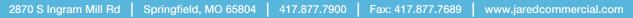
2900 E SUNSHINE ST, SPRINGFIELD, MO 65804









2900 E SUNSHINE ST, SPRINGFIELD, MO 65804

EXECUTIVE SUMMARY

For Sale



PROPERTY SUMMARY

Sale Price:	\$6,840,500
Cap Rate:	7.5%
NOI:	\$513,031
Lot Size:	3.62 Acres
Building Size:	44,830 SF
Building Class:	А
Year Built:	1961
Renovated:	2012
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	S Woodward Ave

PROPERTY OVERVIEW

Great office building that houses the Missouri Career center in Springfield, Missouri. Property also includes a free standing retail out parcel leased by Kum & Go Convenience Stores.

Owner/Agent

PROPERTY HIGHLIGHTS

- Strong tenant base.
- Great visibility.
- Lots of parking space.
- High traffic volume.
- Easy Access.

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

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		For Sale	
INCOME SUMMARY	MISSOURI CAREER CENTER / KUM & GO	PER SF	
Career Center: Base Rent	\$456,860	\$10.19	
Kum&Go: Base Rent	\$135,000	\$3.01	
Convoy of Hope Donation Home	\$1,200	\$0.03	
GROSS INCOME	\$593,060	\$13.23	
EXPENSE SUMMARY	MISSOURI CAREER CENTER / KUM & GO	PER SF	

EXPENSE SUMMARY	MISSOURI CAREER CENTER / KUM & GO	PER SF
Career Center taxes (paid by landlord)	\$60,154	\$1.34
Career Center insurance (paid by landlord)	\$5,216	\$0.12
Career Center maintenance (paid by landlord)	\$14,658	\$0.33
GROSS EXPENSES	\$80,029	\$1.79
NET OPERATING INCOME	\$513,031	\$11.44

INCOME & EXPENSES



MISSOURI CAREER CENTER

2900 E SUNSHINE ST

Floor Plan EXISTING LOADING DOCK 575 S.F. SEE ARCH. FOR STORAGE MIT STRIPPING EXISTING PATIO AREA 420 SF. TRANSFORMER PAD STORAGE/MECH 3 ENTRY $\langle A \rangle$ (m) RA (11) WORK ROOM STORAGE-(T1) 60R100R (11) 512 (T1) <u>PEN OFFICE</u> المآلما -APPI-MWA SP <u>/WA 6</u> 312 RELAX [4]] WORK ROOM 511 (01 (17) 1007 CT1 ! CT1 (T1) LANG (T1) WA SP BOB (1) JEAN Ç MWA 58 (T1) <u>MWA (</u> 기 (제 000 SALLY 509 (T1) 1205 REA 1917 $\langle A \rangle$ CONFERENCE 1015 STORAGE (T1) <u>MWA 4</u> 310 CONFERENCE 507 OPEN OFFIC MEPW/CP (T1) ÷ ⑾ (T1) (T1) 小 (T1) Q¢ ALMA 506 CORRIDOR 502 (11) 24 H 0 m 24 SWITCH BOARD/ MAL (11) ∋H@I CONFERENCE Þ 10M 1814 HUB 1807 (11) (T1) (t), WELCOME & 100 SPDC <u>BLL</u> 505 816 16 55MEN1 2191 ELDÆE 222 T WORK/STORAGE (11) (11) (T1) IT 88 Wel SPEC (CTI MEL SPEC SKILLS SP SPE 肥 <u>(lassr*oo*m</u> 1993 000 00 SKILS SPEC <u>9KILS S</u> Ø Ó (T1) (T1) ©⊢ 000 00 0 $\langle A \rangle$ WELCOME AREA <u>aladsroom</u> /BOB Ð SKILLS SPEC SKILS SPEC RESOLRCES (T1) WĘĽ VORKSI PI2 00 (CT1) 3 (11) (11) STEVEN í CORIDOR 204 WEL BOD (1) CONFERENCE (⊛ WELCOME OTHER (P1) <u>JOHN</u> 201 LASSR*00*M 906 JAMIE 203 YOUTH STORAGE JANE 202 (T1) (T1) CT1 (T1) (TT (T1) EUSINESS CENTER 703 KELLY 706 YATT P @4 (T1) \bigcirc (10) (TT) 100 <u>CYNTHIA</u> [707] NTERVIEW 60) RRIDOF $\langle A \rangle$ (T1) (TT) LAUREN (2011)E 708 STAR [710] <u>INTERVIEW</u> , İQA R. (T1) (11) (T1) (11) (00)



FLOOR PLAN

MISSOURI CAREER CENTER

2900 E SUNSHINE ST





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ADDITIONAL PHOTOS







POPULATION

MEDIAN AGE

TOTAL POPULATION

MEDIAN AGE (MALE)

MEDIAN AGE (FEMALE)

TOTAL HOUSEHOLDS

OF PERSONS PER HH

AVERAGE HH INCOME

AVERAGE HOUSE VALUE

HOUSEHOLDS & INCOME 1 MILE

2900 E SUNSHINE ST, SPRINGFIELD, MO 65804

1 MILE

10,626

35.9

32.2

38.5

4,898

\$48,217

\$131,989

2.2

2870 S Ingram Mill Rd

3 MILES

51,362

37.6

35.5

39.2

3 MILES

24,231

\$55,425

\$164,347

Springfield, MO 65804

2.1

5 MILES

133,484

35.6

34.1

37.0

58,725

\$53,377

\$182,277

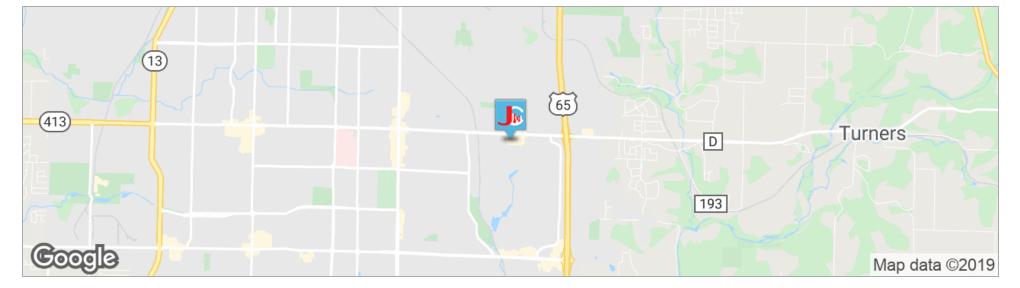
2.3

5 MILES

PROPERTY HIGHLIGHTS

- Strong tenant base.
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For Sale

LOCATION MAPS



2900 E SUNSHINE ST, SPRINGFIELD, MO 65804

RETAILER MAP



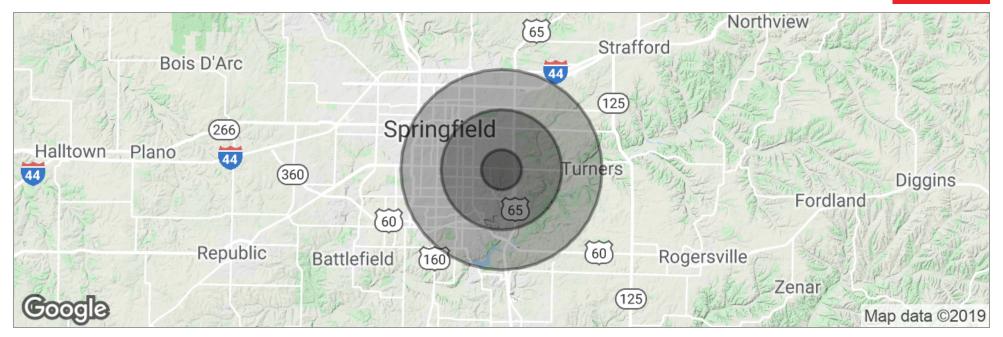
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DEMOGRAPHICS MAP

For Sale



	1 Mile	3 Miles	5 Miles
Total Population	10,626	51,362	133,484
Population Density	3,382	1,817	1,700
Median Age	35.9	37.6	35.6
Median Age (Male)	32.2	35.5	34.1
Median Age (Female)	38.5	39.2	37.0
Total Households	4,898	24,231	58,725
# of Persons Per HH	2.2	2.1	2.3
Average HH Income	\$48,217	\$55,425	\$53,377
Average House Value	\$131,989	\$164,347	\$182,277

* Demographic data derived from 2010 US Census

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2900 E SUNSHINE ST, SPRINGFIELD, MO 65804



CONTACT

For Sale

DAVID HAVENS

Senior Broker



2870 S Ingram Mill Rd Springfield, MO 65804

T 417.877.7900 x101 C 417.350.4771 dhavens@jaredcommercial.com MO #2015037234

Memberships & Affiliations

CCIM, ICSC, NAR, MAR.

Education

Bachelors Degree in Business Administration from University of Northern Colorado. Entrepreneurship Certificate from University of Northern Colorado CCIM Candidate Missouri and Colorado Real Estate License Business Brokerage Certificate- VR

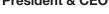


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For Sale

CURTIS JARED President & CEO





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Memberships & Affiliations

BOMA International ICSC Missouri Realtors National Association of Realtors

Education

BA - Drury University Real Estate License

