

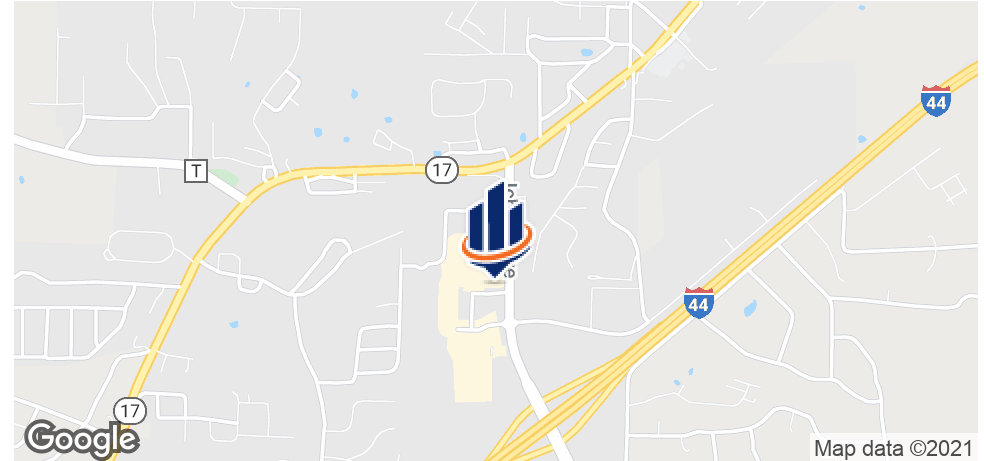


RETAIL BUILDING FOR SALE OR LEASE

308 ICHORD RD
WAYNESVILLE, MO 65583

Lee McLean III, CCIM
Senior Advisor
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Property Summary



OFFERING SUMMARY

| | |
|--------------------|--------------------|
| Available SF: | 2,028 SF |
| Lease Rate: | \$14.00/SF |
| Lease Type: | NNN |
| Sale Price: | \$350,000 |
| Lot Size: | 0.75 Acres |
| Building Size: | 2,028 SF |
| Real Estate Taxes: | \$3,649.91 [2017] |
| Zoning: | C-3 |
| Market: | Waynesville |
| Cross Streets: | Ichord Rd and I-44 |

PROPERTY OVERVIEW

Thank you for looking at the Gas Station/Convenience Store for sale or lease on 308 Ichord Rd in Waynesville, MO. This property has a strong location right off of I-44 and on out parcel to Price Cutter.

This space is 2,028'.

For Lease at \$14.00/SF/NNN.

For Sale "As-Is" at \$350,000.

Great location for c-store or other retailer only 0.3 miles from I-44.

Zoned Commercial-3.

Shown by appointment only.

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

LOCATION OVERVIEW

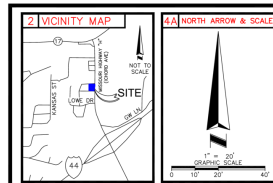
Neighboring businesses include Subway, Starbucks, McDonald's, Price Cutter, B&B Theaters, Burger King, Dollar General, Bank of Crocker and many other local and national companies.

Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

Interior Photos



Floor Plan



20 SURVEYOR OBSERVED POSSIBLE ENCROACHMENT
NO APPARENT ENCROACHMENTS OR PREVIOUS ENCROACHMENTS OBSERVED.

3 FLOOD INFORMATION
BY GRAPHIC PLATTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 28000, ZONE 0, WHICH BEARS AN EFFECTIVE DATE OF 03/01/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS INFORMATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY ZONE "X" DESIGNATION TO AREA OUTSIDE FLOOD PLAIN.

4B LEGEND & ABBREVIATIONS

| | |
|---------------------------|-------------------|
| ○ LIGHT POLE | TR TRANSFORMER |
| ○ SANITARY MANHOLE | ○ CABLE BOX |
| ○ MONITORING WELL | ○ ELECTRIC BOX |
| ○ GAS LINE | M MEASURED |
| ○ MANHOLE | D PER DESCRIPTION |
| ○ FIVE HORNET | TRV TRUCK |
| ○ CONCRETE CURB INLET | |
| ○ BOLLARD | |
| ○ MONUMENT (AS DESCRIBED) | |

6 ZONING INFORMATION (CURRENT ZONING DATED: 03/01/10)

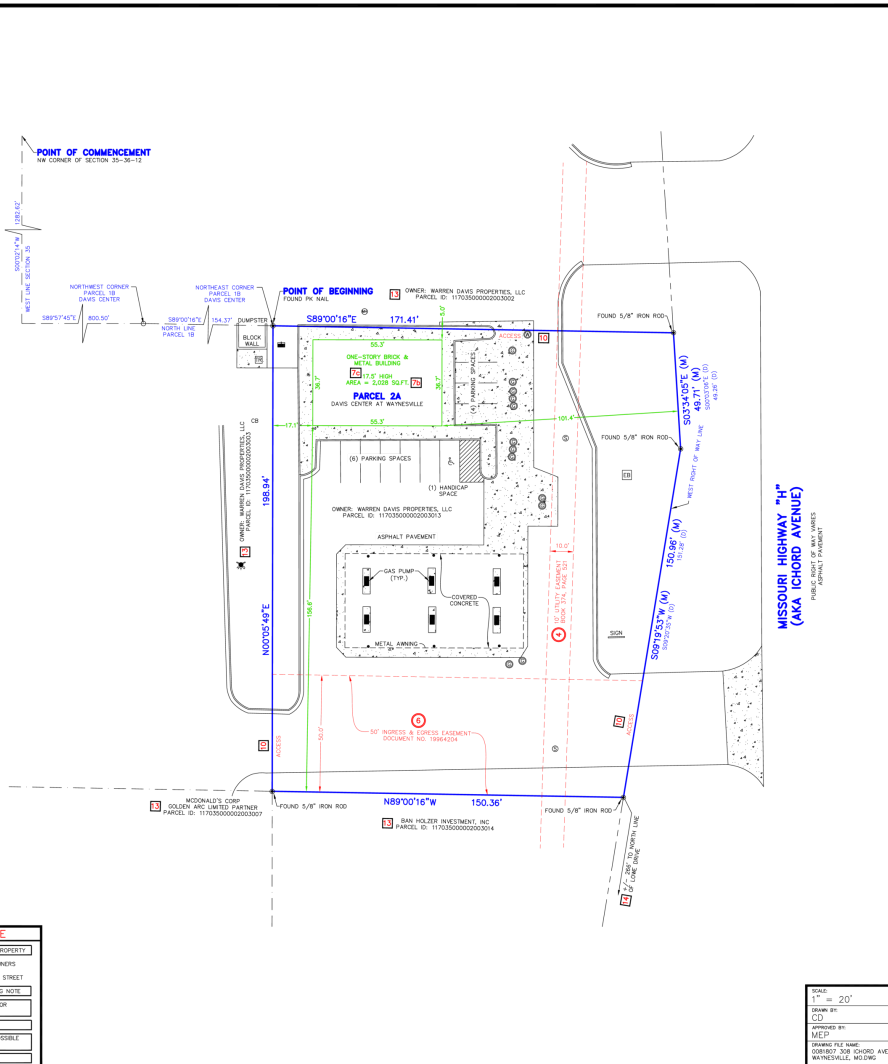
| ITEM | REQUIRED | OBSERVED | STATUS |
|-----------------------|-------------------------------|---------------------------------|--------------------------|
| PERMITTED USE | C2 | COMMERCIAL SERVICE | |
| MINIMUM LOT AREA | 1,500 SQ FT (30.45 SQ METERS) | CITY OF WAYNESVILLE, MO | |
| MINIMUM FRONTAGE | NONE | 200.00 FT | |
| MINIMUM LOT WIDTH | NONE | 400 W/STREET BY W. WEST 4500.00 | |
| MAX BUILDING COVERAGE | 80% | 81.98% | |
| MAX BUILDING HEIGHT | 45' | 17.5' | MATCH MCDONALD'S |
| MINIMUM SETBACKS | | | DATE CONTACTED: 11/01/10 |
| FRONT | 0' | 10.4' | PHONE/FAX/E-MAIL: |
| SIDE | 0' | 5.0' | 337-774-8173 |
| REAR | 0' | 17.1' | |

21 PLATTED SETBACKS
NONE FOUND

- 1C SCHEDULE "B" ITEMS**
- 1. RIGHT OF WAY EASEMENTS GRANTED TO LOCATE ELECTRIC COOPERATIVE BY INSTRUMENT RECORDED IN BOOK 143, PAGE 85. DOCUMENT NOT PROVIDED.
 - 2. RIGHT OF WAY EASEMENTS AS ACQUIRED BY STATE OF MISSOURI FOR THE USE OF STATE HIGHWAY COMMISSION BY INSTRUMENT RECORDED IN BOOK 201, PAGE 285. DOCUMENT NOT PROVIDED.
 - 3. INSTRUMENTS GRANTED TO CITY OF WAYNESVILLE BY INSTRUMENTS RECORDED IN BOOK 231, PAGE 438 AND IN BOOK 274, PAGE 502. EFFECTS PLOTTED.
 - 4. RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN BOOK 000A, PAGE 1808. INSTRUMENT NOT PROVIDED.
 - 5. EASEMENT AGREEMENT BETWEEN SMITH'S SUPERMARKETS, INC., GOLDEN BROTHERS LIMITED PARTNERSHIP, DAN COLLAMORE, GOLDEN BROTHERS PARTNERSHIP, AND THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF WAYNESVILLE, RECORDED IN BOOK 1988, AS DOCUMENT #1918. E-MAIL ADDRESS: COLLETT@WAYNESVILLEMO.GOV.
 - 6. RIGHTS AND UTILITIES UNDER NECESSITY AND RELEASE AGREEMENT BETWEEN SMITH'S SUPERMARKETS, INC. AND WARREN DAVIS PROPERTIES, L.L.C., RECORDED IN DOCUMENT #2004 608. DOCUMENT NOT PROVIDED.
 - 7. RESTRICTIONS AND EASEMENTS SHOWN ON PLAT OF DAVIS CENTER AT WAYNESVILLE. DOCUMENT NOT PROVIDED.

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

| | | |
|--------------------------|------------------------------|--|
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1A TITLE INFORMATION
THE TITLE DESCRIPTION AND SURVEY IS FOUND HEREIN AND FROM COMMUNITY PROPERTY AREA PLANNING NO. 47 89008, HAVING AN EFFECTIVE DATE OF MARCH 09, 2007.

1B TITLE DESCRIPTION
THE LAND REFERRED TO IN THIS COMMENTARY POLICY IS SITUATED IN THE STATE OF MISSOURI, COUNTY OF PULASKI, MISSOURI, AND DESCRIBED AS FOLLOWS:
ALL OF PARCEL 2A OF DAVIS CENTER, A COMMERCIAL SUBDIVISION IN THE CITY OF WAYNESVILLE, PULASKI COUNTY, MISSOURI, AS SHOWN BY THE RECORDS THAT HERETOBY ARE DESCRIBED AS:
ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 WEST OF 5th P.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 07° 07' 14" WEST 173.82 FEET ALONG THE WEST LINE OF SAID SECTION 35; THENCE SOUTH 89° 07' 14" EAST ALONG THE NORTH LINE OF PARCEL 1B TO THE NORTHWEST CORNER OF PARCEL 1B; THENCE SOUTH 89° 07' 14" EAST ALONG THE NORTH LINE OF PARCEL 1B 194.37 FEET TO THE NORTHWEST CORNER OF PARCEL 1B AND THE POINT OF BEGINNING; THENCE SOUTH 07° 07' 14" EAST 174.41 FEET TO THE WEST RIGHT OF WAY OF WOODROW HIGHWAY "N" (NOW KNOWN AS ICHORD AVENUE); THENCE SOUTH 07° 07' 14" EAST 64.8 FEET; THENCE SOUTH 07° 07' 14" WEST 100.0 FEET ALONG THE SAID RIGHT-OF-WAY; THENCE NORTH 89° 07' 14" WEST 100.36 FEET; THENCE NORTH 07° 07' 40" EAST 178.0 FEET TO THE POINT OF BEGINNING.

4 LAND AREA 832.80 SQUARE FEET 8.0754 ACRES
5A,3 BEARING BASIS BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 2A, BEING 11035748 FEET PER DESCRIPTION.

5K CEMETERY NOTE
NO OBSERVABLE EVIDENCE OF CEMETERY OR SUBJECT PROPERTY.

9 PARKING STALLS 12 REGULARLY 10 HANDICAP-1
10 ACCESS TO PROPERTY
THE SUBJECT PROPERTY IS CONTIGUOUS WITH ICHORD AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY WITH NO GAPS, GORES OR OVERLAPS.

16 EARTH MOVING NOTE
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR INCLUDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE
NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

19 CONTIGUITY STATEMENT
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

2A SURVEYOR'S CERTIFICATE
TO: AMERICAN REALTY CAPITAL II, L.L.C. CHICAGO TITLE INSURANCE COMPANY, AEC, CHICAGO, ILL.
THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16 OF SAID STANDARD REQUIREMENTS. THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN AFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTANDING FURTHER CERTIFICATES THAT IN MY PROFESSIONAL OPINION, A LAND SURVEYOR IN THE STATE OF MISSOURI, THE RELATIVE PERSONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT IS SPECIFIED HEREIN.
THE RESULT OF THIS URBAN SURVEY, MADE FOR ASM AND TO THE BEST OF MY KNOWLEDGE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY SURVEYING, ARE SHOWN ON THIS PLAT.
DATE: _____
REGISTERED SURVEYOR: CURTIS E. BASKINER
REGISTRATION NO. #194
EXPIRES: 06/30/2011
STATE OF SURVEY: MO/STATE OF MISSOURI
DATE OF LAST REVISION: 01/04/2011
DATE PRINTED: 02/04/2011
PROJECT NO.: 008087
MFP#:
SURVEYOR'S FIRM:
BASKINER SURVEYING, INC.
1000 WEST 328 SOUTH AVE.,
COLUMBIA, MISSOURI, 65201
1-800-643-3000

SHEET 1 OF 1

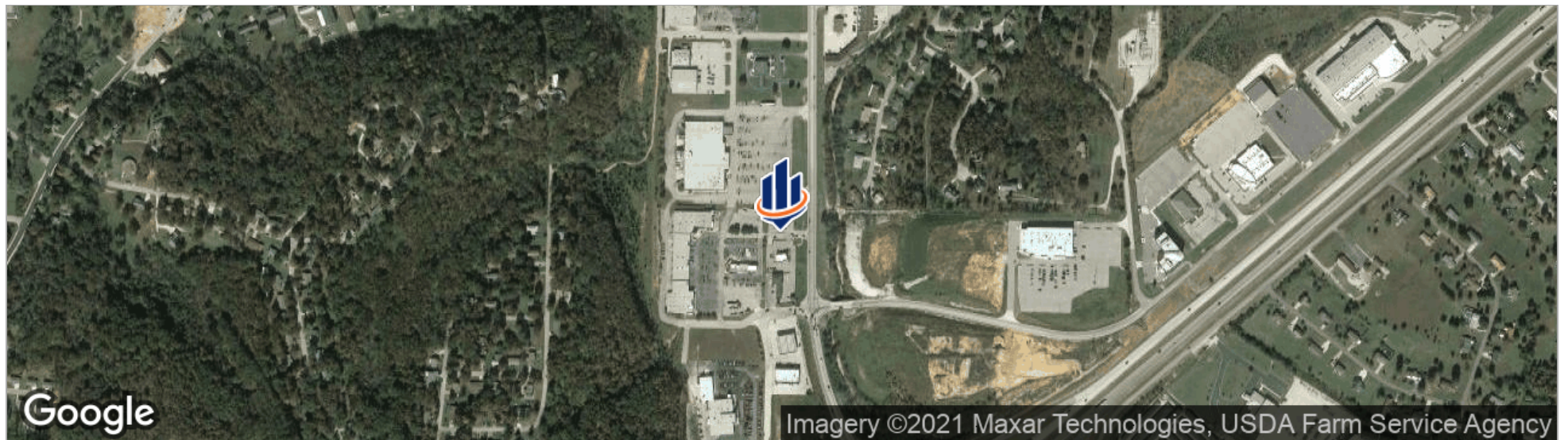
ALTA/ACSM LAND TITLE SURVEY OF KUM CO 308 ICHORD AVENUE, WAYNESVILLE, MISSOURI PULASKI COUNTY



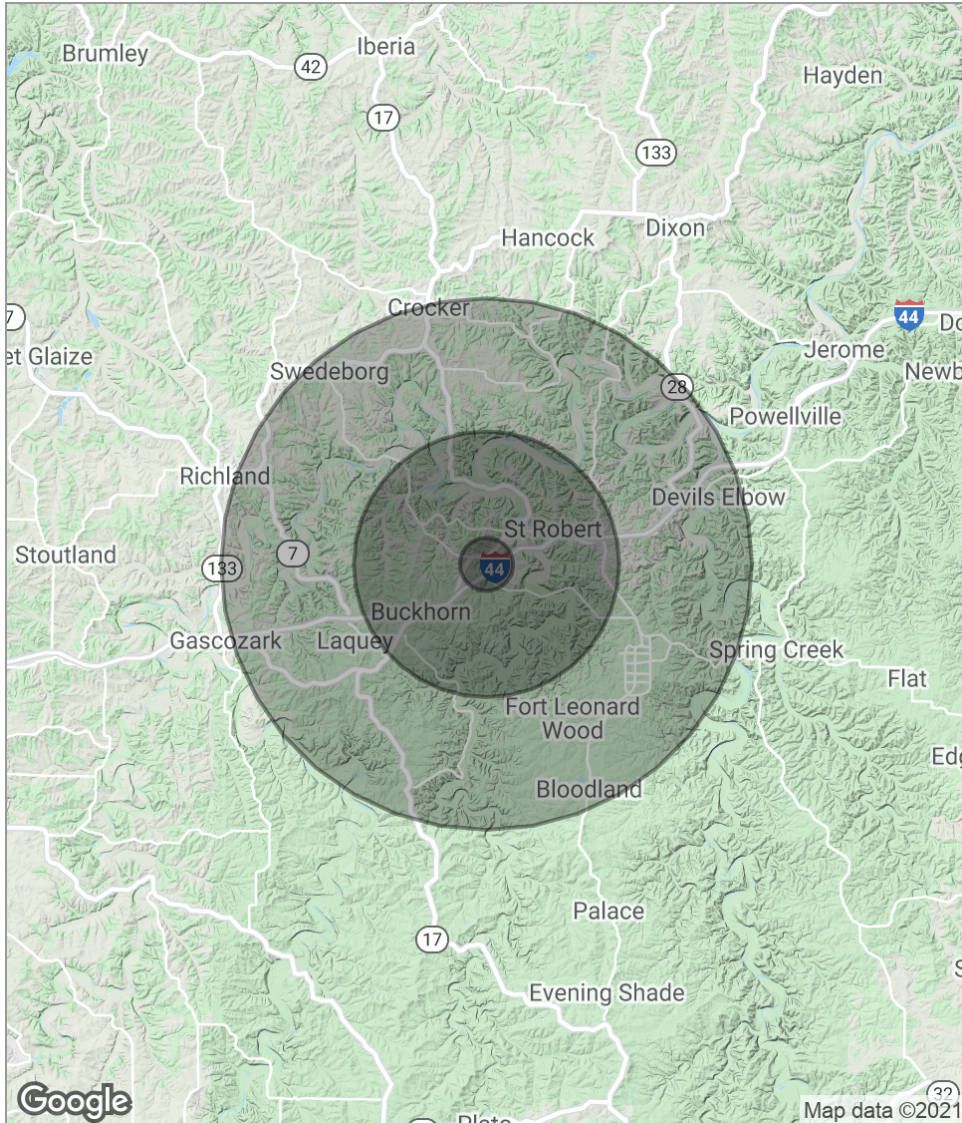
Aerial Map



Location Maps



Demographics Map



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 601 | 14,068 | 44,059 |
| Median age | 33.4 | 32.1 | 29.2 |
| Median age (Male) | 32.4 | 31.1 | 28.4 |
| Median age (Female) | 34.8 | 33.5 | 29.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 233 | 5,192 | 13,185 |
| # of persons per HH | 2.6 | 2.7 | 3.3 |
| Average HH income | \$56,507 | \$55,753 | \$52,167 |
| Average house value | | \$145,932 | \$141,814 |

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

LEE MCLEAN III, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee maintains an emphasis in investment real estate including the sale of multifamily properties. Lee holds the Certified Commercial Investment Member [CCIM] designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication to win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include US Postal Service, Simmons National Bank, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Top 3% Advisor in SVN International- SVN President's Circle Recipient [2017]
Top 10% Advisor in SVN International [2016]

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Chamber of Commerce
- Development Issues Input Group [DIIG] member
- Children's Foundation of Mid-America Board of Directors [Previous]
- Optimist Club International [Past President - local chapter]

Disclaimer

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.

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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.