

Jamestown Plaza

203 S. Jamestown Blvd • Rogersville, MO 65742



FOR LEASE OR FOR SALE

Availability Overview

Space Available	1,500 SF to 7,500 SF
Lease Rate	\$6.00/SF
Lease Type	NNN
Estimated CAM	\$4.00/SF
7 Units	1,500 SF Each
For Sale	\$500,000
Combined Units	Up to 7,500 SF
Space Type	Community Center
Building Size	17,100 SF
Year Built	2009
Zoning	GM
Market	Rogersville
Sub Market	East Springfield
Cross Streets	US Hwy 60 & Jamestown

Property Overview

Property

Property is located just off US Hwy 60 at the Jamestown intersection. Available for sale at \$500,000. Lighted intersection. Traffic Count is 24,204 cars per day. New construction and consist of eleven 1,500 SF bays. Owner will provide a white box finish and is open to negotiating additional infill. Property is 1/4 mile from a new elementary school. Attractive colonial architecture. Rental Rate: is \$6.00/SF/NNN year one + Estimated CAM \$4.00 per Square Foot. Each 1,500 SF bay is \$750.00 + \$500.00 CAM = \$1,250/Month

Please call Listing Agent to schedule your showing. Thank you!

Location

Rogersville is a bedroom community approximately 9 miles Southeast of Springfield. Jamestown Plaza sits at the entrance to approx. 100 Acre mixed use development. Great Visibility from US HWY 60. The Jamestown development has plans for approx. 100 single family houses, 200 unit multifamily complex, and approx. 65 Acres of commercial lots including a big box lot. The Jamestown residential development is centered around the new Logan-Rogersville Elementary School.

Presented by

MIKE FUSEK, CCIM
417.849.5703
mike.fusek@svn.com

DEREK WILLIAMS
417.317.3067
derek.williams@svn.com

Summary 7 Spaces

Lease Rate	\$6.00 SF/yr (NNN)	Space Available	1,500 - 12,000 SF
Lease Type	NNN	Term	

A

Lease Rate	\$6.00 SF/yr	Space Available	1,500 - 3,000 SF
Lease Type	NNN	Term	Negotiable

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B

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E

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	Property is located just off US Hwy 60 at the Jamestown intersection. Available For Sale at \$500,000 Lighted intersection. Traffic Count is 24,204 cars per day.			
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	Lease Type	NNN	Term	Negotiable
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	Lease Type	NNN	Term	Negotiable
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Jamestown Plaza For Lease

Exterior Photos



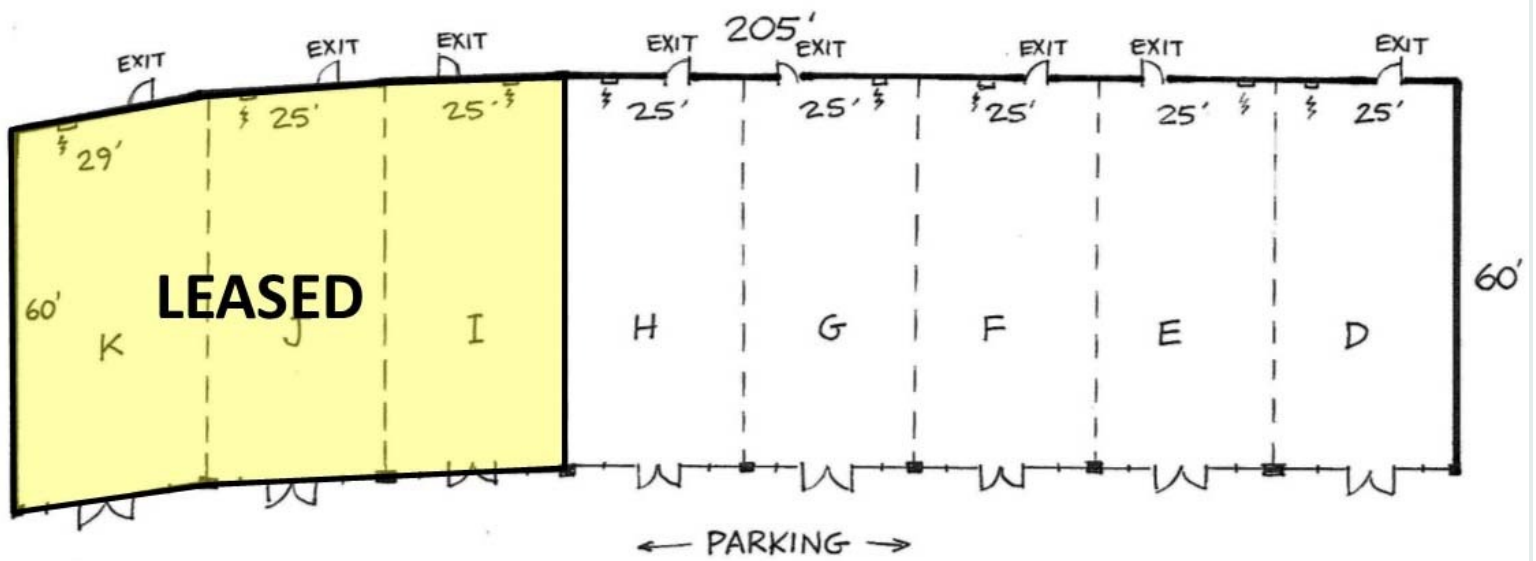
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

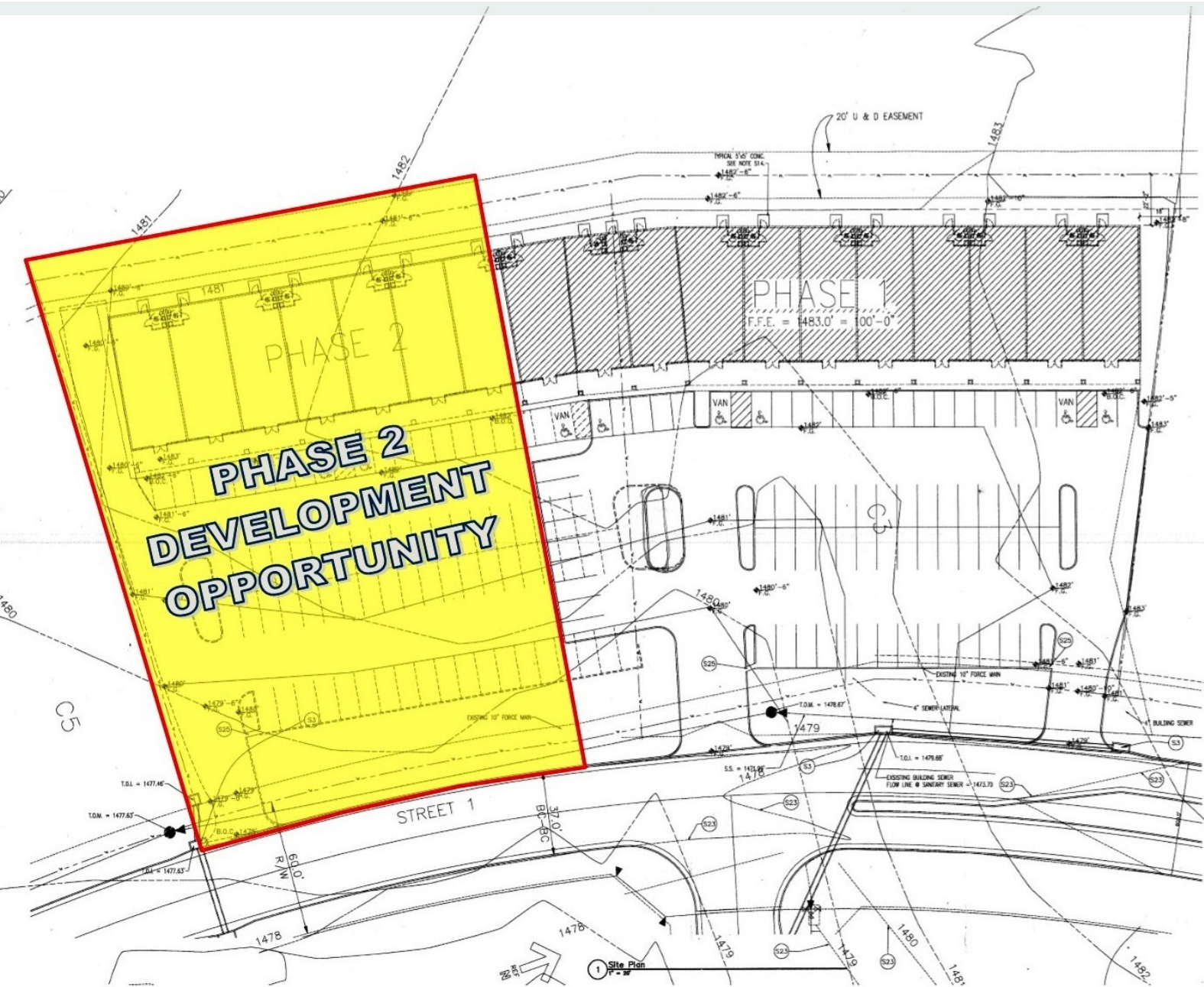
www.svnrainco.com



Floor Plan



JAMESTOWN PLAZA





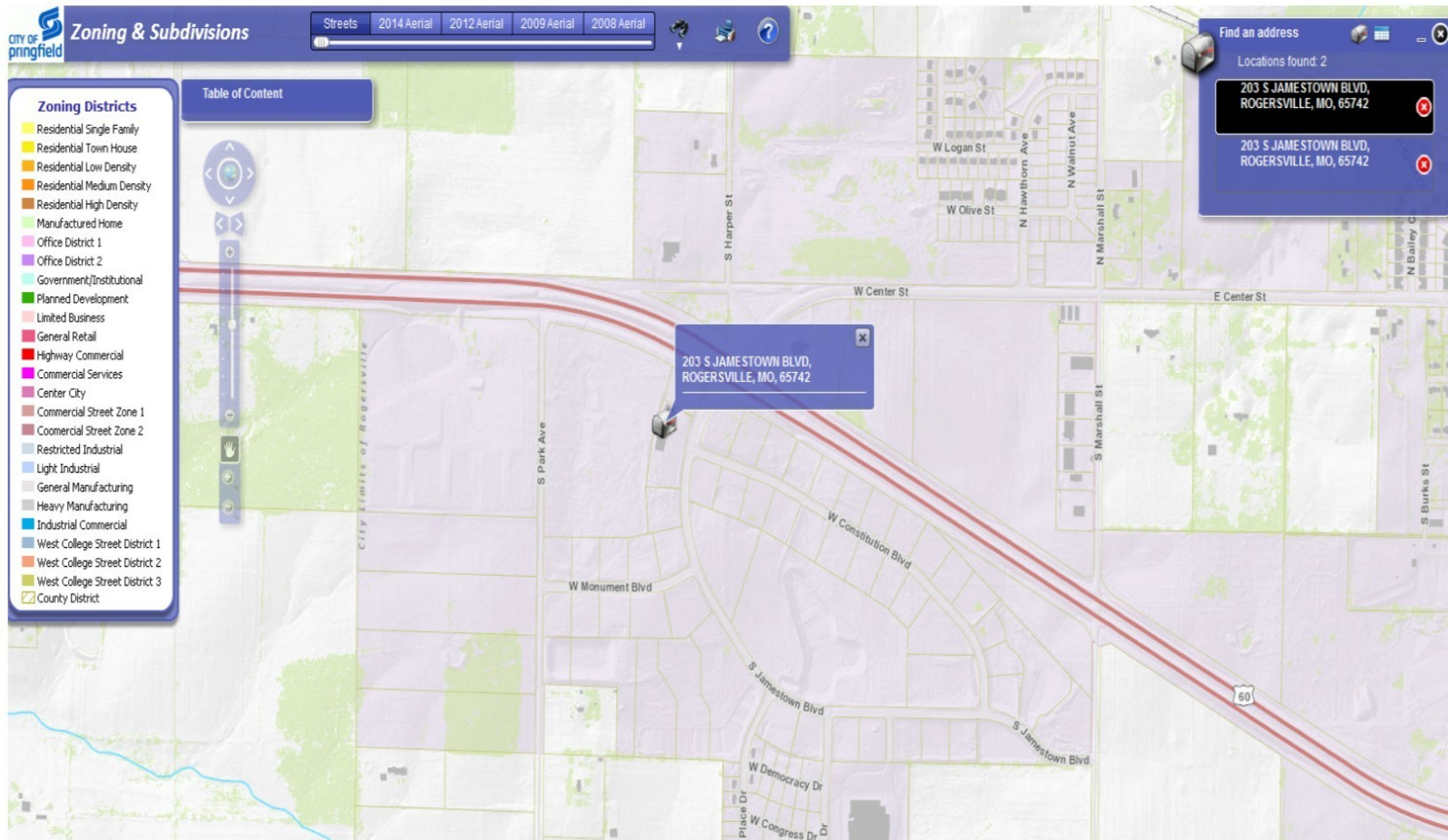
Jamestown Plaza For Lease

Aerial Map



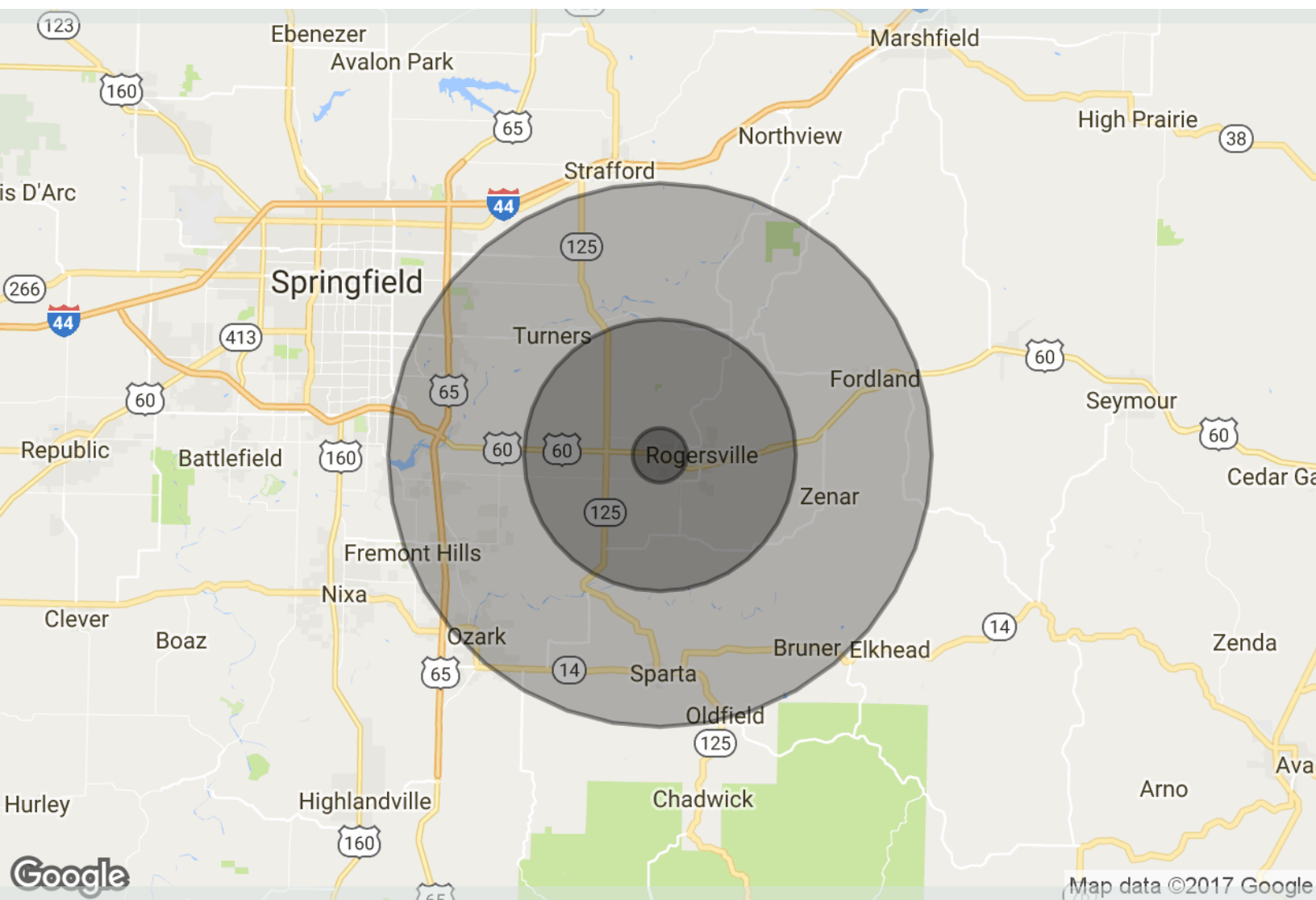
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General Manufacturing Zoning



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Demographics Analysis



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Radius Map

	1 Mile	5 Miles	10 Miles
Total Population	250	6,663	44,436
Total Number of Households	103	2,573	17,045
Average Household Income	\$76,114	\$65,108	\$81,105
Median Age	44.3	38.6	39.5

* Demographic information provided by BuildOut, LLC

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Demographics Report

	1 Mile	5 Miles	10 Miles
Total Population	250	6,663	44,436
Total Number of Households	103	2,573	17,045
Total Number of Persons per Household	2.4	2.6	2.6
Average House Value		\$175,610	\$246,508
Average Household Income	\$76,114	\$65,108	\$81,105
Median Age	44.3	38.6	39.5
Median Age - Male	44.7	38.5	39.1
Median Age - Female	44.1	39.1	39.9
Total Population - White	242	6,402	42,215
Total Percent - White	96.8%	96.1%	95.0%
Total Population - Black	0	47	281
Total Percent - Black	0.0%	0.7%	0.6%
Total Population - Asian	0	9	454
Total Percent - Asian	0.0%	0.1%	1.0%
Total Population - Hawaiian	0	0	0
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	1	37	181
Total Percent - Indian	0.4%	0.6%	0.4%
Total Population - Other	1	47	564
Total Percent - Other	0.4%	0.7%	1.3%
Total Population - Hispanic	0	61	1,291
Total Percent - Hispanic	0.0%	0.9%	2.9%

* Demographic information provided by BuildOut, LLC



Mike Fusek, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 20+ 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. 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 – 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

Sperry Van Ness has more than 1,000 National Advisors.

Mike Fusek, CCIM

Senior Advisor

Phone: 417.849.5703

Fax: 417.875.9233

Cell: 417.849.5703

Email: mike.fusek@svn.com

Address: 2808 S. Ingram Mill, Suite A100
Springfield, MO 65804

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