

# Executive Summary



## LEASE OVERVIEW

<b>AVAILABLE SPACE:</b>	16,000 Square Feet
<b>BASE RENT:</b>	\$3.75/SF NNN [\$5,000 Per Month]
<b>TAXES &amp; INS:</b>	Tenant
<b>SPACE TYPE:</b>	Office/Warehouse
<b>BUILDING SIZE:</b>	16,000 SF
<b>OFFICES:</b>	3
<b>ATTACHED COOLERS:</b>	4
<b>DOCK DOORS:</b>	3
<b>SIGN:</b>	Yes
<b>CROSS STREETS:</b>	17th Street & Cleveland

## PROPERTY DESCRIPTION

Thank you for looking at the 16,000 square foot Office / Warehouse space located by Hwy 60, near the intersection of 17th Street and E Cleveland. 16,000' features 3 offices, conference room, break room, and has a partially refrigerated warehouse. For lease at \$3.75 / SF [\$5,000 per month], plus taxes and insurance.

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

## LOCATION OVERVIEW

Located on 17th Street and E Cleveland in Monett. Neighboring businesses include Casey's General Store, Bass Equipment Co, Downtown Tire & Auto Services, Little Caesars Pizza, Sonic Drive-In, and 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 - 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

# Exterior Photos



# Interior Photos



# Warehouse Photos





# Neighborhood Businesses



# Location Maps



# Demographics Report

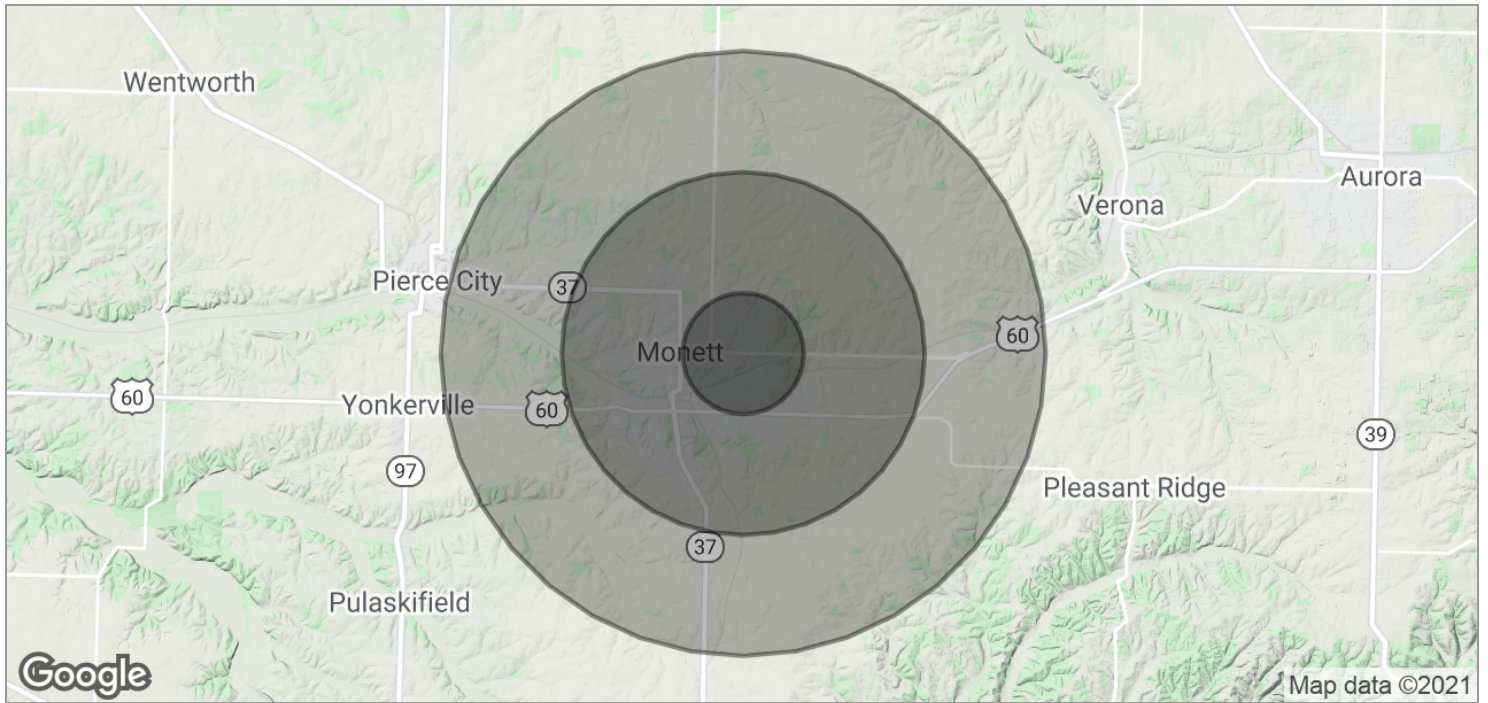
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total households</b>	335	2,403	5,375
<b>Total persons per hh</b>	2.6	2.6	2.6
<b>Average hh income</b>	\$51,879	\$51,270	\$51,129
<b>Average house value</b>	\$143,953	\$144,007	\$144,689

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total population</b>	869	6,236	13,990
<b>Median age</b>	36.1	36.1	36.2
<b>Median age (male)</b>	35.2	35.2	35.4
<b>Median age (female)</b>	36.4	36.4	36.4

*\* Demographic data derived from 2010 US Census*

# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	869	6,236	13,990
MEDIAN AGE	36.1	36.1	36.2
MEDIAN AGE (MALE)	35.2	35.2	35.4
MEDIAN AGE (FEMALE)	36.4	36.4	36.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	335	2,403	5,375
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$51,879	\$51,270	\$51,129
AVERAGE HOUSE VALUE	\$143,953	\$144,007	\$144,689



# DISCLAIMER

16,000' OFFICE/WAREHOUSE FOR LEASE IN MONETT | 16,000 SF | MONETT, MO

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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



# 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.

Phone: 417.849.5703

Fax: 417.875.9233

Cell: 417.849.5703

Email: [mike.fusek@svn.com](mailto:mike.fusek@svn.com)

Address: 2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804