

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$4,381.00 (plus expenses)
Lot Size:	0.79 Acres
Building Size:	4,044 SF
Year Built:	1989
Zoning:	HC - Highway Commercial
Market:	Northwest Springfield
Cross Streets:	Chestnut Expressway
Taxes:	\$13,839.90 (2017)

PROPERTY OVERVIEW

This former convenience store available for sale @ \$675,000 or for lease @ \$13.00 PSF (NN). The property has a cooperative parking and access agreement with the other businesses. See use restrictions listed below.

PROPERTY HIGHLIGHTS

- Located northwest Springfield at the West Bypass and Chestnut Expressway intersection
- Higher traffic counts at the West Bypass and Chestnut interchange - 39,969 cars (2015)
- Other retailers in the area include: Taco Bell, Sonic, McDonald's, Long John Silver, Waffle House, Hardees and more
- Other business: Price Cutter Grocery Store, Simmons Bank, Auto Zone..
- Lease Terms: Landlord responsible only for roof and structure; tenant pays taxes, insurance, mowing, snow removal, trash, lawn care, utilities, etc.
- Restrictions: for 20 years the property shall not be used for a gasoline station, a convenience store, a tobacco shop, a business that generates more than 50% of its gross revenue from the sale of liquor products for off premise consumption, an adult entertainment facility, or any business that engages in illegal, immoral or any other noxious activity.

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

RETAIL PROPERTY
FOR SALE/LEASE

RETAIL - FORMER CONVENIENCE STORE FOR SALE OR LEASE
425 N. WEST BYPASS, SPRINGFIELD, MO 65802

100 Years
SINCE 1909

Additional Photos



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Aerial - closer up



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R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

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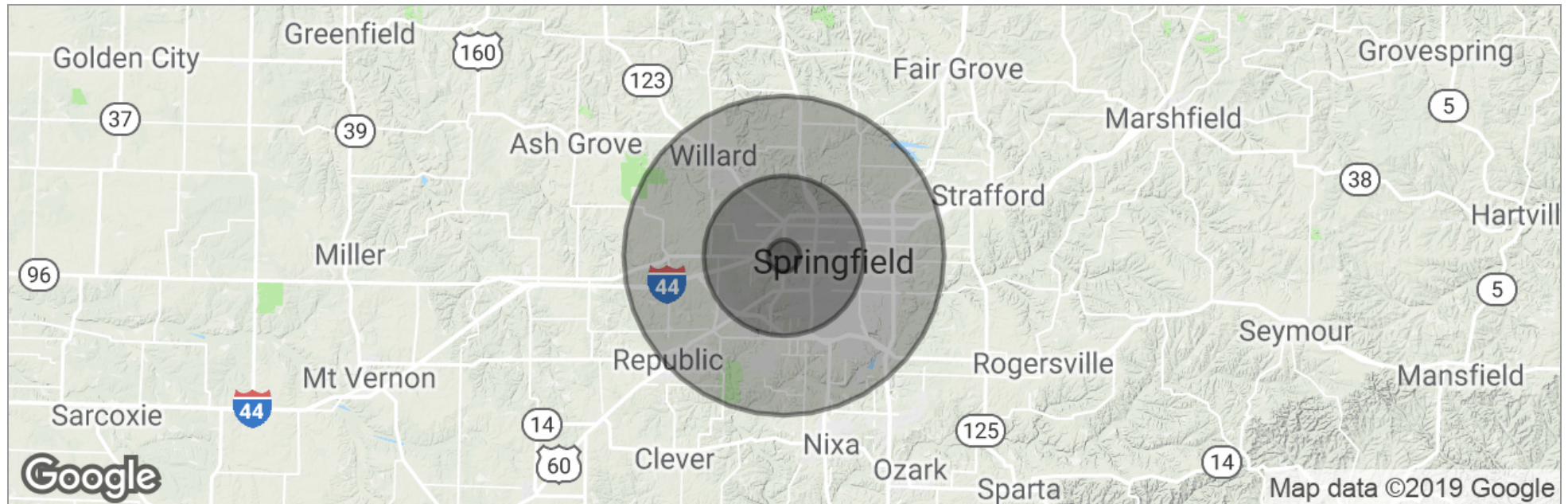
Location Maps



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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	5,574	116,441	274,261
Population Density	1,774	1,483	873
Median Age	35.5	32.9	35.3
Median Age (Male)	32.8	32.1	34.2
Median Age (Female)	37.6	33.9	36.5
Total Households	2,229	48,269	116,565
# of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$40,118	\$40,767	\$50,997
Average House Value	\$102,031	\$112,938	\$143,047

* Demographic data derived from 2010 US Census