



HABERSHAM CENTER 2,474 - 4,000 RSF FOR LEASE

3021 EAST SUNSHINE STREET
SPRINGFIELD, MO 65804

Gerald Zamora
Advisor
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Property Summary



OFFERING SUMMARY

Space Type:	Retail / Office
Lease Rate:	\$9.00 / SF
CAM:	\$3.00 / SF
Offices (Main level):	4,000 rsf
Offices (Second level):	2,474 rsf
Monument Sign:	Yes
Fascia Sign:	Yes
Parking:	Shared
Market:	Springfield

PROPERTY OVERVIEW

We are pleased to offer a 2,474 to 4,000 RSF Retail / Office Space For Lease at Habersham Center located on E. Sunshine and Plaza.

Subject property features front parking, traffic count of +/-34,047/cars per day.

3021 - Suite A - Main level [4,000 sf] - includes many private offices: 12x 10, 8x10, 8x10, 8x10, 8x10, 8x10, 7x10, 8x10, 12 x 12, 16x11, 8x10, 8x10, 6x10, and a large conference room. Bull Pen 100x18.

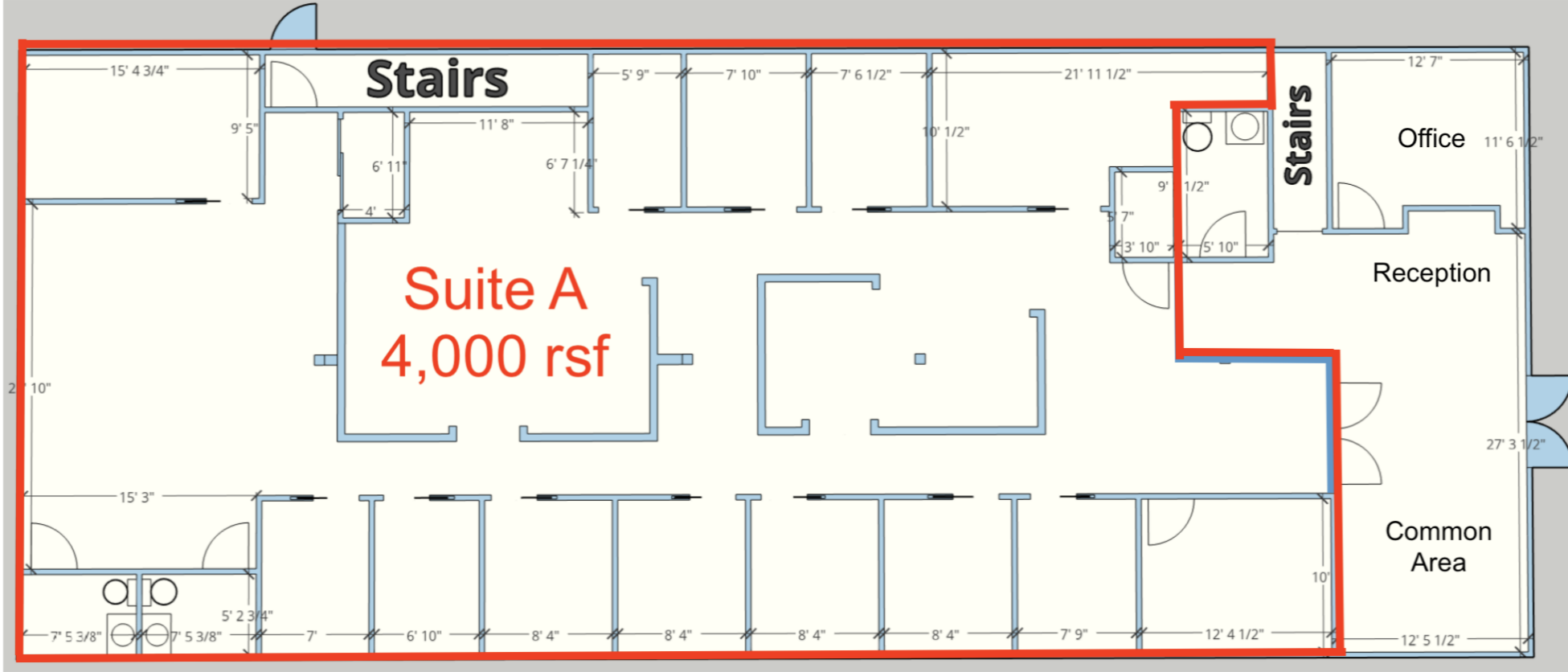
3021 - Suite B - Second level [2,474 sf] includes large rooms: 10-7x11-9, 11-6x18, 17-2x15-7, 23-3x27-1, shower, 19-3x13-11 kitchen, 15-3x17-1, 17-9x15-5 utility room.

Shared parking, monument sign and fascia sign available.

For Lease at \$9.00/SF NNN for year 1, \$9.50.00/sf year 2, \$10.50 year 3, \$11.50/sf year 4, \$12.50/sf year 5 CAM at \$3.00.SF (taxes, insurance, CAM included)

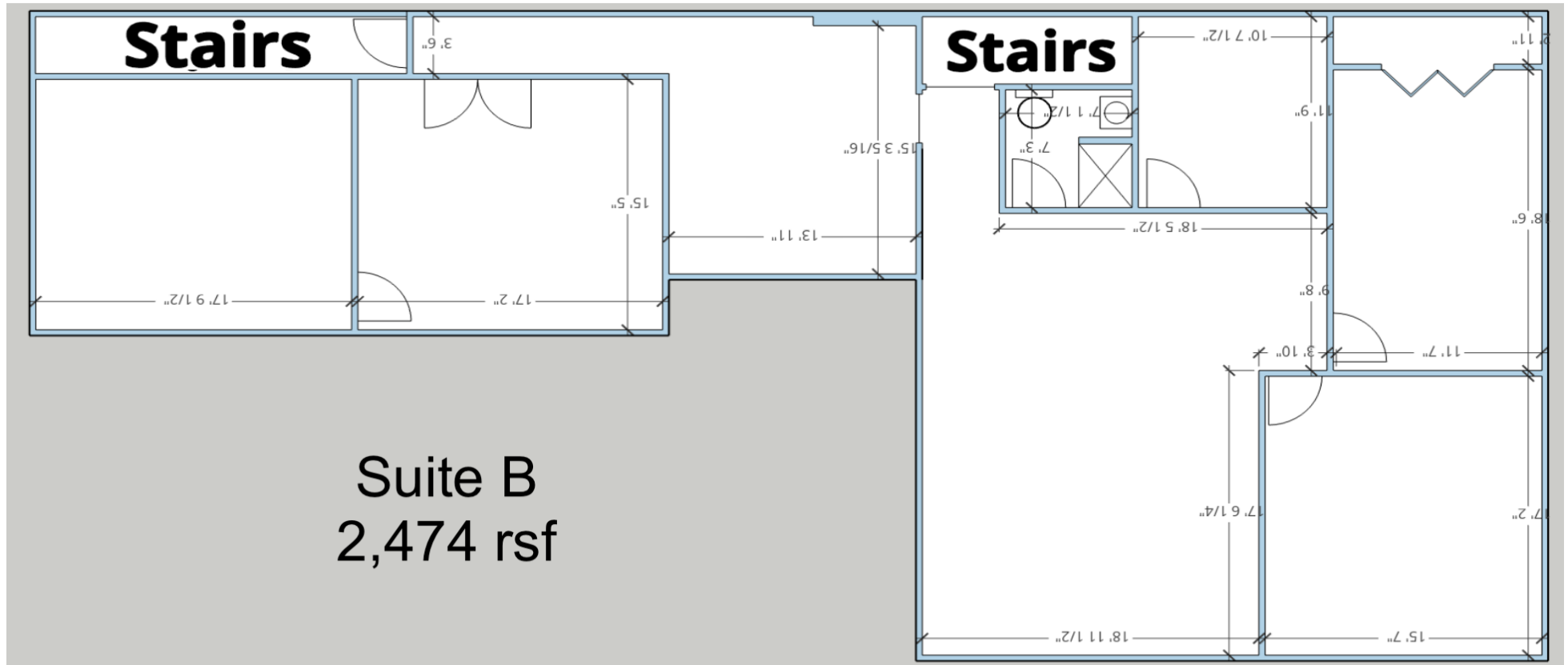
Please contact Listing Agent to schedule your showing. Thank you!

Main Level - 4,000 Rsf



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

2nd Level - 2,474 Rsf



Front Elevation



Exterior Photos



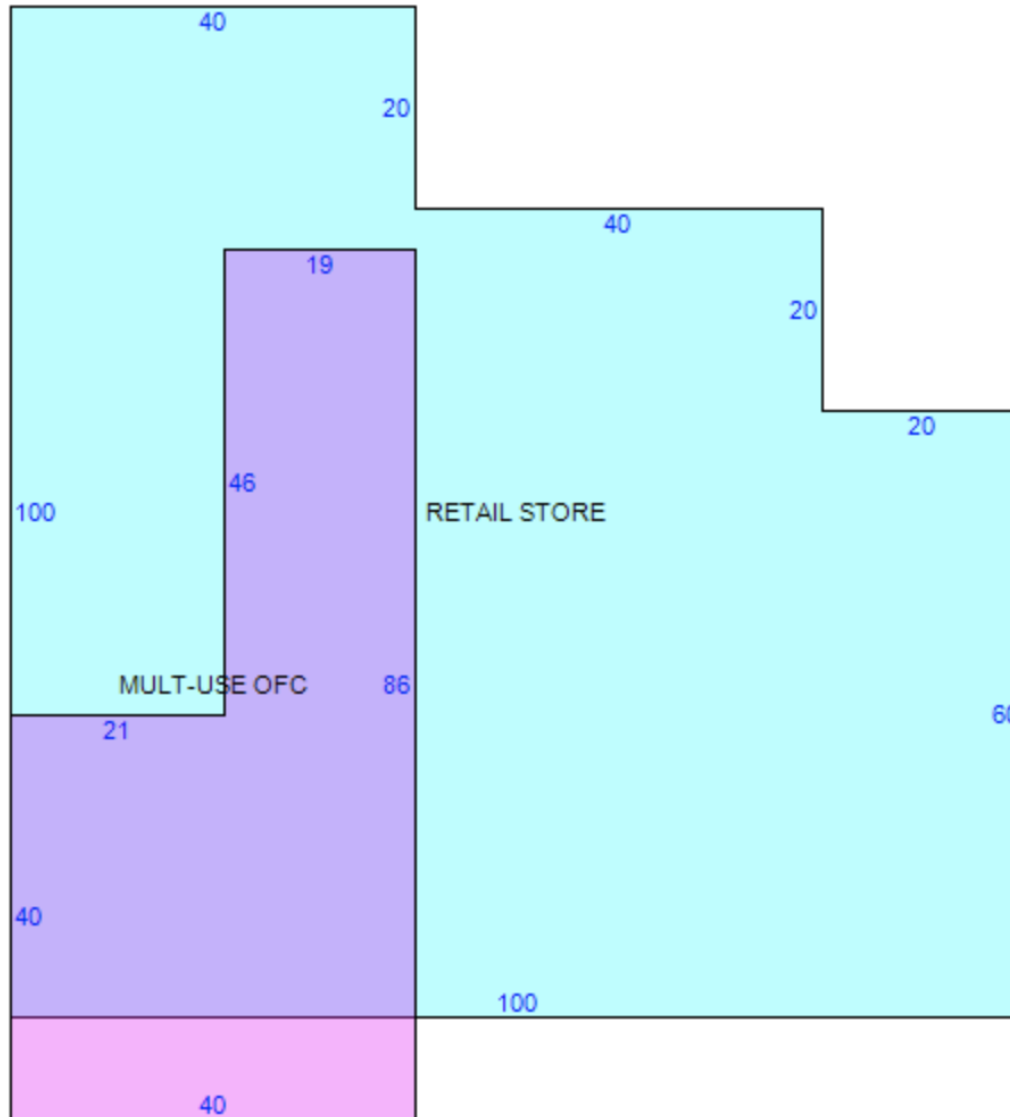
Main Level



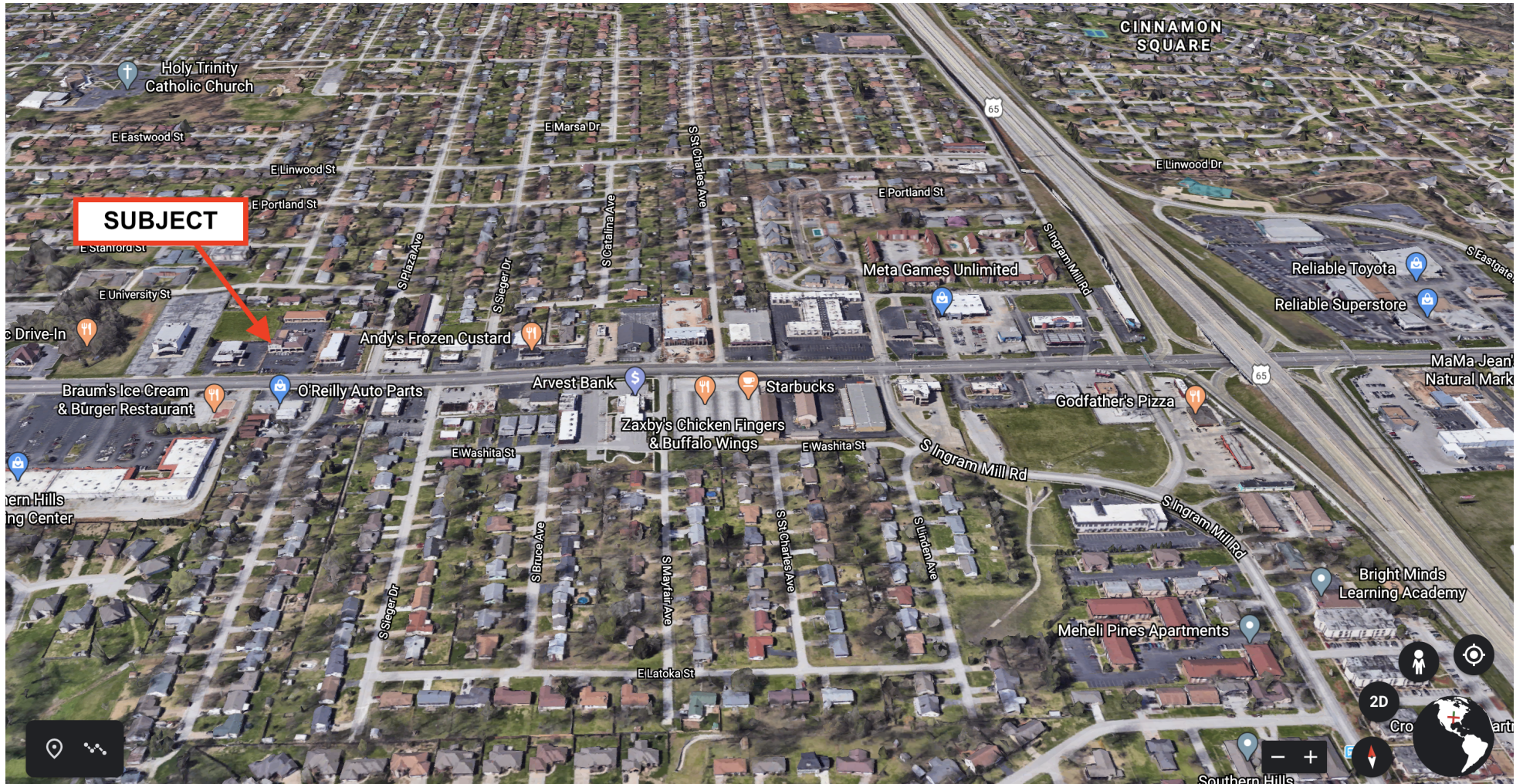
Retailer Map



Assessor Site Plan



Google Earth Photo



Demographics Map & Report

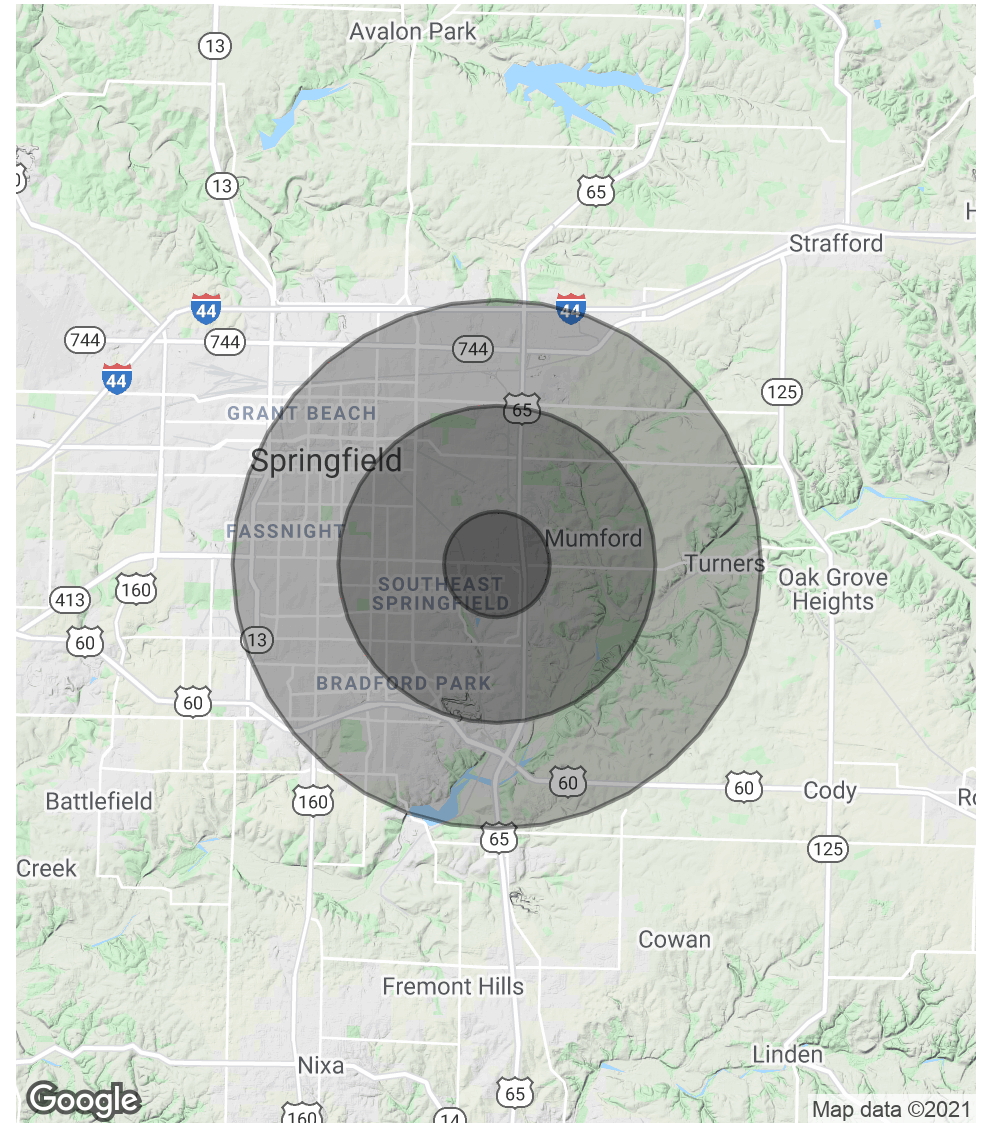
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,131	48,167	127,565
Average age	36.1	37.9	35.7
Average age (Male)	32.0	35.9	34.2
Average age (Female)	39.2	39.4	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,591	22,588	56,315
# of persons per HH	2.2	2.1	2.3
Average HH income	\$49,241	\$56,992	\$54,053
Average house value	\$131,643	\$169,977	\$182,261

* Demographic data derived from 2010 US Census



Advisor Bio 1



GERALD ZAMORA

Advisor

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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with SVN / Rankin Company and specializes in the Springfield Missouri metro area. In 2015, Gerald joined Mike Fusek, CCIM and SVN Commercial and has successfully brokered over 120 commercial transactions within 24 months.

Prior to joining SVN Commercial, Zamora served as founder and broker for The Real Estate Broker of Springfield and Branson, a residential and commercial brokerage company in Southwest Missouri. Gerald has 14 years of extensive real estate knowledge with Office, Retail, Warehouse and Restaurant.

His extraordinary understanding of the commercial real estate industry and his passion for offering a “high level service” is Gerald’s passion. Additionally, Gerald is involved in Leadership Springfield and has completed CCIM 101 & 102.

MEMBERSHIPS

Leadership Springfield Class of 32

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Disclaimer

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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.

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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.