



# 5,200 SF RESTAURANT ON 1.15 ACRES

2323 FAIRLAWN  
CARTHAGE, MO 64836

Gerald Zamora

A photograph of a restaurant building with a sign that reads "WE HAVE MOVED TO THE OLD RANCH HOUSE". The building has a dark green metal facade and a large, colorful neon sign of a sun with a face. A striped awning is visible above the entrance. The sign is white with red text and a red border. There are some bushes in the foreground.

# Executive Summary



## SALE OVERVIEW

<b>SALE PRICE:</b>	\$299,000
<b>LEASE RATE:</b>	\$3,000/Mo NNN
<b>BUILDING SIZE:</b>	5,200 SF
<b>PRICE PER SF:</b>	\$57
<b>LOT SIZE:</b>	+/- 1.15 Acres
<b>ZONING:</b>	General Retail
<b>MARKET:</b>	Carthage
<b>CROSS STREETS:</b>	Main & Main

## PROPERTY DESCRIPTION

5,200 square foot free standing building on a 1.15 acre lot  
Property is facing Fairlawn Ave. [ Hwy 571].  
Former El Charro and Golden Corral location.  
For Sale at \$299,000 or For Lease at \$3,000 /mo NNN.  
Directly on Fairlawn [ HWY 571 ] in Carthage MO.

Excellent visibility and signage.

NO KITCHEN EQUIPMENT REMAINS

Priced at land value. Building has a new roof, although needs to be remodeled.

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

## LOCATION OVERVIEW

Neighboring businesses include AT&T, O'Reilly Auto Parts, Race Brothers Farm & Home, Fastenal, Save A Lot, Rent A Center, Grand Fortuna, Mazzio's Pizza, Tower Loan, Price Cutter Grocery 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 – 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

# Exterior Photos



# Interior Photos



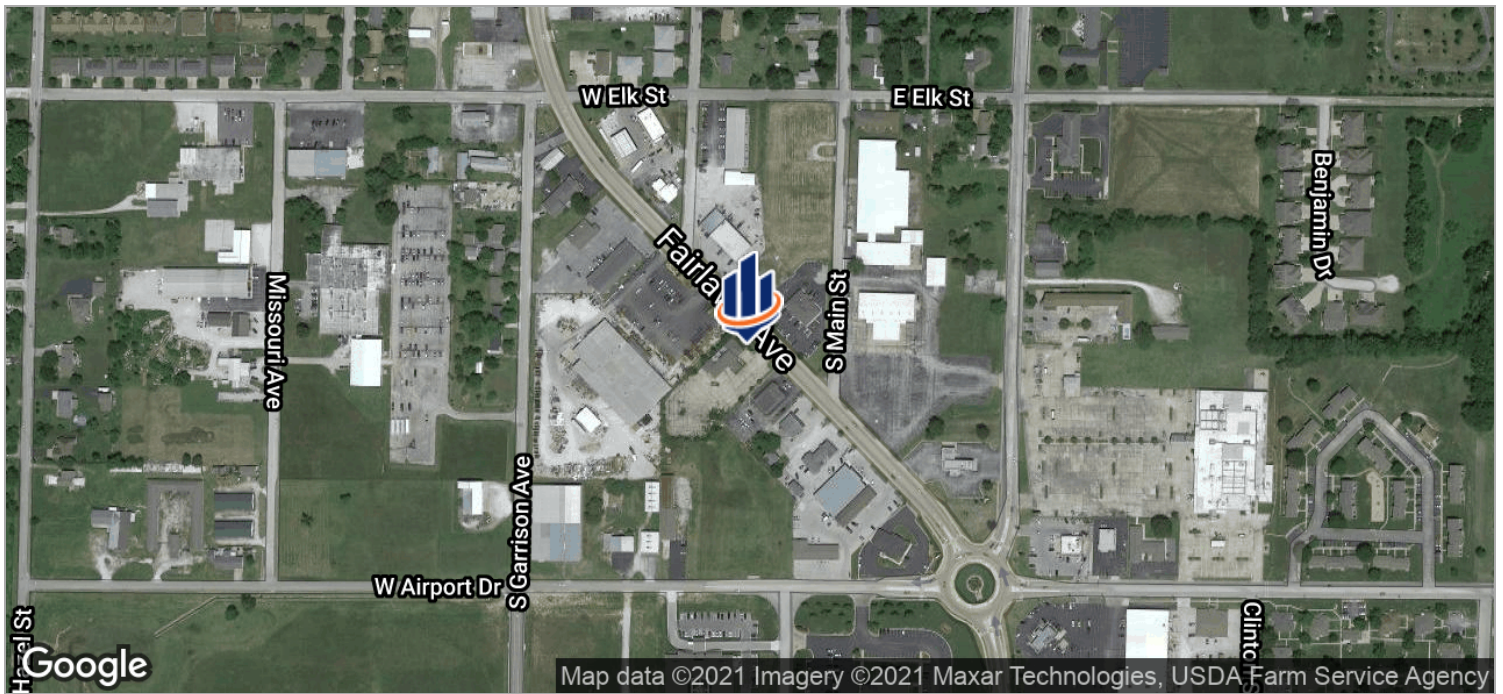
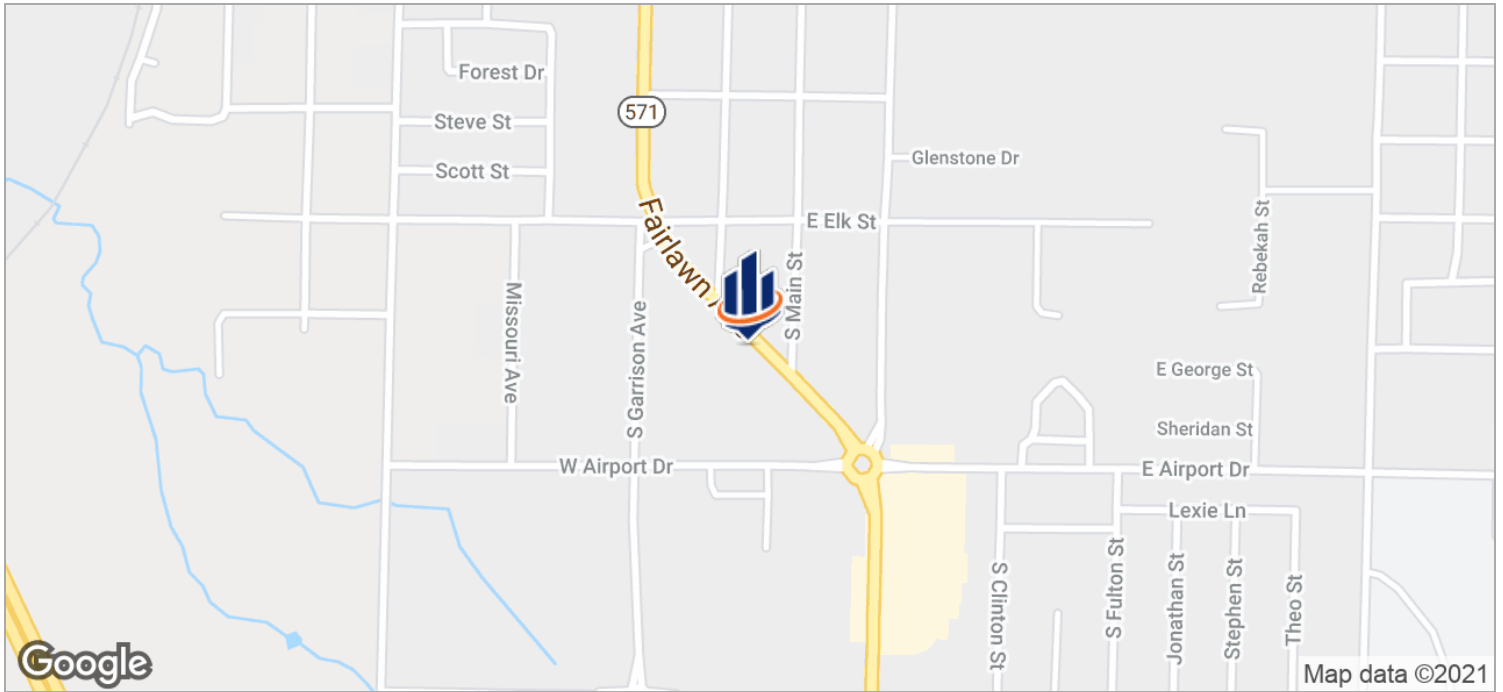
# Location Map



# Aerial Map



# Location Maps



# Demographics Report

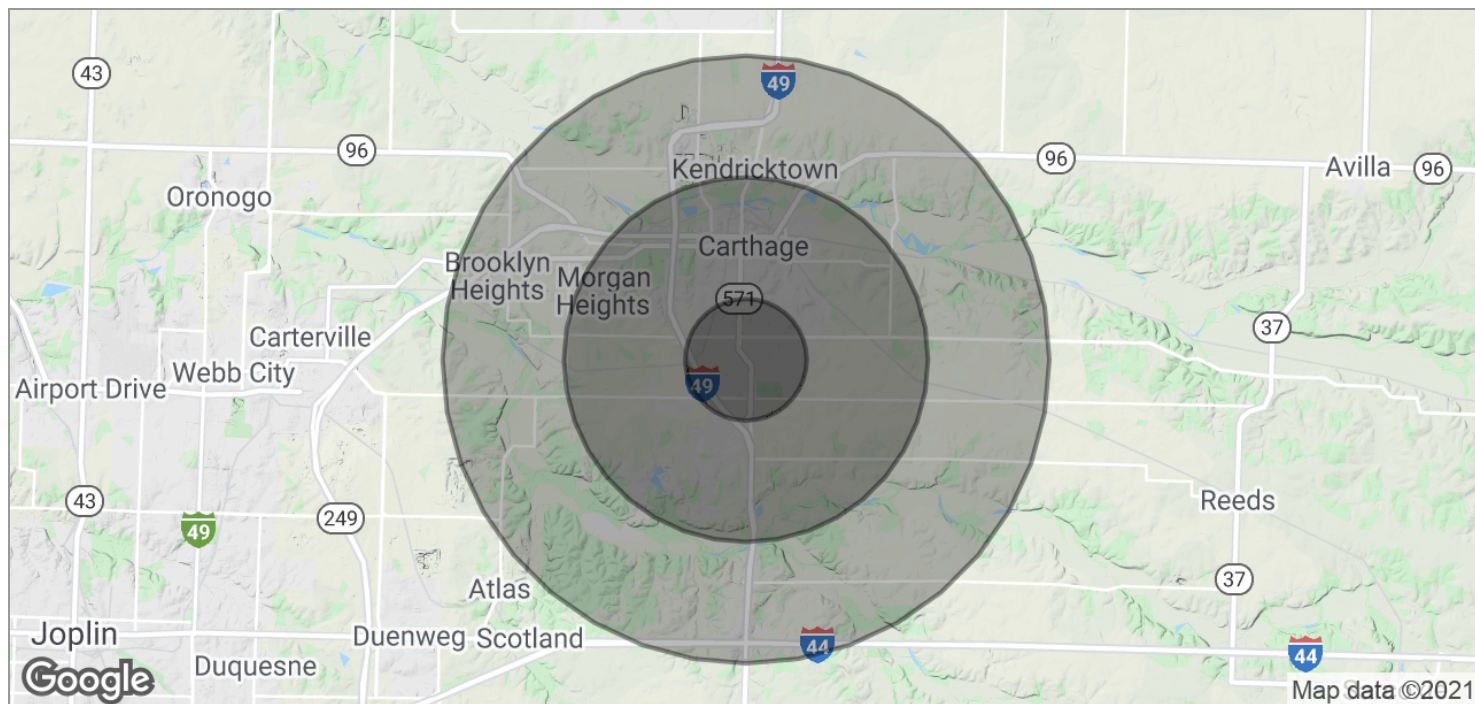
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total households</b>	1,050	6,061	9,185
<b>Total persons per hh</b>	2.7	2.7	2.8
<b>Average hh income</b>	\$44,701	\$44,135	\$44,865
<b>Average house value</b>	\$104,881	\$104,769	\$109,100

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total population</b>	2,823	16,622	25,363
<b>Median age</b>	37.6	35.8	34.9
<b>Median age (male)</b>	36.8	35.0	34.1
<b>Median age (female)</b>	37.9	36.1	35.2

\* 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	2,823	16,622	25,363
MEDIAN AGE	37.6	35.8	34.9
MEDIAN AGE (MALE)	36.8	35.0	34.1
MEDIAN AGE (FEMALE)	37.9	36.1	35.2
<b>HOUSEHOLDS &amp; INCOME</b>			
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,050	6,061	9,185
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$44,701	\$44,135	\$44,865
AVERAGE HOUSE VALUE	\$104,881	\$104,769	\$109,100

# SVN<sup>®</sup> CORE COVENANTS

**A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN<sup>®</sup> our Core Covenants personify our values and culture and differentiate us from the competition.**

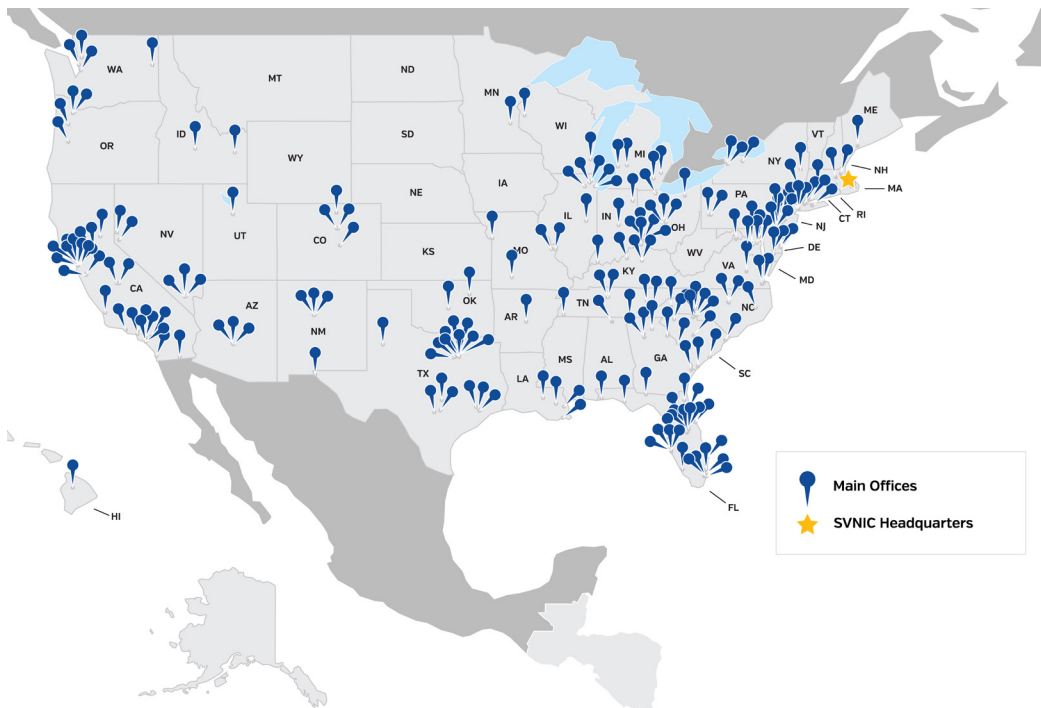
As members of the SVN Shared Value Network<sup>SM</sup>, we each commit to do the following:

1. Create amazing value with my clients, colleagues and community.
2. Cooperate proactively and place my clients' best interests above my own.
3. Include, respect and support all members of the commercial real estate industry.
4. Honor my commitments.
5. Personify and uphold the SVN<sup>®</sup> brand.
6. Resolve conflicts quickly, positively and effectively.
7. Take personal responsibility for achieving my own potential.
8. Excel in my market area and specialty.
9. Focus on the positive and the possible.
10. Nurture my career while valuing the importance of family, health and community.

***SVN: Open, inclusive and innovative since 1987.***

# SVN<sup>®</sup> BENCHMARKS 2015\*

The SVN<sup>®</sup> organization is comprised of over 1,500 commercial real estate Advisors and staff serving 500+ markets. Each SVN office is independently owned and operated. Our clients benefit from award-winning technology, creative marketing programs, and total collaboration within SVN's Shared Value Network<sup>SM</sup>, which incorporates the entire commercial real estate industry. Our robust international platform combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors assures representation that creates maximum value for our clients.



1,500 Advisors and Staff

200 Offices Nationwide

Total Value of Sales  
and Lease Transactions  
= \$10.1 Billion

2015 Volume =  
56% Sales  
44% Leasing

The SVN<sup>®</sup> brand was ranked  
the 6th most recognized CRE  
brand by the Lipsey  
Company's 2016 Top 25  
Commercial Real Estate  
Brand Survey.

\*The statistics in this document were  
compiled from all transactions  
reported by our franchisees in 2015.  
They are not audited.

\*DATA BASED ON US SALES

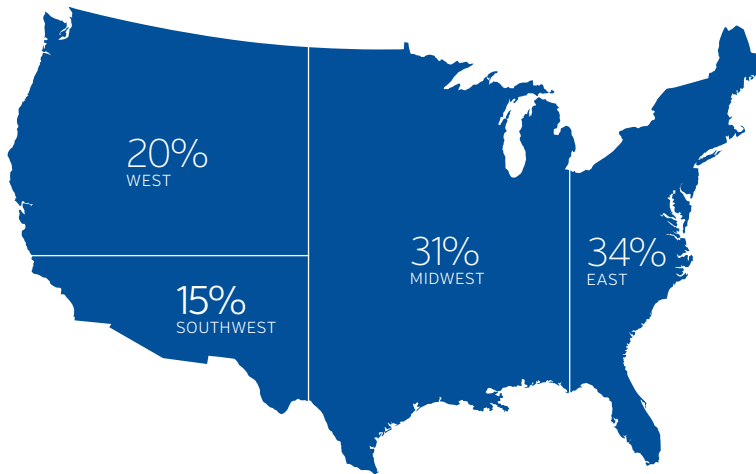
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# SVN® BENCHMARKS\* 2015

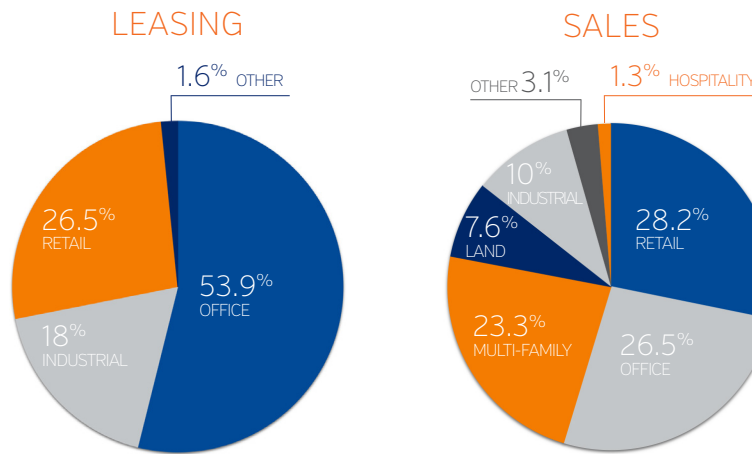
## TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION\*



## PRODUCT TYPE

NATIONAL DISTRIBUTION BY PRODUCT VOLUME\*



## \$10.1 BILLION

TOTAL VALUE OF SALES AND LEASE TRANSACTIONS

## CORE SERVICES

- Sales
- Leasing
- Property Management
- Tenant Representation
- Corporate Real Estate Services

## SPECIALTY SERVICES

- Auction Services
- Distressed Assets

## PRODUCT COUNCIL SPECIALTIES

- Golf & Resorts
- Hospitality
- Industrial
- Land & Development
- Medical Office
- Multifamily
- Office
- Retail
- Self Storage
- Single Tenant Investments

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# 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](mailto:gerald.zamora@svn.com)

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



# DISCLAIMER

CARTHAGE - 5,200' BUILDING ON A 1.15 ACRE LOT (FORMER RESTAURANT) | 5,200 SF | CARTHAGE, MO

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