

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$749,000
Lot Size:	1.36 Acres
Building Size:	3,920 SF
Year Built:	1989
Zoning:	HC
Market:	SE Springfield
Cross Streets:	Lark Street
Real Estate Taxes	\$8,290.59 (2017)

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

PROPERTY OVERVIEW

Price Reduced.

PROPERTY HIGHLIGHTS

- Car Wash facility in south Springfield for sale at \$749,000; built in 1989
- Property is zoned HC - Highway Commercial
- Eight bays - two automatic and six self-service
- Nine vacuums - five stations
- One shampoo / fragrance station
- One vending station
- Traffic count greater than 35,000 cars

SPECIAL PURPOSE
PROPERTY FOR
SALE

INCOME PRODUCING CAR WASH FACILITY
4304 S FREMONT AVE, SPRINGFIELD, MO 65804

100 Years
SINCE 1909

Additional Photos

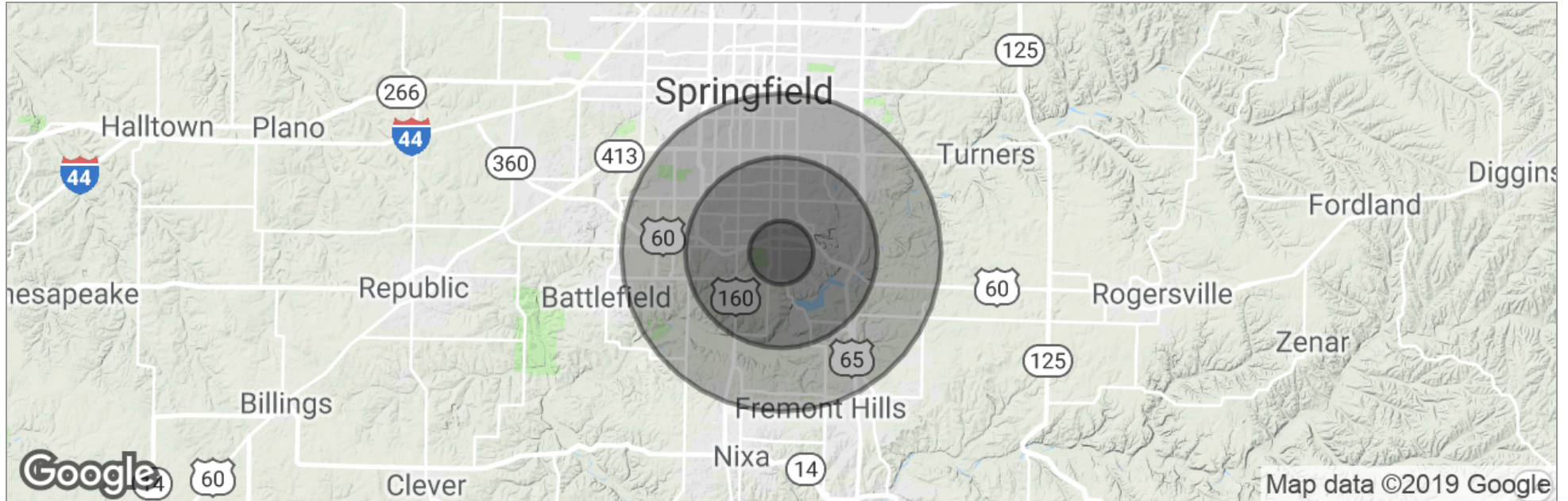


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R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

INCOME PRODUCING CAR WASH FACILITY
4304 S FREMONT AVE, SPRINGFIELD, MO 65804

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,192	51,960	139,523
Population Density	1,971	1,838	1,776
Median Age	42.5	41.9	36.9
Median Age (Male)	40.7	39.5	35.2
Median Age (Female)	46.4	44.1	38.5
Total Households	3,180	24,846	62,401
# of Persons Per HH	1.9	2.1	2.2
Average HH Income	\$58,268	\$60,197	\$56,609
Average House Value	\$157,431	\$189,176	\$192,830

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

ROBERT MURRAY, JR., SIOR
Chief Financial Officer



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Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

EST. 1909