

## C-Street Investment Property for Sale | Springfield, MO

### For Sale | \$415,000



### Offering Highlights

- Fully occupied on historic Commercial Street.
- 2 retail units and 2 residential lofts.
- H&R Block has renewed in this location multiple times.
- Separately metered utilities.
- All brick building with nice retail storefronts.

Lee McLean III, CCIM  
Senior Advisor  
417.887.8826 x110  
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# C-Street Investment Property for Sale

219 W. Commercial • Springfield, MO 65803



## Investment Overview

Sale Price:	\$415,000
Cap Rate:	7.0%*
Units:	4
Lot Size:	0.1 Acres
Building Size:	6,117 SF
Year Built:	1898
RE Taxes:	\$5,887
Renovated:	2006
Zoning:	Commercial Street Zone 1
Market:	C-Street

## Property Overview

### Property

Fully occupied on historic Commercial Street. 2 retail units and 2 residential lofts. H&R Block has renewed in this location multiple times. Separately metered utilities. All brick building with nice retail storefronts. \*Based upon full occupancy and basic expenses from seller. No P & L available. \*

### Location

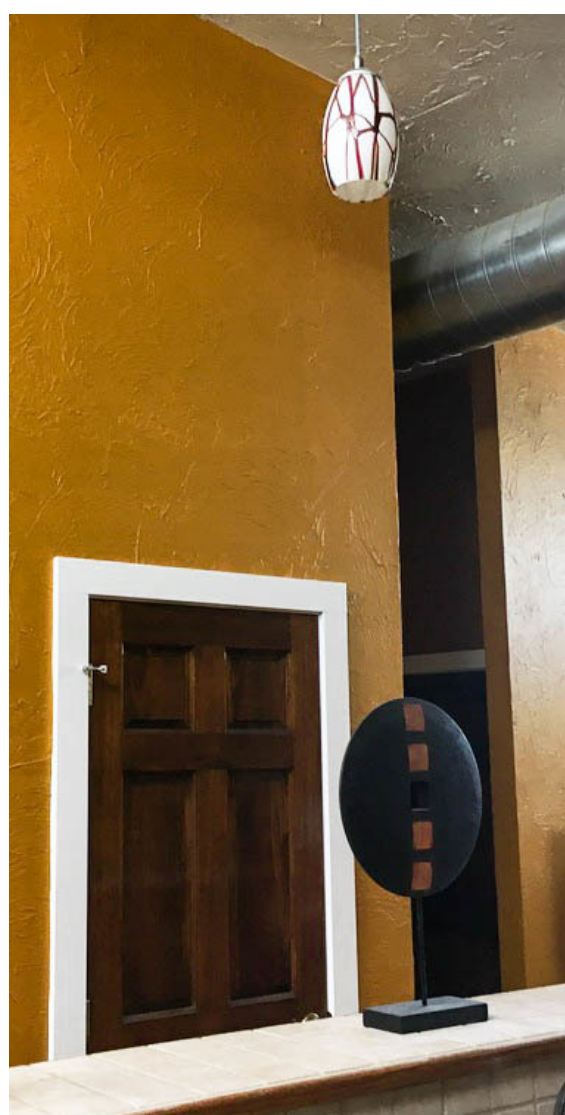
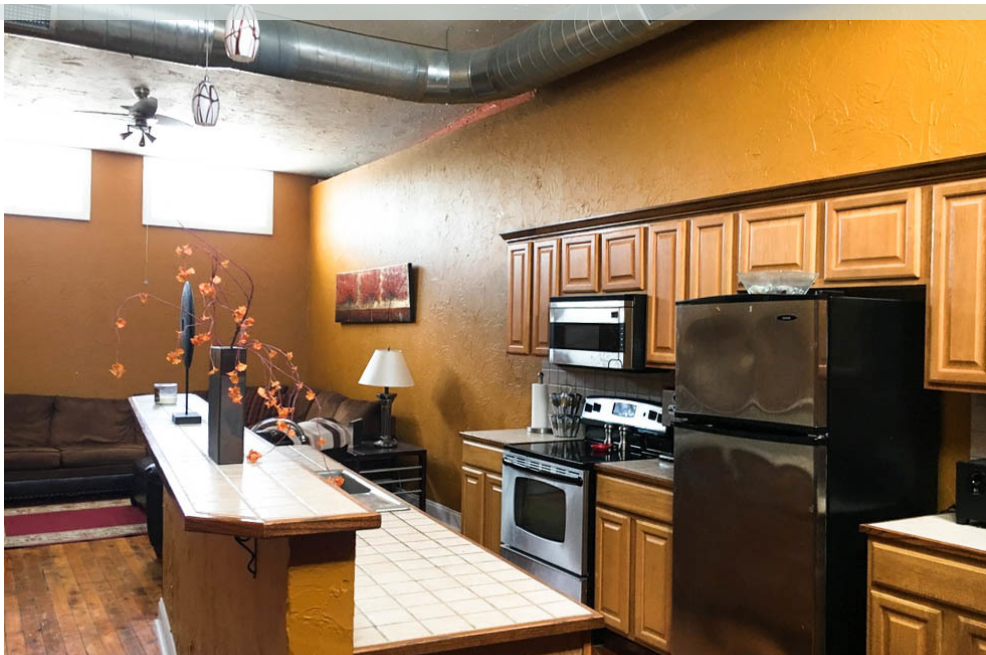
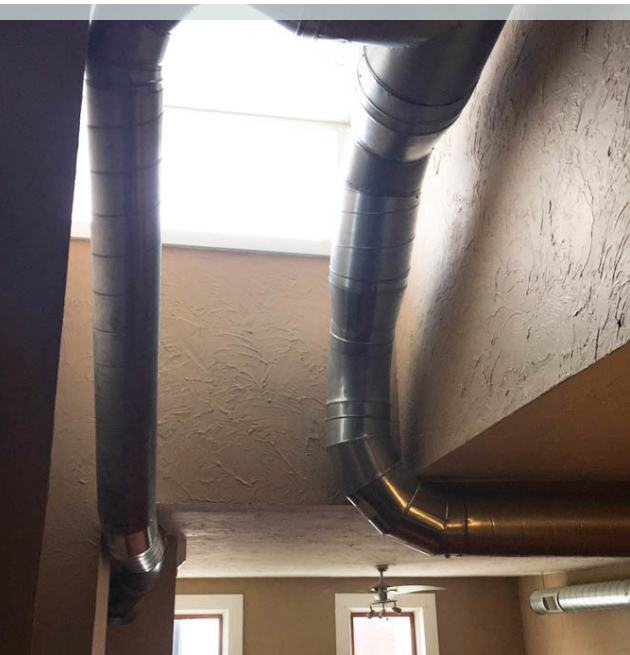
Located on Historic C-Street just east of Campbell next to the Vecino Group, Lindberg's and the Historic Firehouse. Also nearby are businesses like the new White River Brewing, Big Momma's Coffee, the Savoy Ballroom and a new Sonic Drive-in.

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.

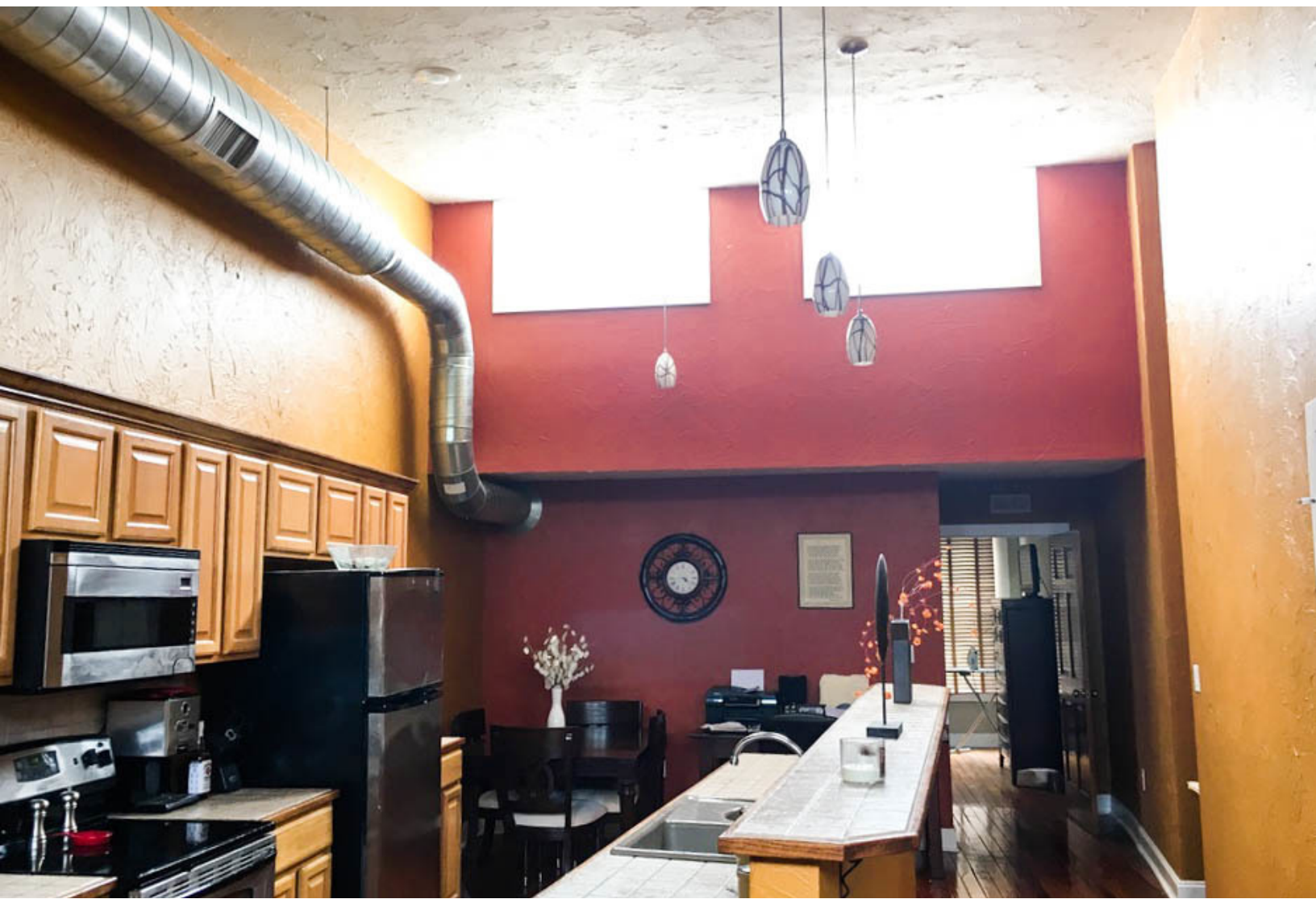
### Presented by

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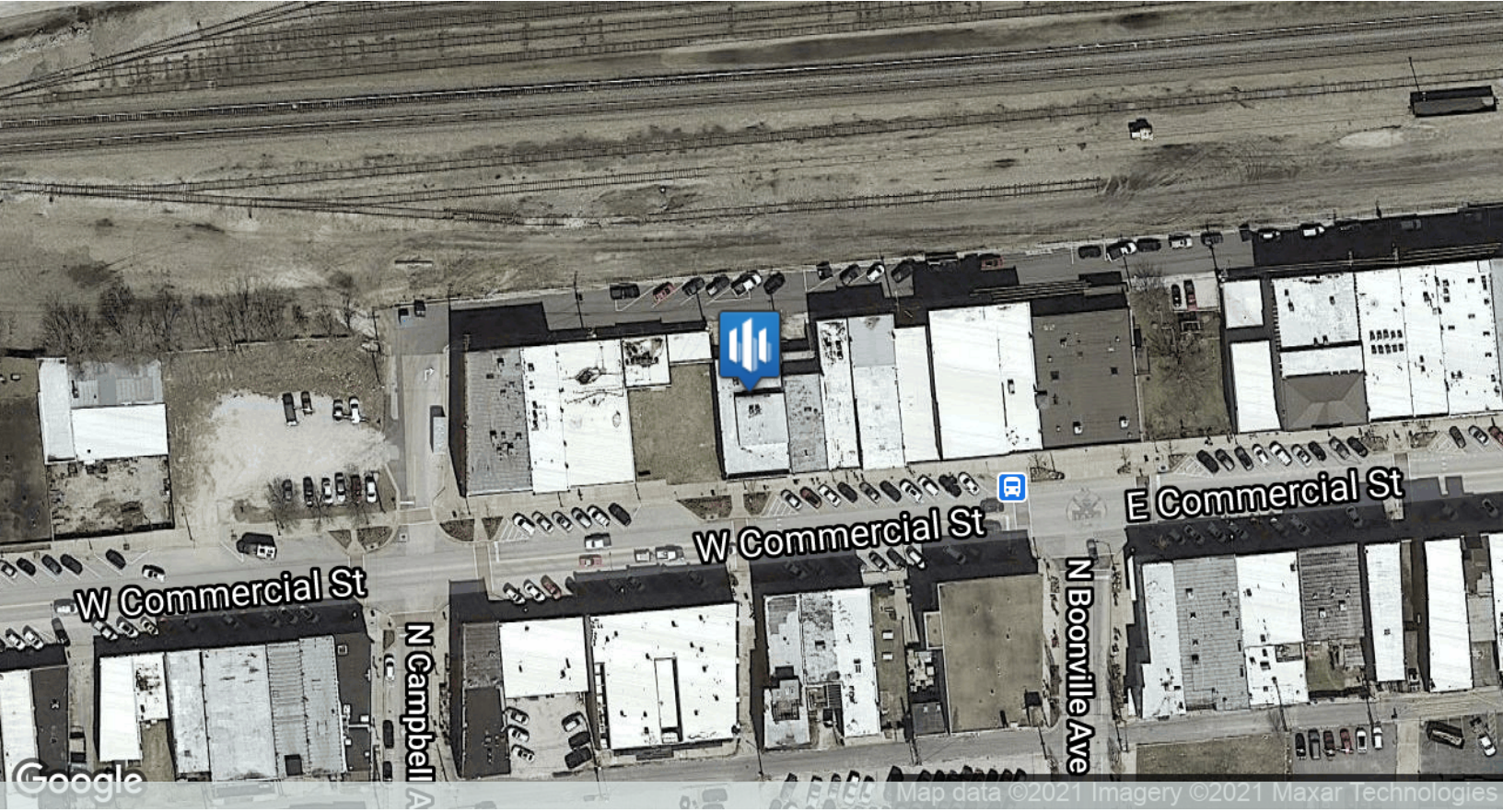
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## EXECUTIVE SUMMARY

### SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

### NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

### WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



ENGINE REMANUFACTURING AT JOHN DEERE REMAN

## POPULATION

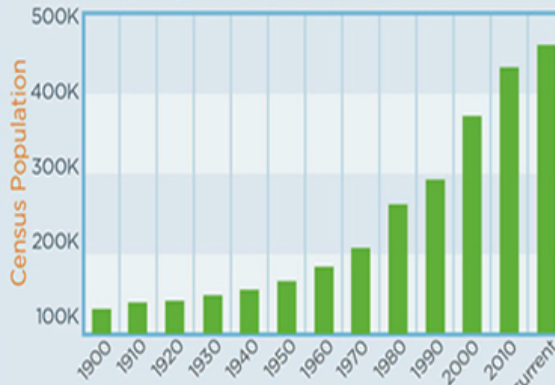
**458,930**

Current Springfield Metro Area Population

**5.1%**

Metro Area Annual Population Growth

### POPULATION | SPRINGFIELD MSA



[Source: USDC, Bureau of the Census]

**167,319**

Springfield City Limits

**1,039,960**

\*Springfield's Economic Area

**626,456**

\*\*Springfield Regional Economic Partnership

\* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

\*\* (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

## EMPLOYMENT

**1.9%**

Current Unemployment Rate for Springfield Metro

### UNEMPLOYMENT RATE | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

## WORKFORCE

**230,518**

Current Springfield Metro Area Workforce

**4.2%**

Workforce Growth Rate Since 2010

### AVERAGE EMPLOYMENT SECTOR



[Source: Bureau of Labor Statistics]

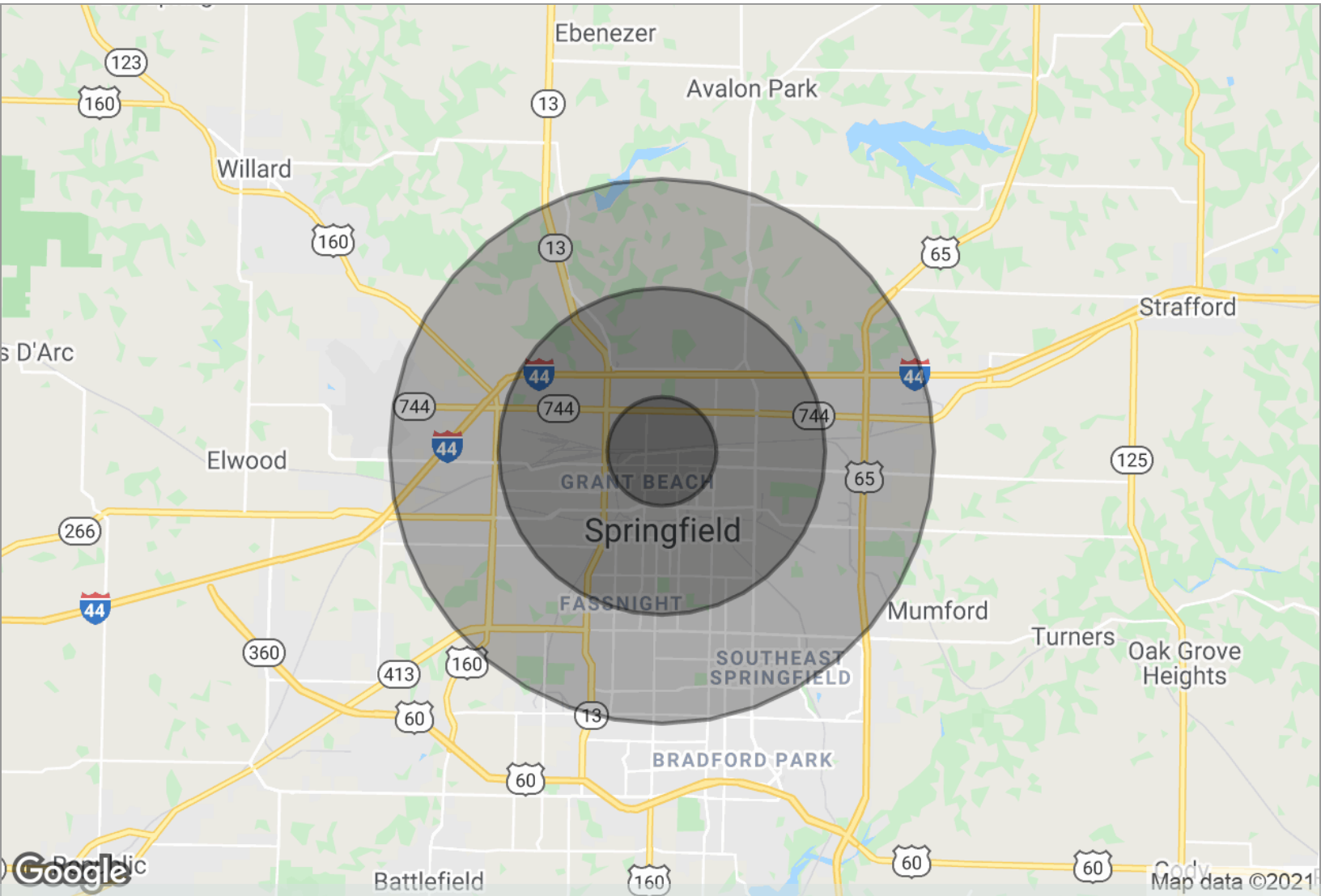
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For Sale | \$415,000

	1 Mile	3 Miles	5 Miles
Total Population	10,388	78,088	148,475
Total Number of Households	4,027	31,063	62,951
Total Number of Persons per Household	2.6	2.5	2.4
Average House Value	\$82,493	\$109,736	\$115,604
Average Household Income	\$33,650	\$35,361	\$39,386
Median Age	31.3	30.7	32.8
Median Age - Male	32.2	30.3	32.0
Median Age - Female	30.8	31.4	33.8
Total Population - White	9,094	68,481	131,534
Total Percent - White	87.5%	87.7%	88.6%
Total Population - Black	467	4,171	6,844
Total Percent - Black	4.5%	5.3%	4.6%
Total Population - Asian	86	1,351	2,598
Total Percent - Asian	0.8%	1.7%	1.7%
Total Population - Hawaiian	84	152	154
Total Percent - Hawaiian	0.8%	0.2%	0.1%
Total Population - Indian	128	353	740
Total Percent - Indian	1.2%	0.5%	0.5%
Total Population - Other	157	1,040	1,983
Total Percent - Other	1.5%	1.3%	1.3%
Total Population - Hispanic	460	2,720	5,220
Total Percent - Hispanic	4.4%	3.5%	3.5%

\* Demographic information provided by BuildOut, Inc.

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Radius Map

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Median Age	31.3	30.7	32.8

\* Demographic information provided by BuildOut, LLC



## Lee McLean III, CCIM

### Senior Advisor

SVN | Rankin Company, LLC

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 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 for 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 Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,100 agents within SVN International earning him national honors annually among his peers.

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)

### 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)

### Lee McLean III, CCIM

Senior Advisor

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