

## Wilson Creek Center

2767 W. Republic Rd • Springfield, MO 65807



### Availability Overview

Space Available	1,400 SF
Lease Rate	\$9.00 SF/yr (NNN)
Lease Type	NNN
Date Available	
Space Type	Strip Center
Building Size	6,000 SF
Year Built	2006
Market	Springfield
Sub Market	Southwest Springfield
Cross Streets	Republic & Scenic

### Property Overview

<b>Property</b>	Wilson Creek Center includes retail/office space and is conveniently located in a high growth area in Southwest Springfield. There is a white box infill allowance. Traffic Count on Republic Road west of Scenic = 22,986 vehicles
<b>Location</b>	New Retail Center in Southwest Springfield. High growth area Traffic Count = Republic Road west of Scenic = 21,680 cars/day.
<b>Presented by</b>	JEFF CHILDS, SIOR, CCIM 417.887.8826 x 104 jeff.childs@svn.com

### Summary 1 Spaces

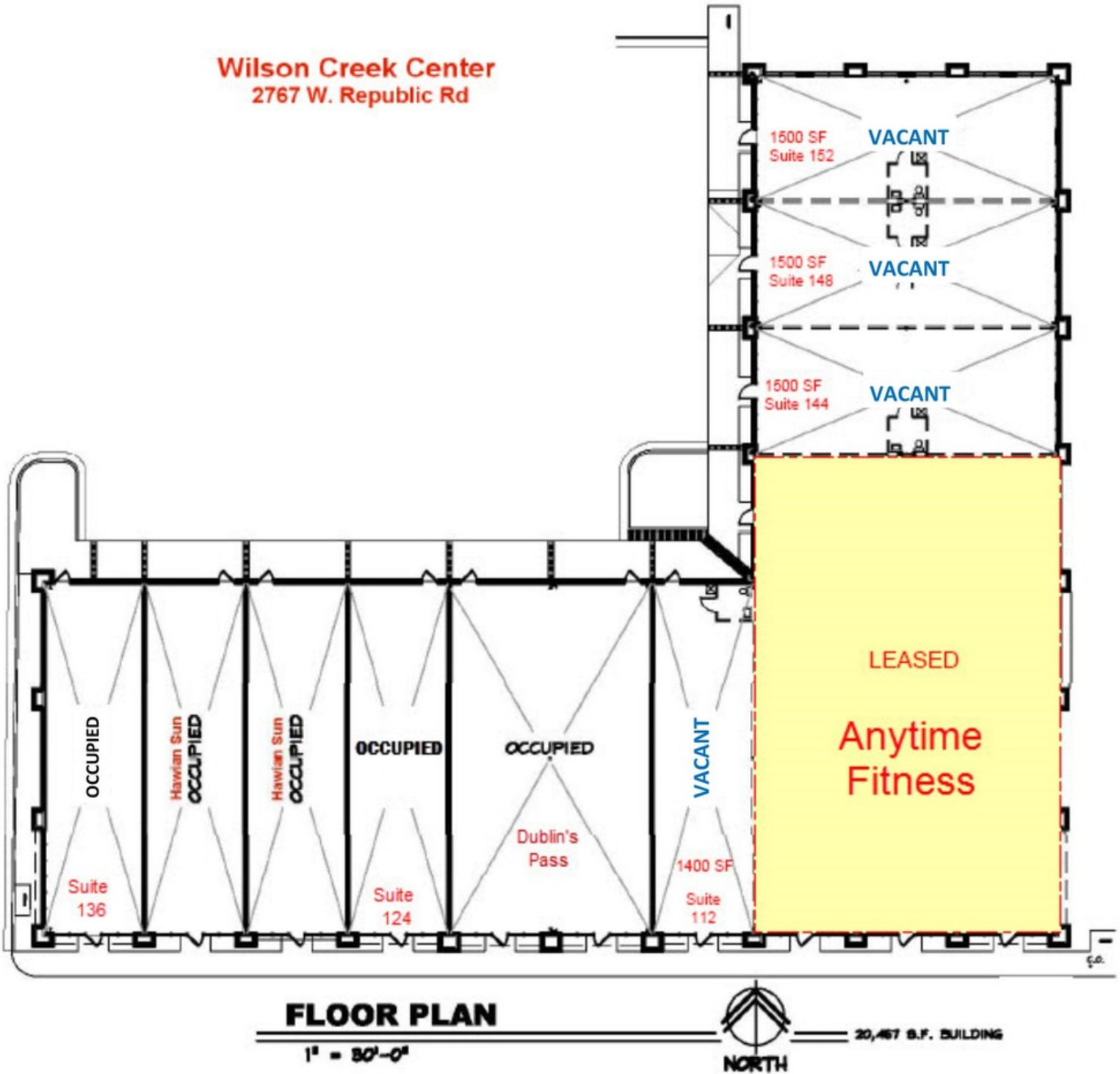
Lease Rate	\$9.00 SF/yr (NNN)	Space Available	1,400 SF
Lease Type	NNN	Term	

### Ste. 112



Lease Rate	\$9.00 SF/yr	Space Available	1,400 SF
Lease Type	NNN	Term	Negotiable

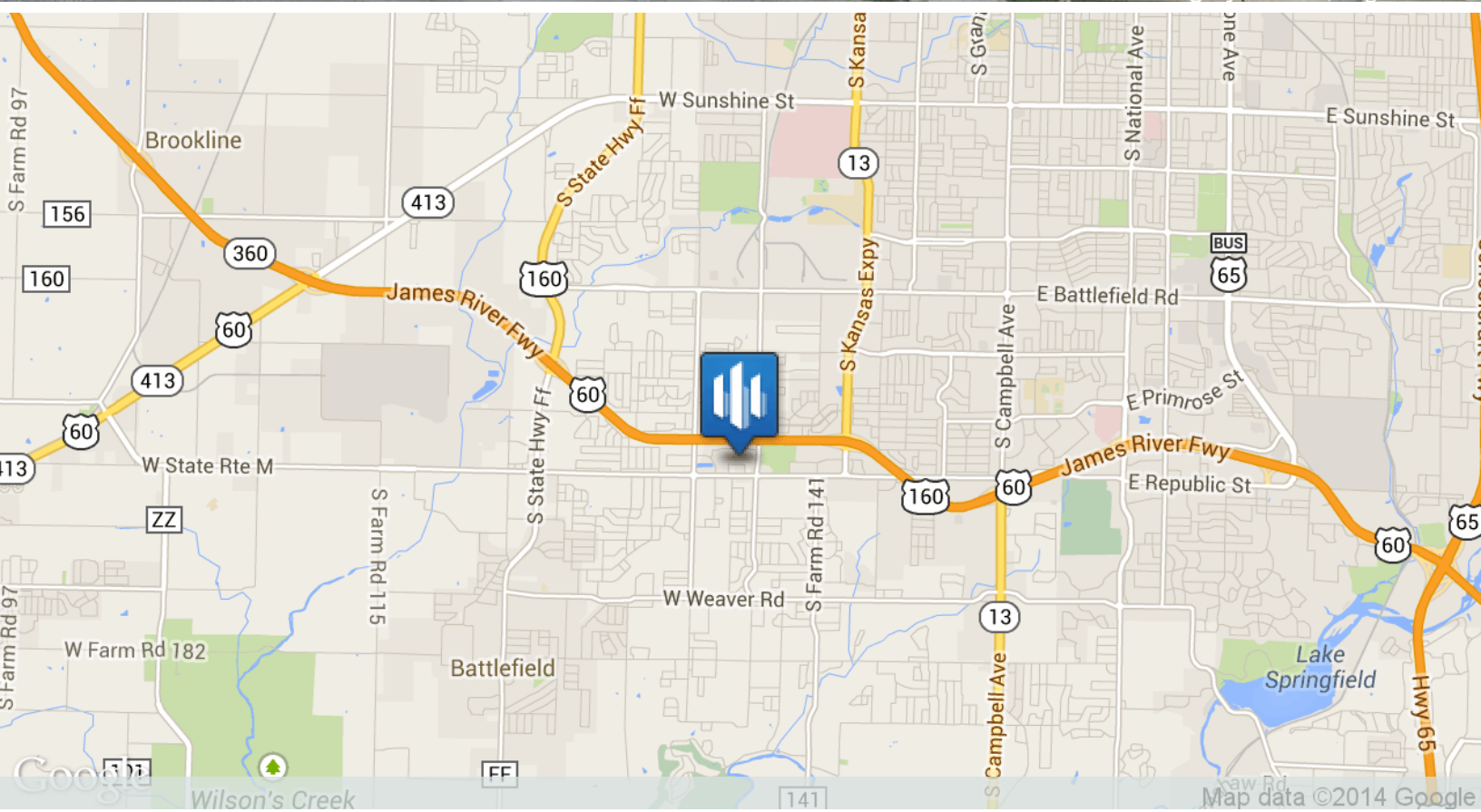
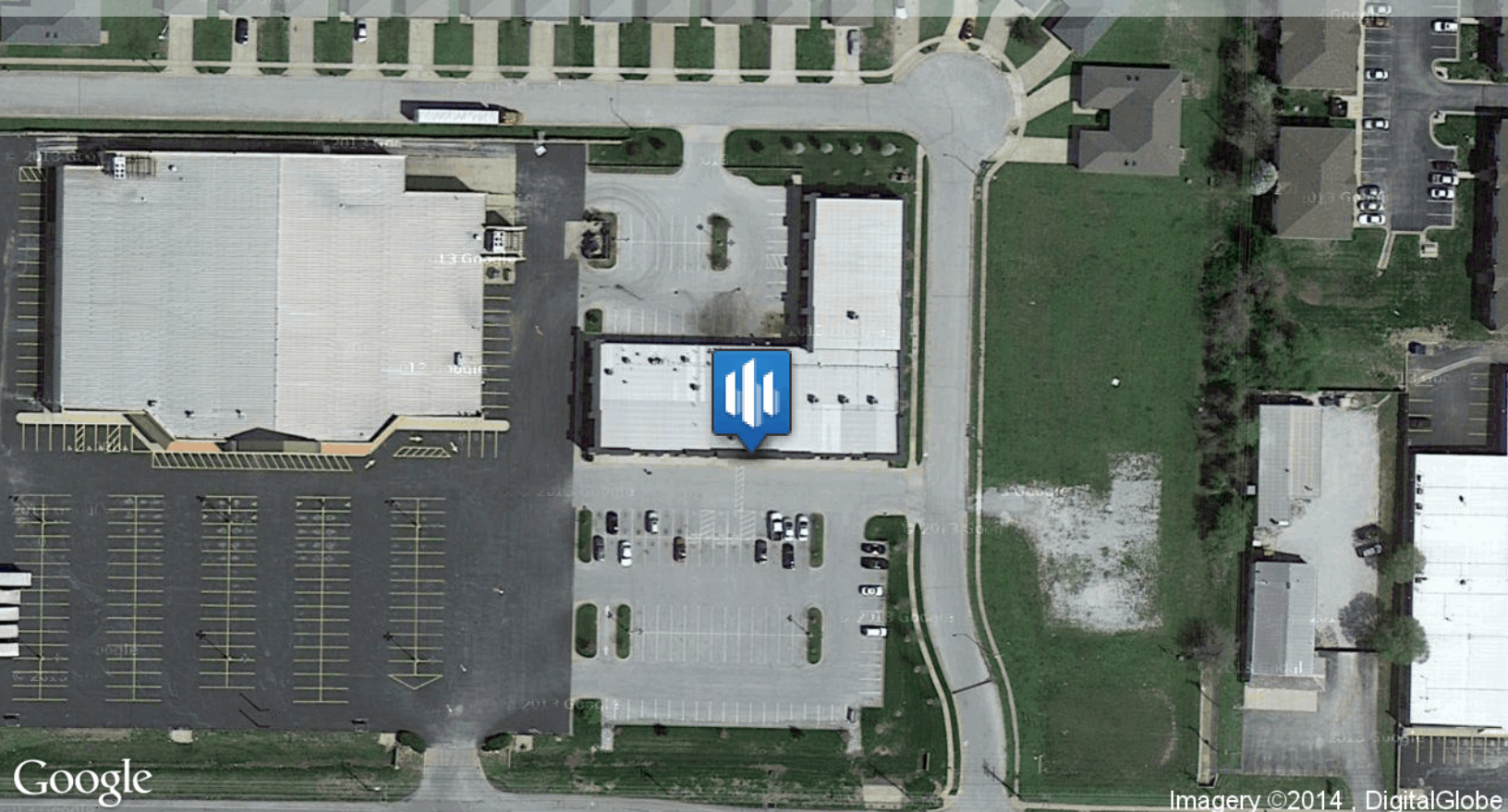
Wilson Creek Center  
2767 W. Republic Rd





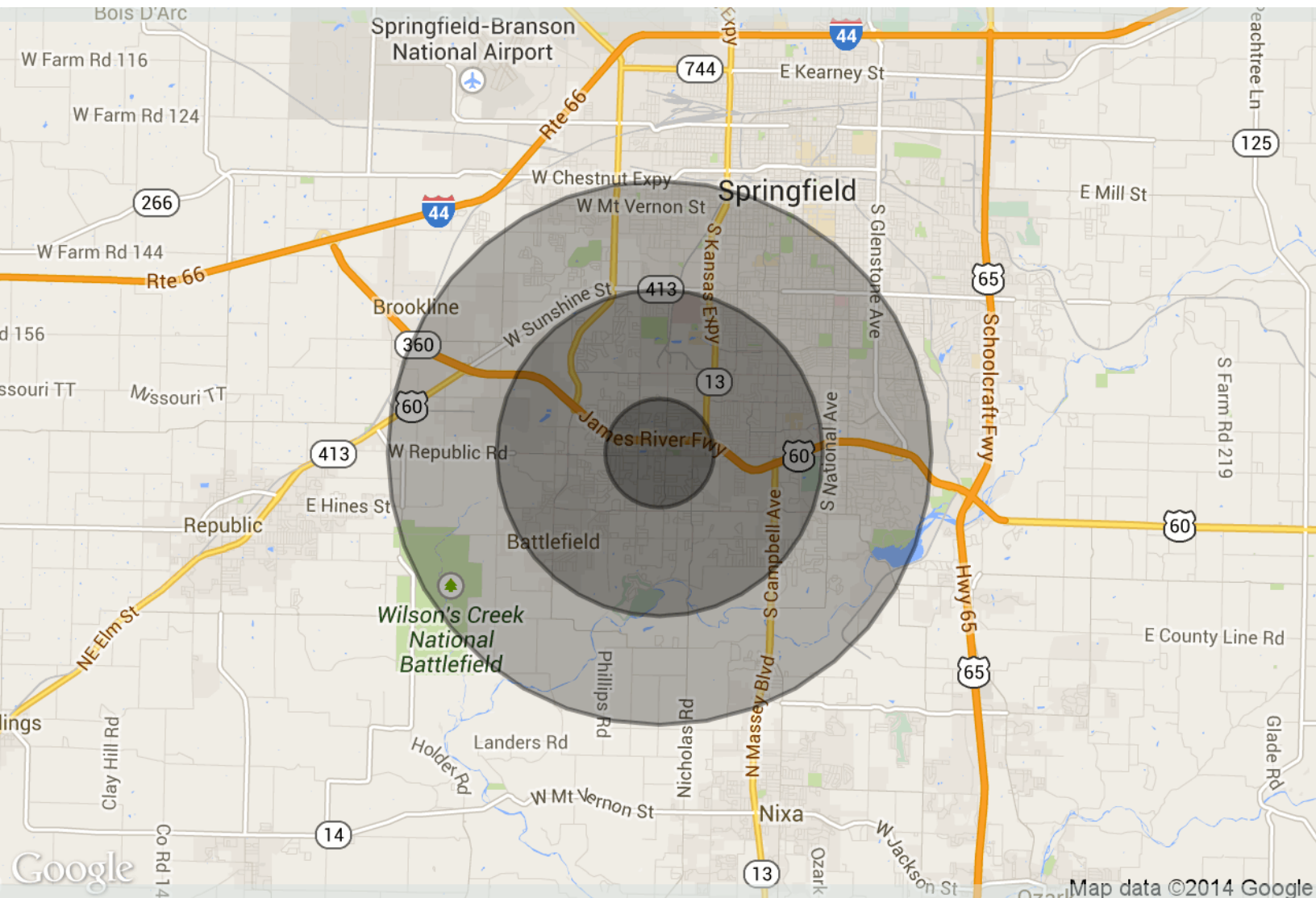
# Wilson Creek Center

## Location Maps



# Wilson Creek Center

## Demographics Analysis



2767 W. Republic Rd | Springfield, MO 65807

Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	4,594	48,086	124,110
Total Number of Households	1,859	20,532	54,170
Average Household Income	\$64,280	\$59,683	\$53,564
Median Age	33.3	35.8	36.1

\* Demographic information provided by BuildOut, LLC

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### Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	4,594	48,086	124,110
Total Number of Households	1,859	20,532	54,170
Total Number of Persons per Household	2.5	2.3	2.3
Average House Value	\$200,042	\$179,218	\$154,483
Average Household Income	\$64,280	\$59,683	\$53,564
Median Age	33.3	35.8	36.1
Median Age - Male	32.9	35.0	34.6
Median Age - Female	33.9	36.2	37.6
Total Population - White	4,192	43,947	112,733
Total Percent - White	91.2%	91.4%	90.8%
Total Population - Black	144	1,468	3,872
Total Percent - Black	3.1%	3.1%	3.1%
Total Population - Asian	69	954	2,473
Total Percent - Asian	1.5%	2.0%	2.0%
Total Population - Hawaiian	0	0	0
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	19	145	585
Total Percent - Indian	0.4%	0.3%	0.5%
Total Population - Other	29	389	1,108
Total Percent - Other	0.6%	0.8%	0.9%
Total Population - Hispanic	111	1,288	3,448
Total Percent - Hispanic	2.4%	2.7%	2.8%

\* Demographic information provided by BuildOut, LLC





## Jeff Childs, SIOR, CCIM

### Senior Advisor

Sperry Van Ness/ Rankin Company, LLC

Jeff Childs, SIOR, CCIM, serves as a senior advisor for Sperry Van Ness, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 20 years of commercial real estate experience and has received multiple Broker of the Year awards locally and consistently ranks among the top 2% of Sperry Van Ness 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. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services. Jeff currently serves as a board member for City Utilities of Springfield, as Chairman of the Local Issues Public Policy Task Force for the Chamber of Commerce and is a member and the former Chairman of the Developmental Issues Input Group for the Springfield Chamber of Commerce. While serving on the Board of Leadership Springfield, Jeff was Chairman for the "Leadership is For Teachers" program. In addition, he was a panel speaker for the Springfield Chamber of Commerce Economic Development Conference and a returning guest speaker to "Good Morning Springfield" hosted by the Springfield Chamber of Commerce.

Childs earned a Bachelor of Science in Finance with an emphasis in

### Memberships & Affiliations

Society of Industrial and Office REALTORS (SIOR)  
Certified Commercial Investment Member (CCIM)  
Board of Public Utilities- City Utilities Board Member  
Springfield Chamber of Commerce  
Local Issues Public Policy Task Force - Chairman  
Development Issues Input Group- Past Chairman  
Leadership Springfield- Past Board Member  
Voice of Business Committee - Springfield Chamber of Commerce  
International Council of Shopping Centers  
Xceligent Office & Industrial Advisory Boards  
Green Circle Advisory Board  
Care To Learn Advisory Board

### Jeff Childs, SIOR, CCIM

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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.