

FOR LEASE

# 2030 S STEWART SUITE 108

Springfield, MO 65804

PRESENTED BY:

JEFF CHILDS, SIOR, CCIM

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 SF/yr [MG]
<b>BUILDING SIZE:</b>	1,100 SF
<b>AVAILABLE SF:</b>	1,100 SF
<b>YEAR BUILT:</b>	2004
<b>ZONING:</b>	General Retail
<b>MARKET:</b>	Springfield
<b>APN:</b>	12-32-205-054

## PROPERTY OVERVIEW

+/- 1,100 SF commercial retail space for lease.

## PROPERTY HIGHLIGHTS

- 2020 Real Estate Taxes: \$6,902.13; 2019 Real Estate Taxes: \$6,737.54; 2018 Real Estate Taxes: \$6,735.07
- 2019 Average Annual Daily Traffic: Sunshine 10,000-19,999; Glenstone 10,000-19,999

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**SVN | RANKIN COMPANY, LLC** 3



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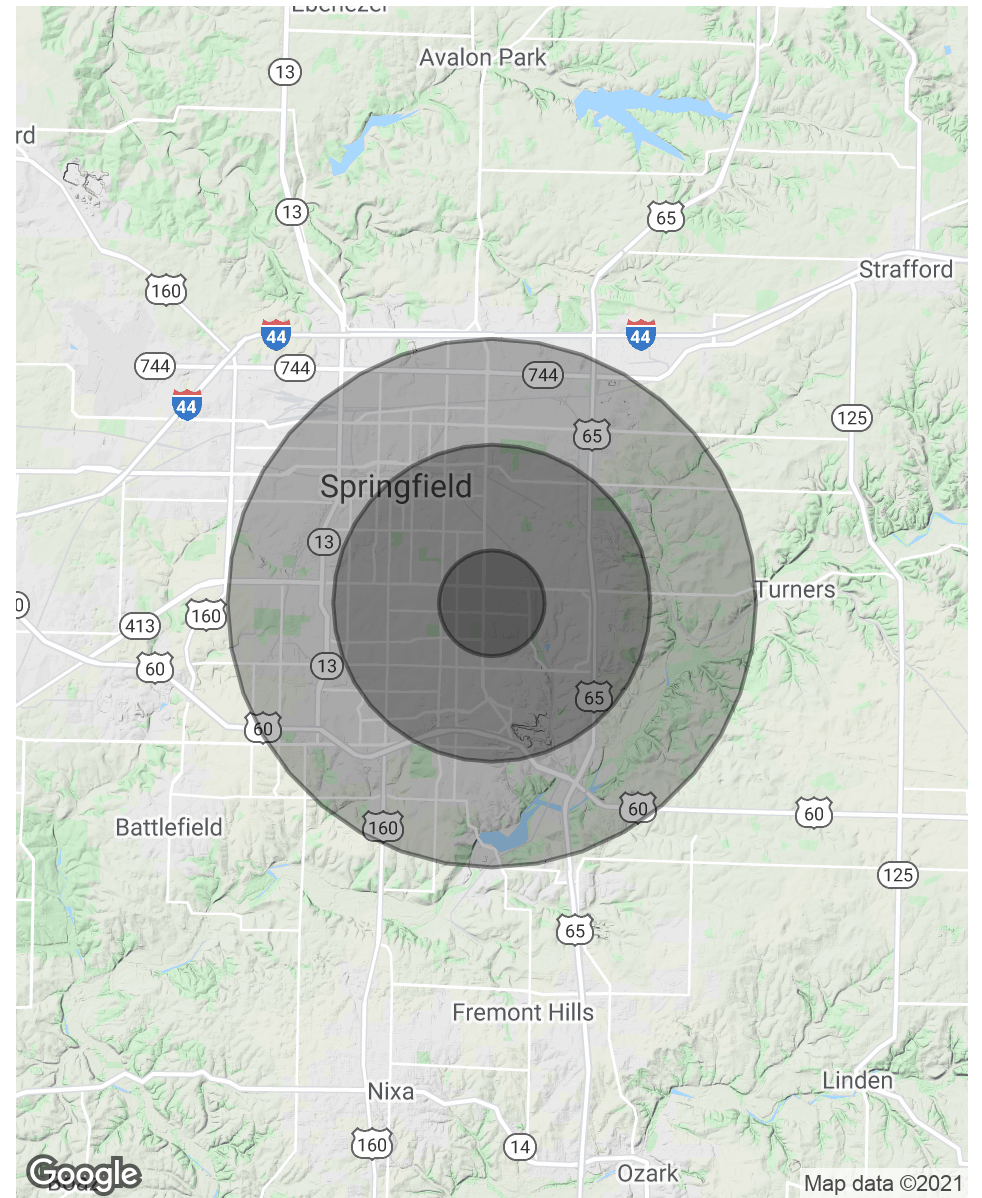
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,678	82,500	164,135
AVERAGE AGE	37.7	34.4	35.2
AVERAGE AGE (MALE)	36.1	32.5	33.8
AVERAGE AGE (FEMALE)	38.6	36.1	36.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,872	37,656	72,962
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$51,768	\$46,748	\$48,706
AVERAGE HOUSE VALUE	\$163,469	\$146,105	\$159,385

\* Demographic data derived from 2010 US Census



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## JEFF CHILDS, SIOR, CCIM

Senior Advisor

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### PROFESSIONAL BACKGROUND

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.

### EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

### MEMBERSHIPS

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 InputGroup - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

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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.

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