

2 Tenant Bldg For Sale in Chesterfield Village

2101 W CHESTERFIELD, A-101 AND A-201

Springfield, MO 65807

SALE

PRESENTED BY:

MIKE FUSEK, CCIM

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CMG FINANCIAL

CHRISTOPHER
ATTORNEY

Sta

SVN
RAUTION COMPANY, LLC

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$575,000
BUILDING SIZE:	3,640 SF
AVAILABLE SF TO OCCUPY OR LEASE:	1,820 SF
LOT SIZE:	1,917 SF
PRICE / SF:	\$157.97
ZONING:	Planned Development
MARKET:	Springfield

PROPERTY OVERVIEW

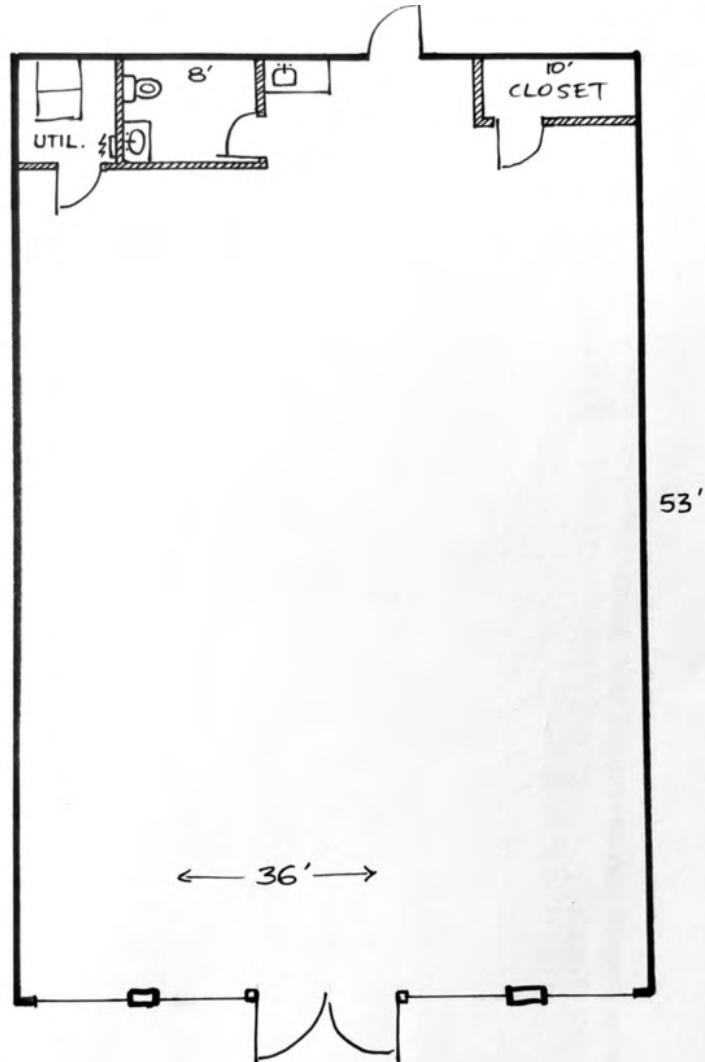
2 Tenant Building For Sale in Chesterfield Village
Priced at \$575,000 (\$157 / sq ft)
Suite A-101 is a FIRST floor 1,820 sq ft space, VACANT and has a wide open floorplan
Suite A-201 is a second floor 1,820 sq ft space, LEASED thru July 31st, 2024 to Ozarks House Buyers
Excellent location. Email agent for more information.

PROPERTY HIGHLIGHTS

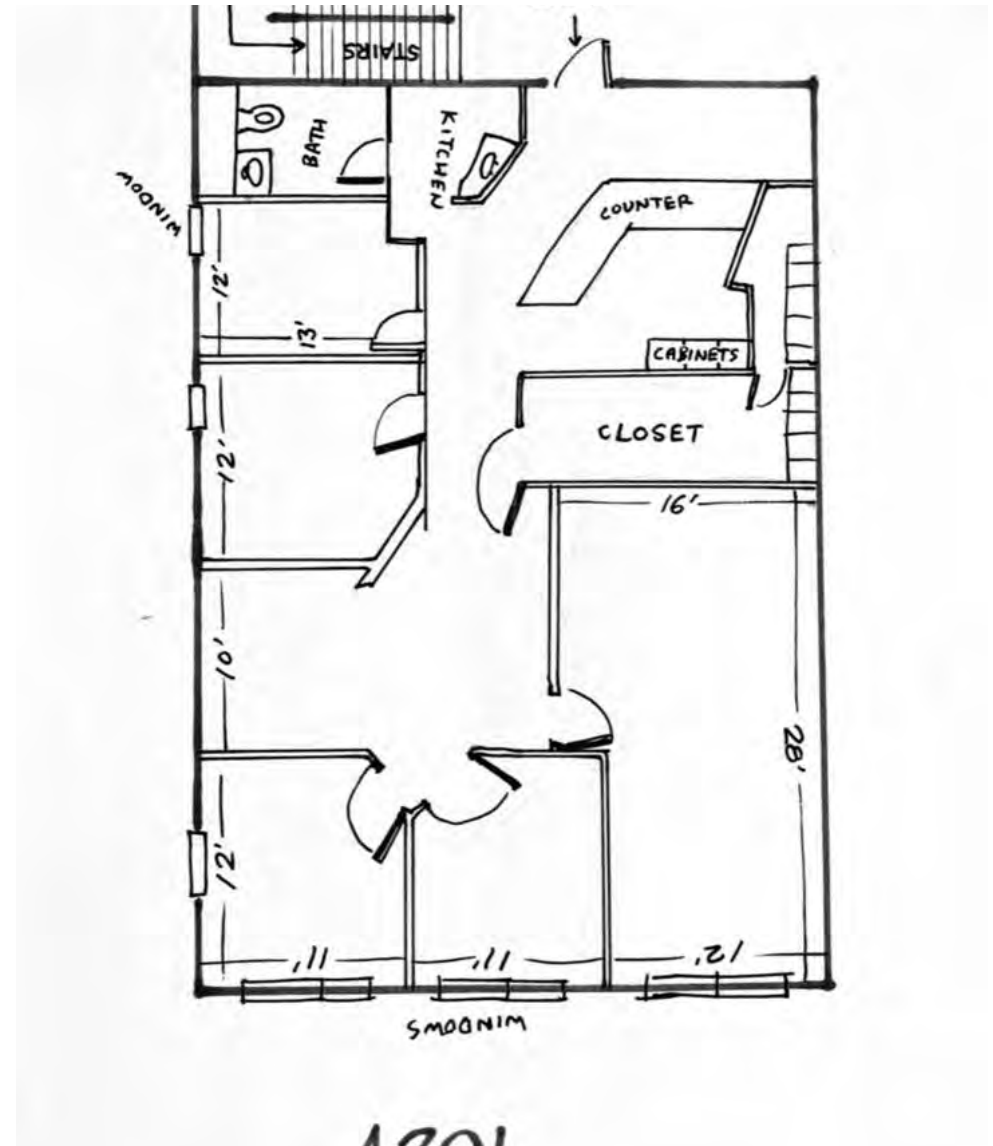
- 2 Tenant Building For Sale in Chesterfield Village
- Priced at \$575,000 (\$157 / sq ft)
- Suite A-101 is a first floor 1,820 sq ft space, vacant and has a wide open floorplan
- Suite A-201 is a second floor 1,820 sq ft space, leased thru July 31st, 2024 to Ozarks House Buyers
- Excellent location. Email agent for more information.

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1ST FLOOR SPACE - VACANT



2ND FLOOR SPACE - LEASED

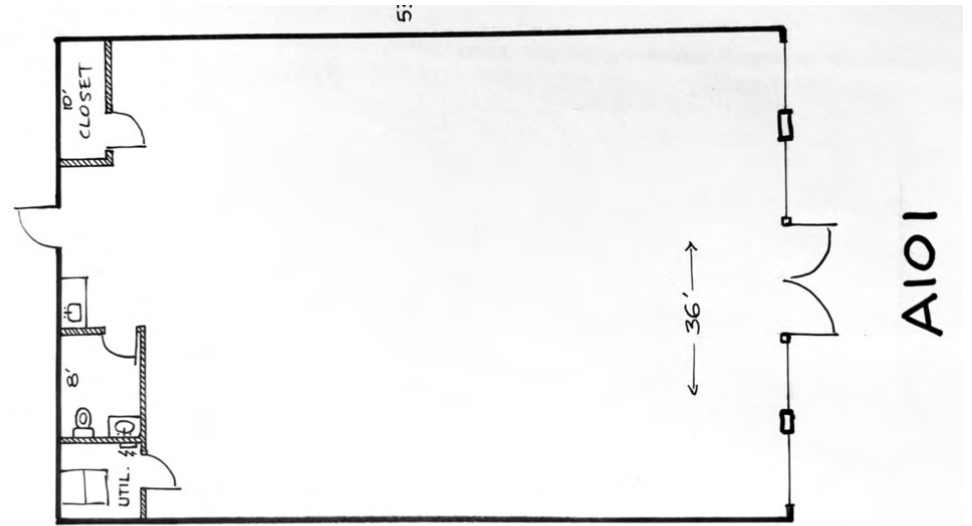


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ADDITIONAL PHOTOS OF 1ST FLOOR UNIT

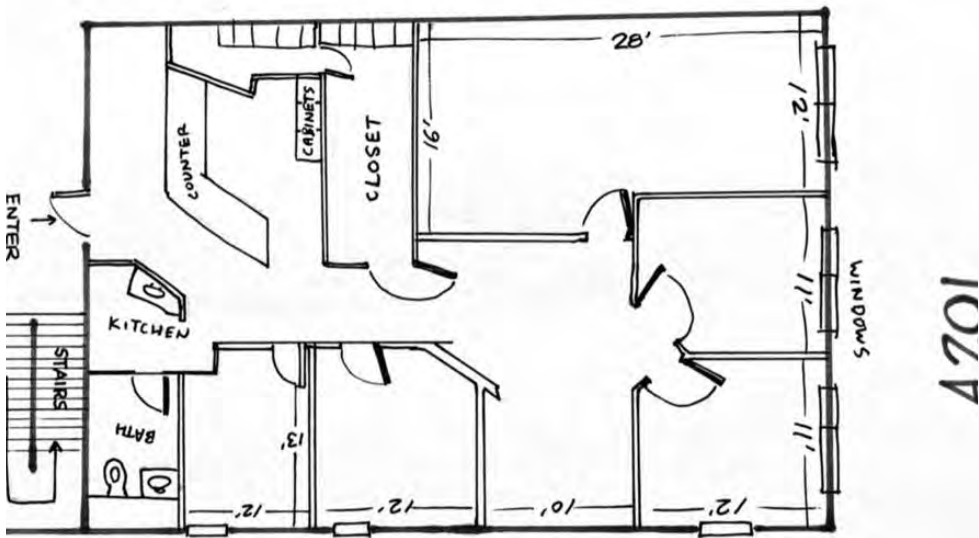


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ADDITIONAL PHOTOS OF 2ND FLOOR UNIT



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ADDITIONAL PHOTOS OF 2ND FLOOR UNIT



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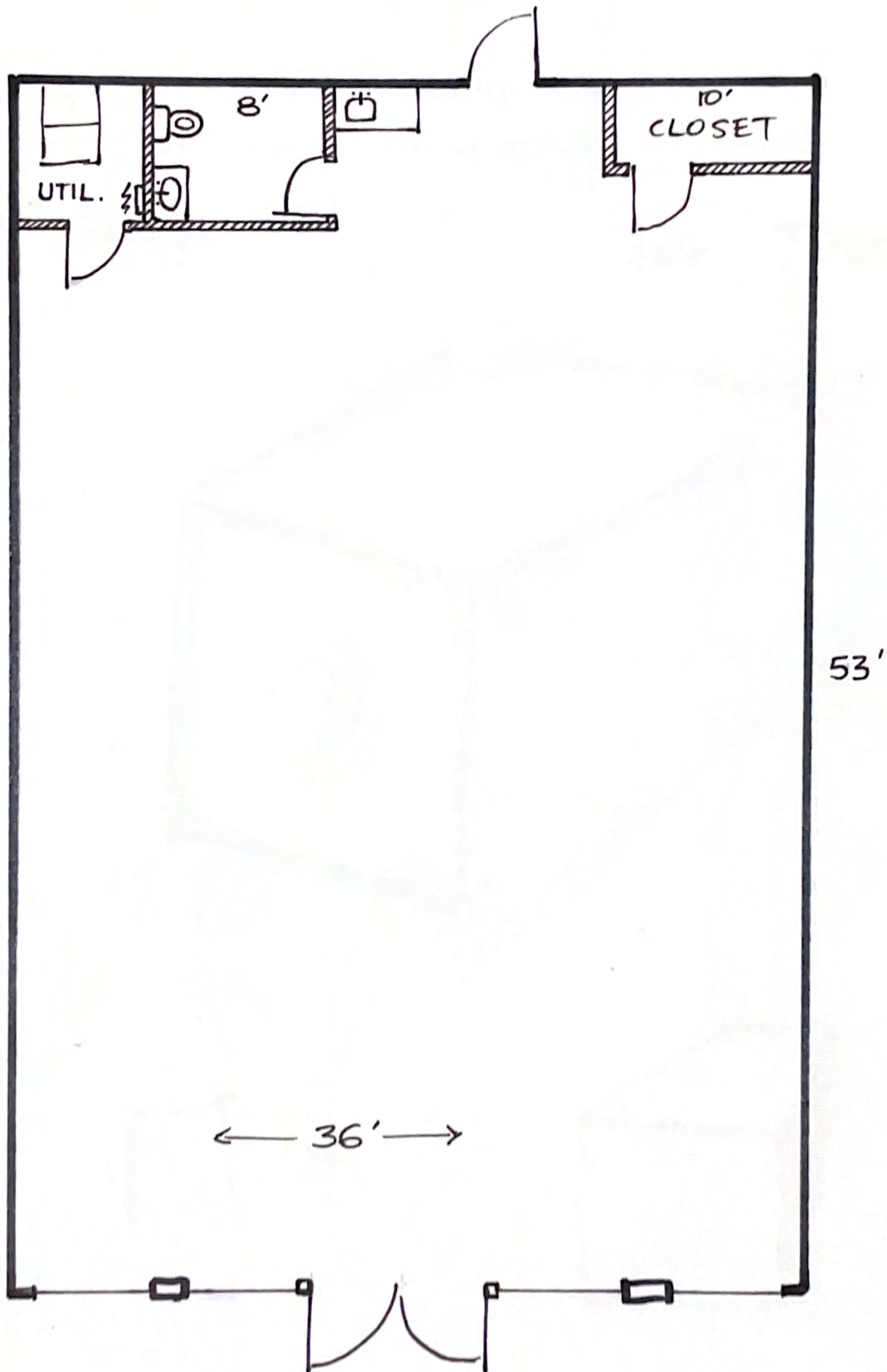
ADDITIONAL PHOTOS OF 2ND FLOOR UNIT



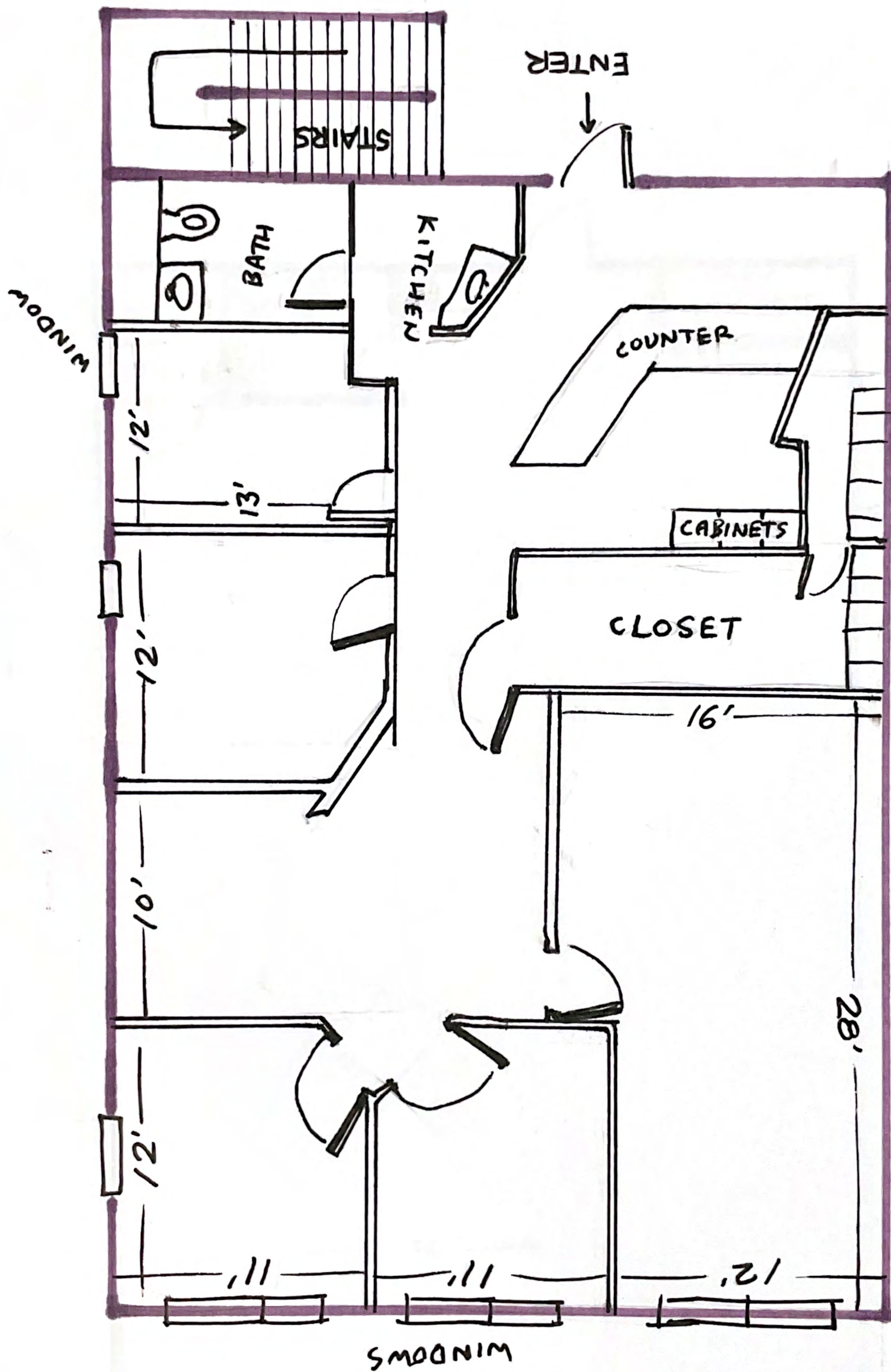
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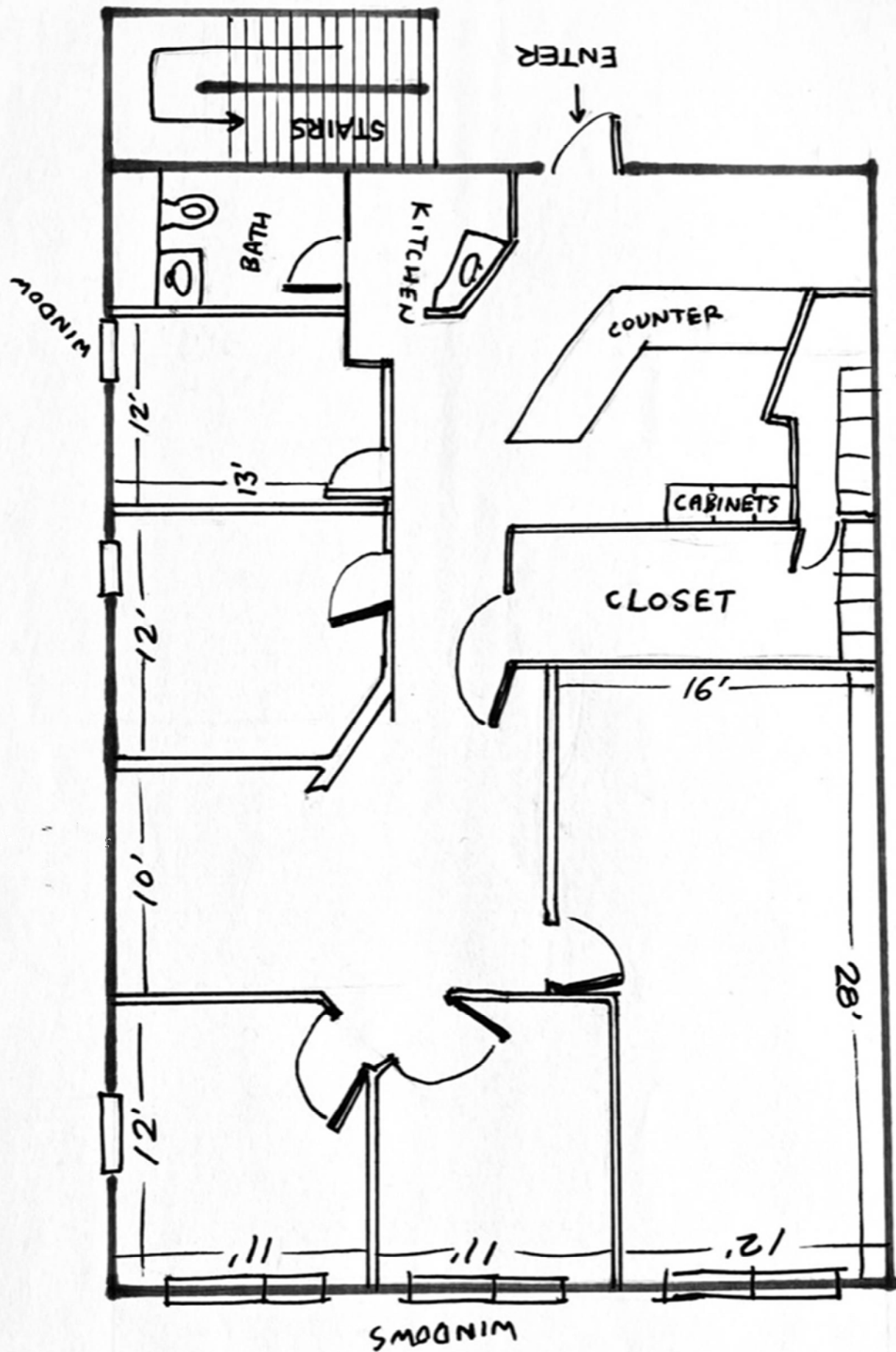


A101



AZOI

1917 SQ. FT.



A201

DEMOGRAPHICS MAP & REPORT

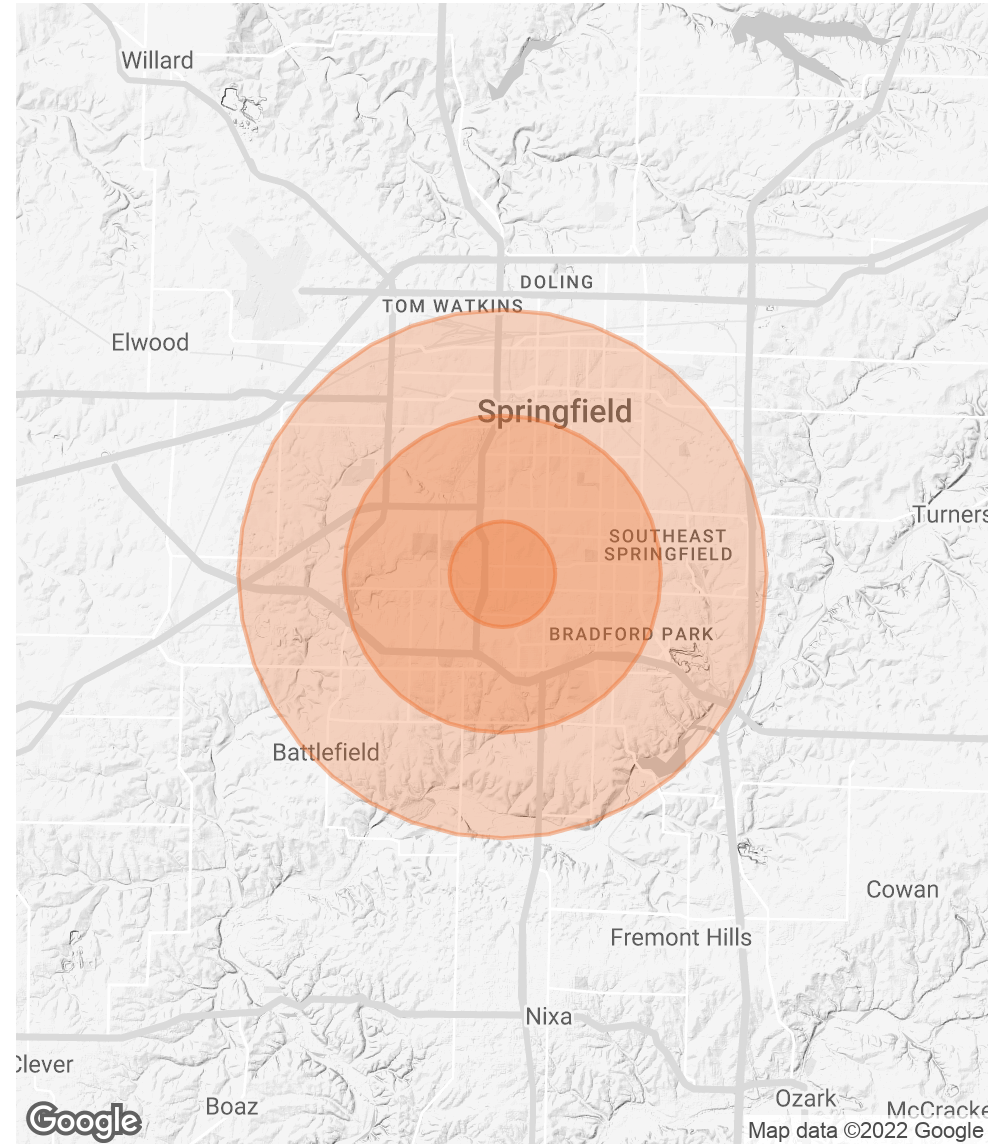
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,713	74,695	176,407
AVERAGE AGE	36.0	35.0	34.8
AVERAGE AGE (MALE)	34.9	33.4	33.6
AVERAGE AGE (FEMALE)	36.5	36.7	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,543	34,650	76,979
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$39,691	\$43,903	\$49,018
AVERAGE HOUSE VALUE	\$107,998	\$136,933	\$145,719

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



MIKE FUSEK, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 25+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri and Florida. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009. SVN has more than 1,700 National Advisors.

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