



# ROGERSVILLE LAND LEASE

EAST US HWY 60 & 125  
ROGERSVILLE, MO 65742

Jeff Childs, SIOR, CCIM

**±27 Acres  
For Lease**

# Executive Summary



### PROPERTY OVERVIEW

This site offers great visibility along the Hwy 60 corridor that serves as a gateway to Springfield for nearby communities.

Traffic Count: 27,461

### PROPERTY HIGHLIGHTS

- ±27.2 Commercial Acres for Lease
- Traffic Count: 27,461
- Great Visibility

### PROPERTY SUMMARY

**LEASE RATE:** \$65,000.00 Per Year (NNN)

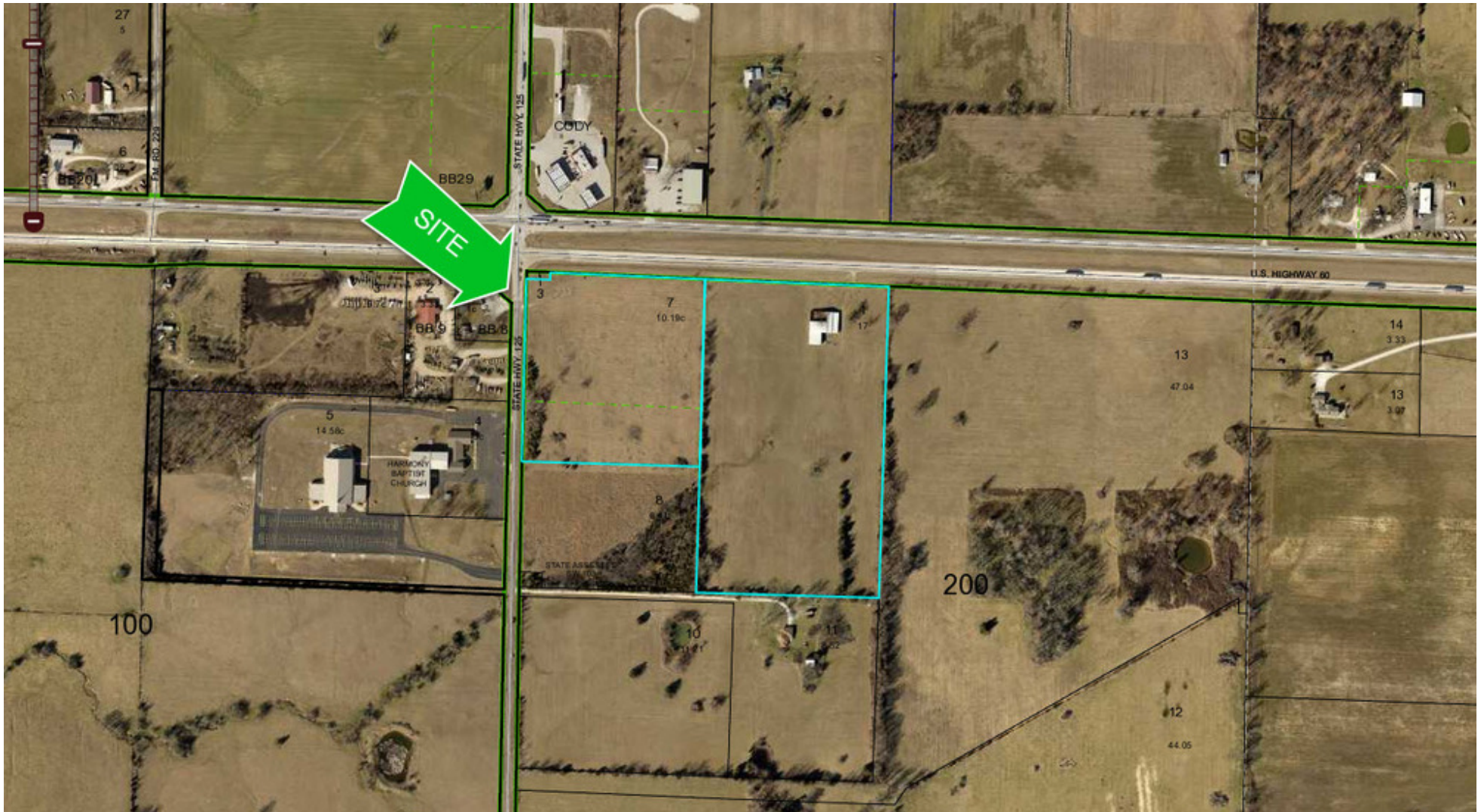
**LOT SIZE:** 27.2 Acres

**APN #:** 882022200007 & 882022200001

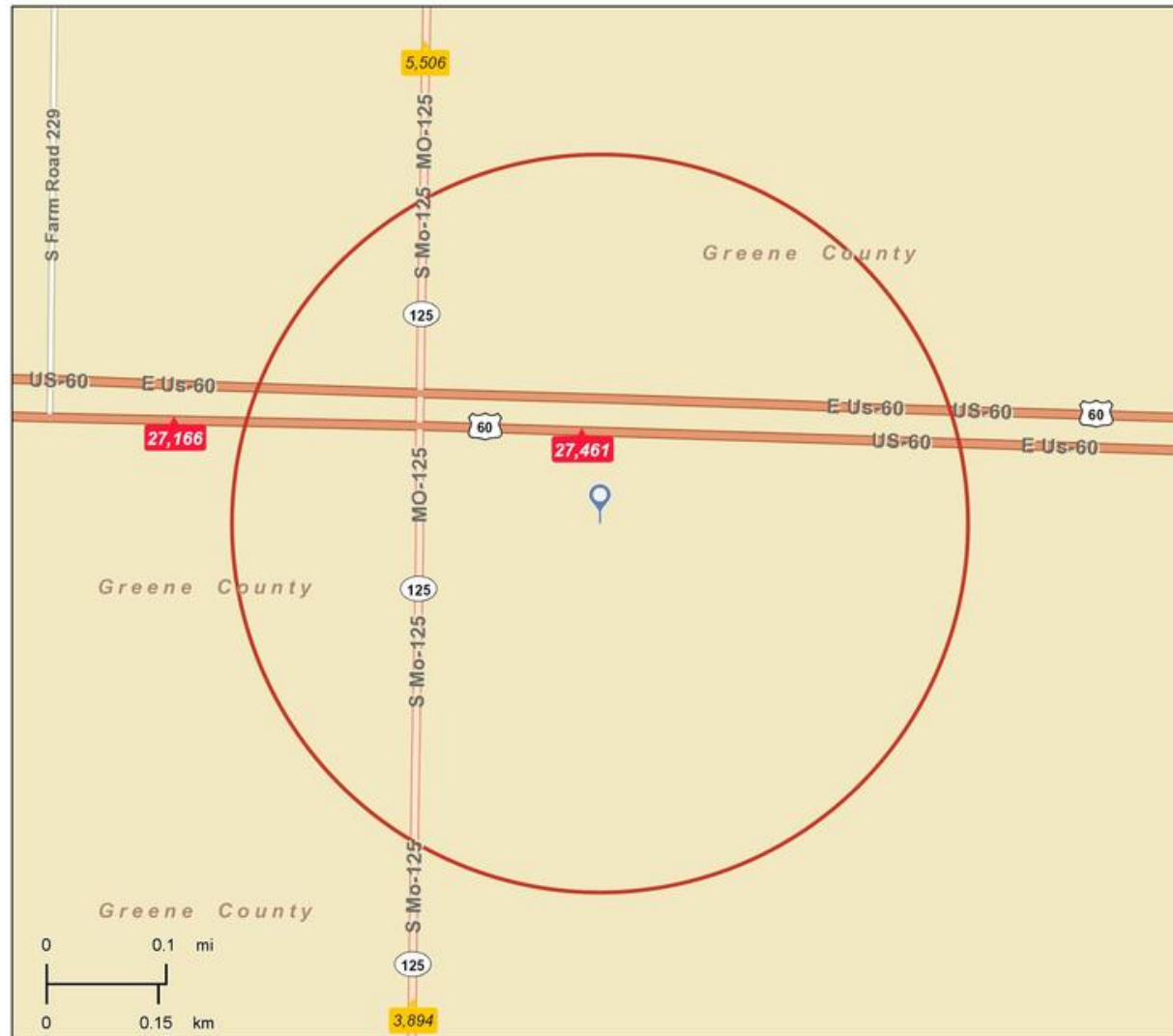
**ZONING:** Commercial

**MARKET:** Rogersville

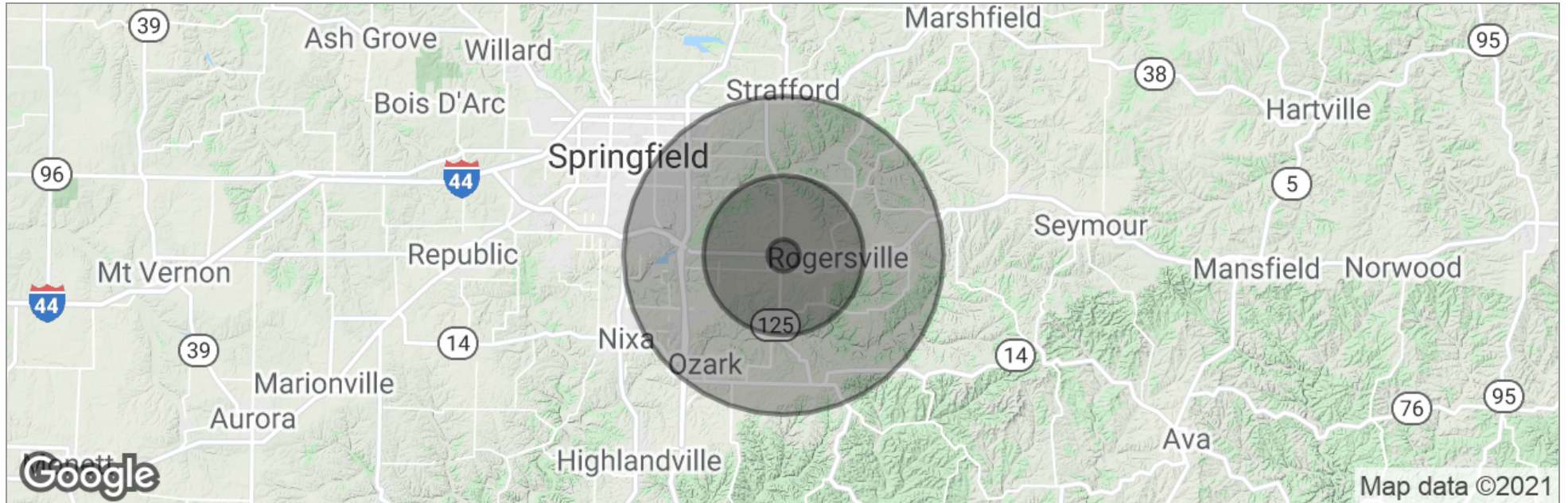
# Additional Photos



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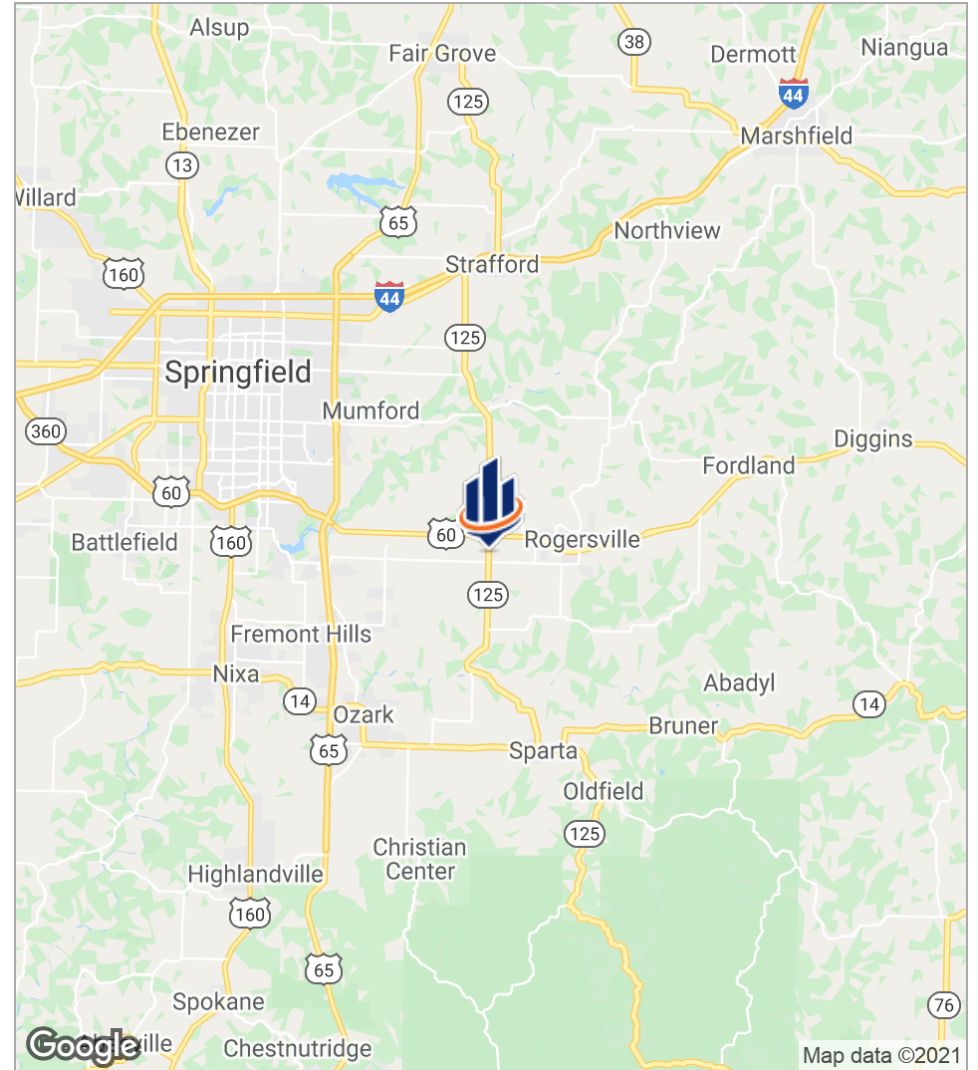
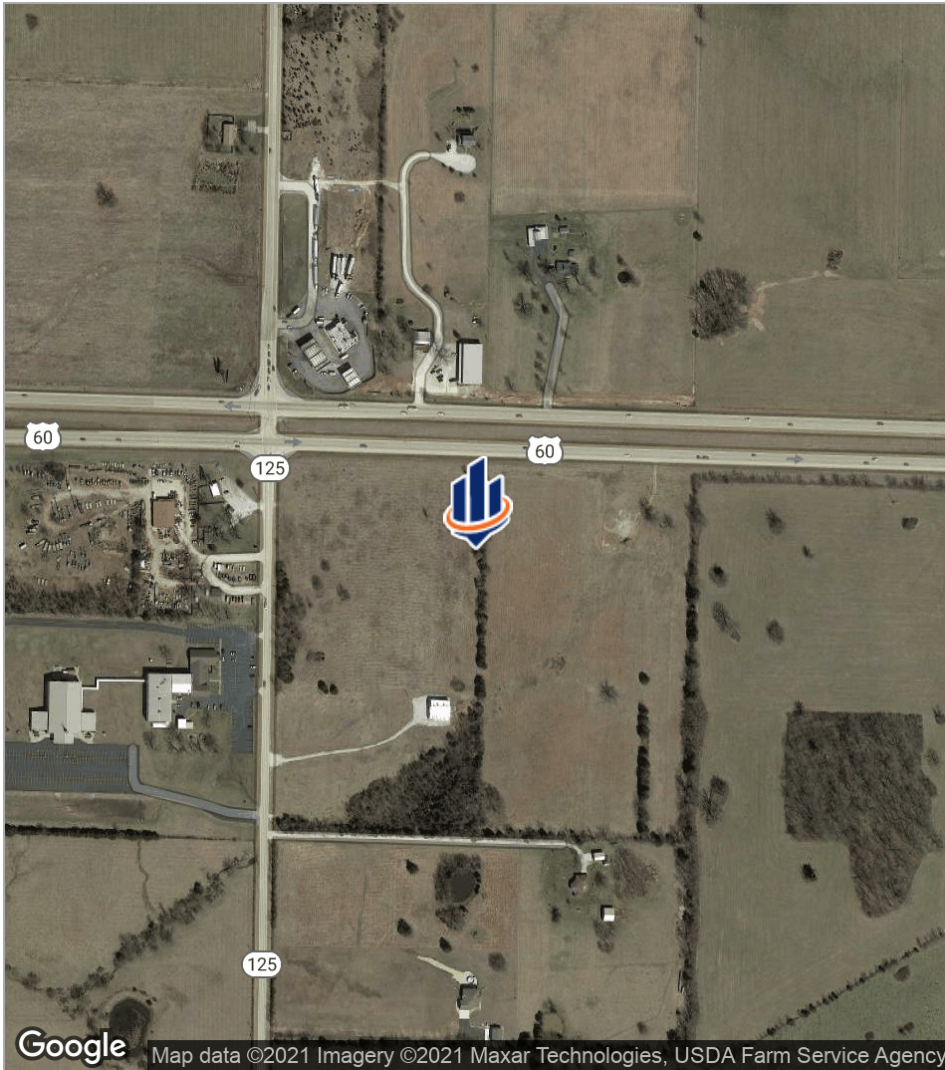
# Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	250	8,211	81,810
Population Density	80	105	260
Median Age	44.3	42.3	39.9
Median Age (Male)	44.7	42.4	38.7
Median Age (Female)	44.1	42.4	41.0
Total Households	103	3,251	33,367
# of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$76,114	\$84,197	\$76,901
Average House Value		\$273,673	\$225,928

\* Demographic data derived from 2010 US Census

# Location Maps



# Advisor Bio & Contact 1



## Jeff Childs, SIOR, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 25 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); International Council of Shopping Centers (ICSC); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves as past chairman of the Springfield Area Chamber of Commerce, former chair on the board for City Utilities of Springfield, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

### Memberships & Affiliations

Society of Industrial and Office REALTORS (SIOR) /  
Certified Commercial Investment Member (CCIM) /  
2018 Chairman Board of Public Utilities - City  
Utilities of Springfield / 2019 Chairman for Springfield  
Chamber of Commerce / Former Board Member  
Springfield Convention & Visitors Bureau, Inc / Local  
Issues Public Policy Task Force - Past Chairman /  
Development Issues Input Group - Past Chairman /  
Leadership Springfield - Past Board Member / Voice  
of Business Committee - Springfield Chamber of  
Commerce

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