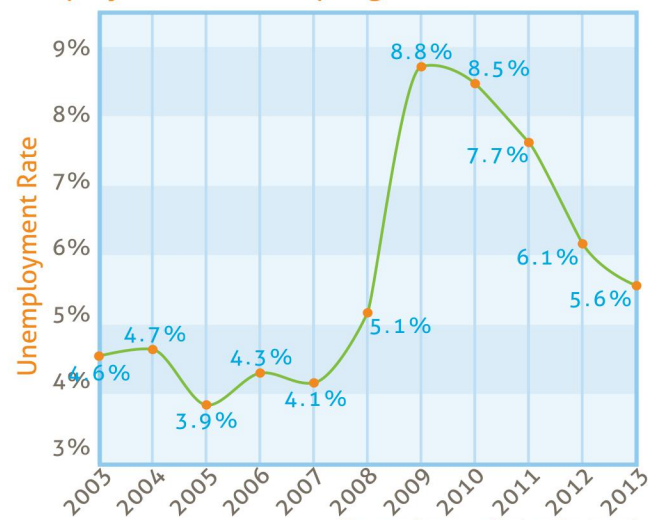
[Source: Bureau of Labor Statistics]

Employment

5.2%

Current Unemployment Rate for Springfield Metro

Unemployment Rate for Springfield Metro Area



[Source: Bureau of Labor Statistics]

Advisor Bio & Contact 1



Mike Fusek, CCIM

Senior Advisor
SVN | Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 25+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri and Florida. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,700 National Advisors.

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DISCLAIMER

16,095' OFFICE DOWNTOWN | SPRINGFIELD, MO

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

