

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	1,500 SF
LEASE RATE:	\$1,400 Per Month
LEASE TYPE:	Gross
ZONING:	GM
MARKET:	Springfield
SUB MARKET:	North Springfield
CROSS STREETS:	Union Ave & Elm
PARKING:	Front Door & Shared

PROPERTY DESCRIPTION

Thank you for looking at the 1,500 square foot office at the intersection of Union and Elm.

1,500' includes a reception area, 3 private offices and a work room. Total monthly rent is \$1,400 per month gross.

To preview this space or others please call, text or email the listing agent today. Thank you!

LOCATION OVERVIEW

On Union between Chestnut Expy & Cherry St, close to Hwy 65 in Springfield, MO. Local businesses include Hardee's, McDonalds, Motor Cars, Rockridge Group, Reliable RV, Integrity Pharmacy, Southwest Audio Visual, Bank of Bolivar, 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 - 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

Exterior & Interior Photos



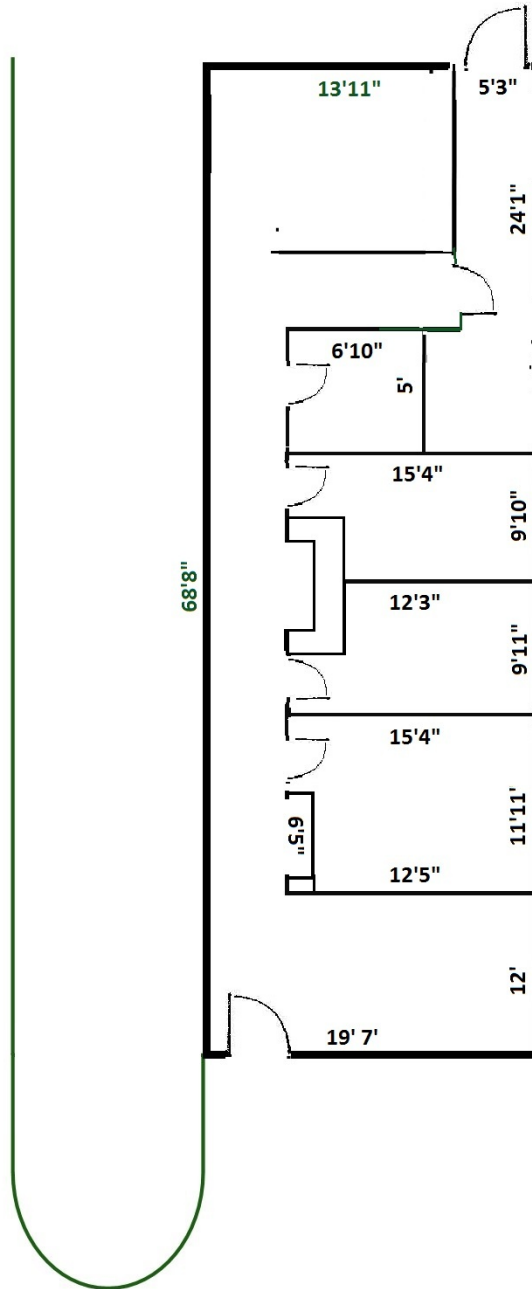
Additional Photos



Neighborhood Businesses



Floor Plan



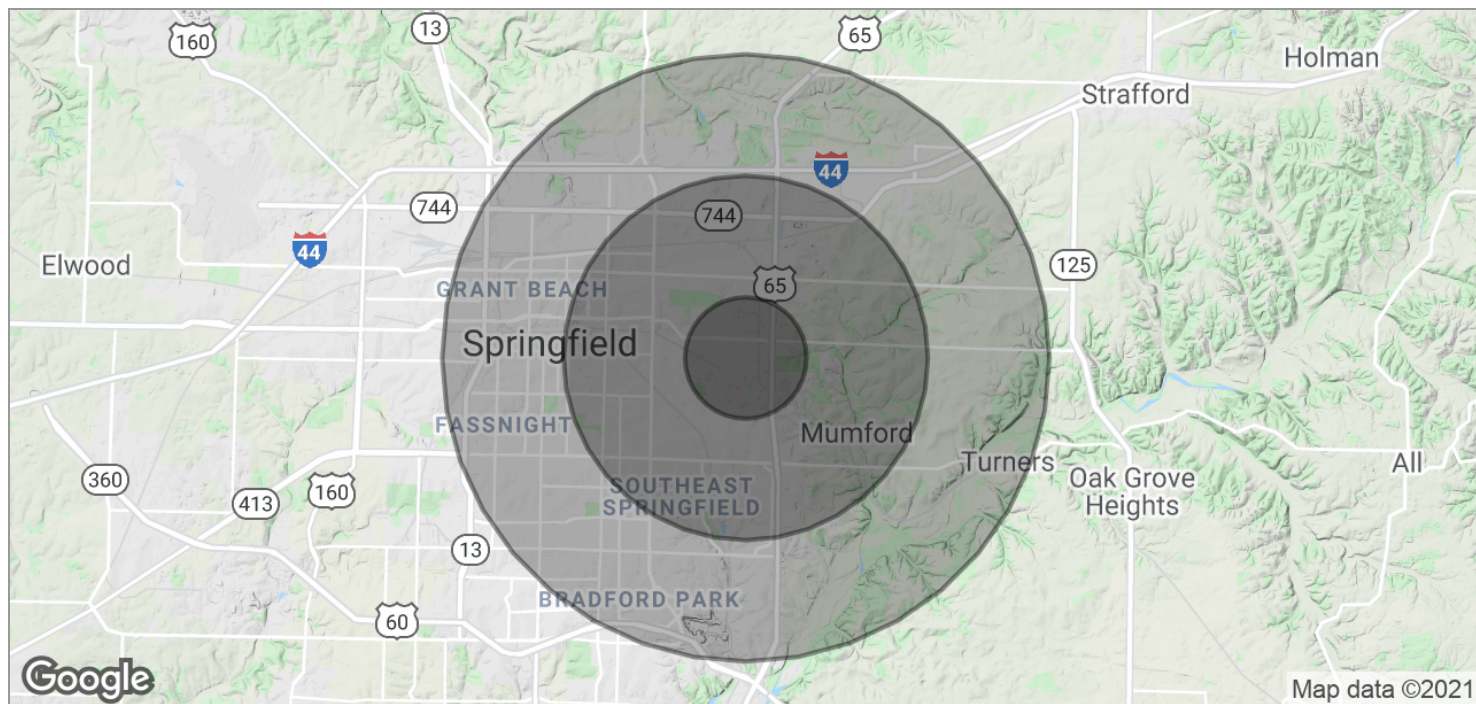
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	2,777	20,726	54,245
Total persons per hh	2.2	2.3	2.3
Average hh income	\$41,723	\$51,346	\$49,451
Average house value	\$101,870	\$145,158	\$148,165

	1 MILE	3 MILES	5 MILES
Total population	6,163	47,092	124,740
Median age	33.9	33.9	34.4
Median age (male)	32.8	32.7	33.4
Median age (female)	34.9	34.8	35.5

* Demographic data derived from 2010 US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,163	47,092	124,740
MEDIAN AGE	33.9	33.9	34.4
MEDIAN AGE (MALE)	32.8	32.7	33.4
MEDIAN AGE (FEMALE)	34.9	34.8	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,777	20,726	54,245
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$41,723	\$51,346	\$49,451
AVERAGE HOUSE VALUE	\$101,870	\$145,158	\$148,165

Advisor Bio & Contact 1



Gerald Zamora

Advisor
SVN | Rankin Company, LLC

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 & Affiliations

Leadership Springfield Class of 32

Phone: 417.522.9940

Fax: 417.875.9233

Cell: 417.522.9940

Email: gerald.zamora@svn.com

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



DISCLAIMER

1,500' OFFICE NEAR CHESTNUT & 65 | 1,500 SF | SPRINGFIELD, 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.

