

LEASE

2808 S. Ingram Mill

2808 S. INGRAM MILL, C 100

Springfield, MO 65804

PRESENTED BY:

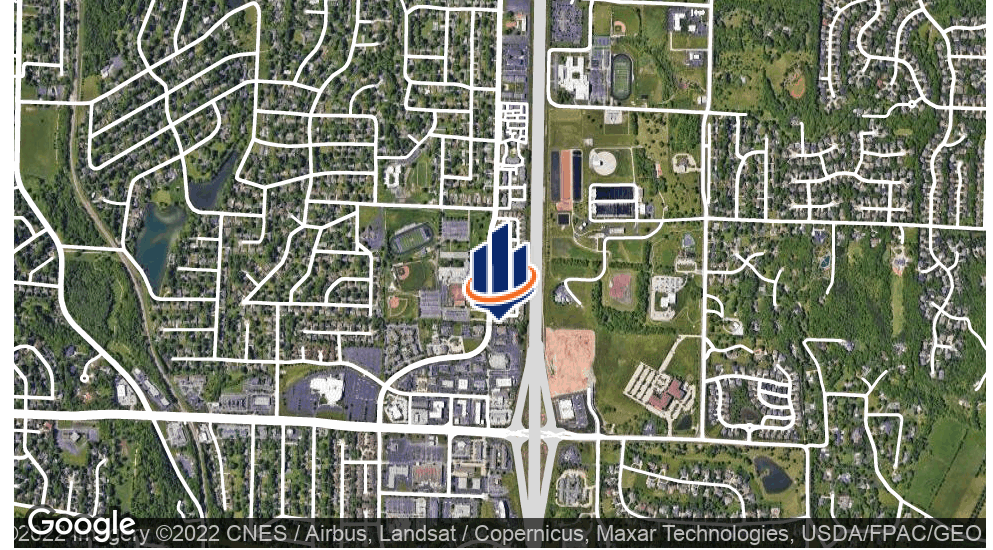
ARCH WATSON

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00/SF
BUILDING SIZE:	3,129 SF
LEASE TYPE:	NNN
EST. NNN CHARGES:	\$4.87/SF
YEAR BUILT:	2008
AVAILABLE:	March 1, 2023
SUBMARKET:	South Springfield

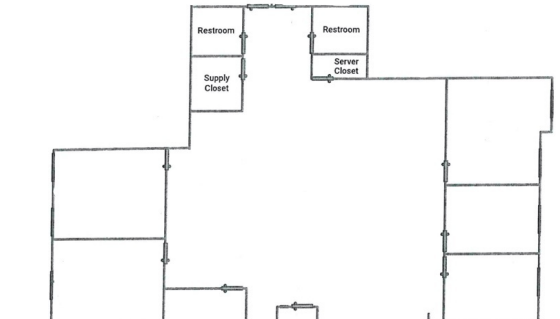
PROPERTY OVERVIEW

Suite 100 has an open floor plan flexible for work stations along with 5 private offices and one conference room. There are two restrooms. A professional monument sign as well as frontage on Ingram Mill offers very good exposure to traffic.

Located on Ingram Mill Rd just north of Battlefield Rd in a Professional office condominium setting. Chateau Office Village can easily be accessed from Battlefield Rd exit on 65 Highway or from the Sunshine St and Ingram Mill Rd intersection. Chateau Office Village is located in a high end office district in close proximity to restaurants such as Metropolitan Grill, Flo, Nicola's and Springfield Taco Co.

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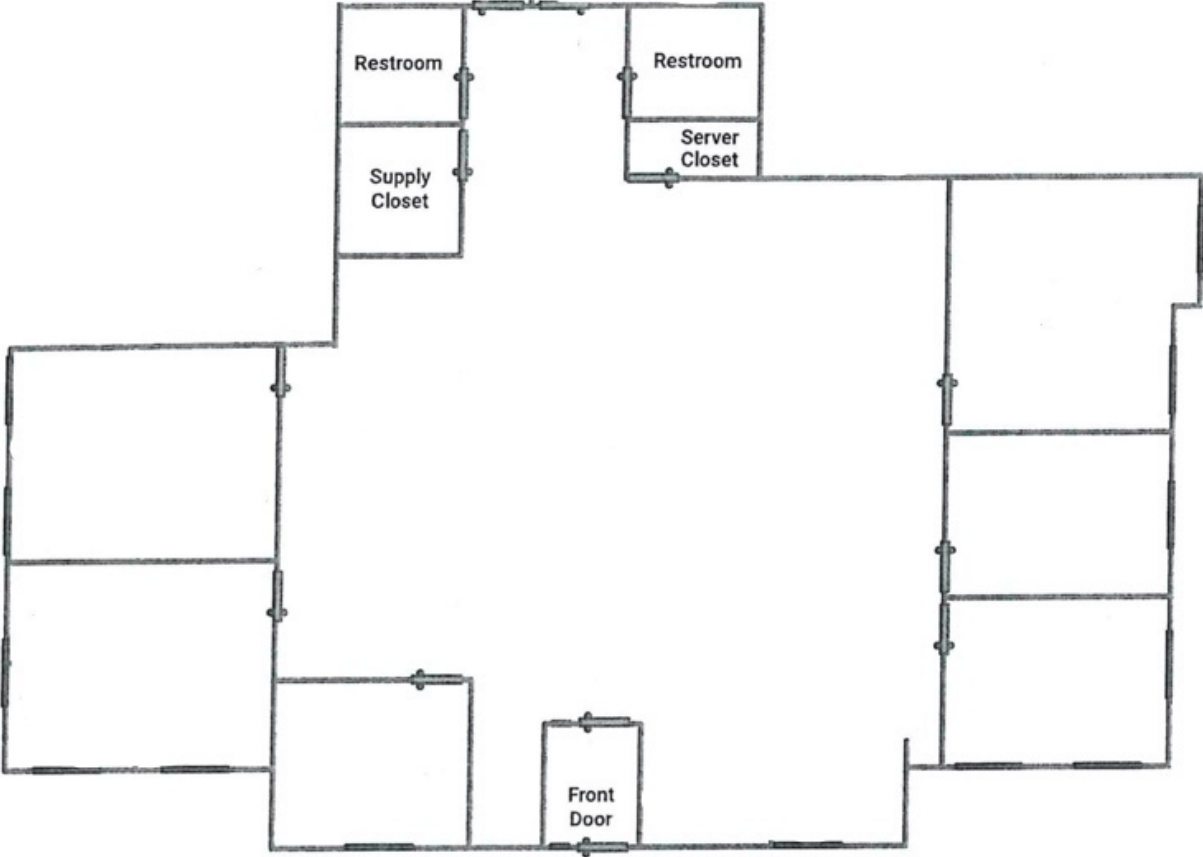
ADDITIONAL PHOTOS



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FLOOR PLAN

**2808 S Ingram Mill
Building B, Suite 100**



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

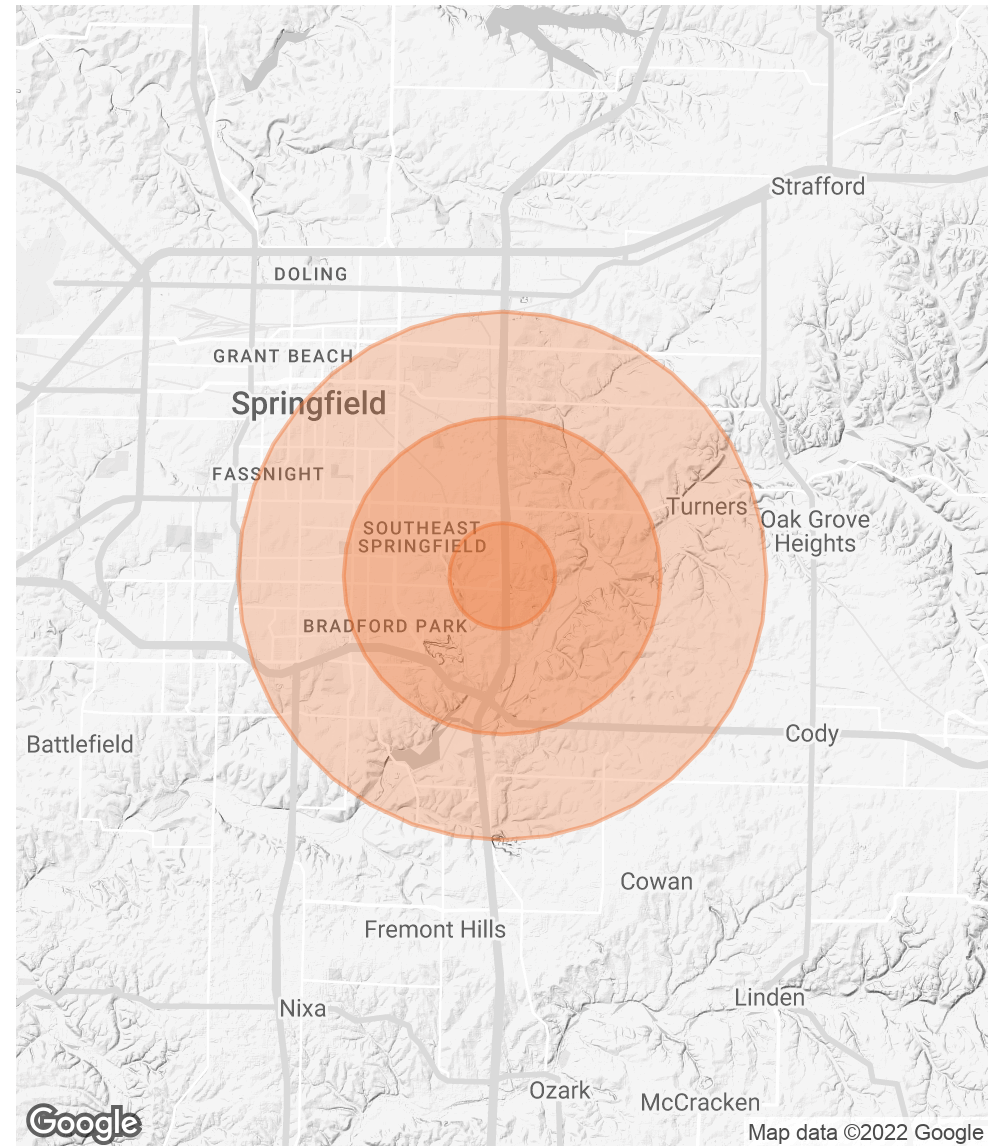
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,956	37,450	101,377
AVERAGE AGE	38.7	40.7	38.1
AVERAGE AGE (MALE)	35.9	38.3	36.3
AVERAGE AGE (FEMALE)	40.6	42.4	39.9

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,371	17,128	45,506
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$60,182	\$65,016	\$61,890
AVERAGE HOUSE VALUE	\$207,474	\$209,407	\$210,829

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



ARCH WATSON

Senior Advisor

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PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

EDUCATION

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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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