

1770 W Sunset St



1770 W SUNSET ST, SPRINGFIELD, MO 65807

For Sale / Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com





PROPERTY DESCRIPTION

High end office building with great visibility & easy access. Property has large Parking Lot w/ Drive Thru Lanes. Building comes with a backup generator and a pole sign. Building is furnished, fiber internet available, tornado shelter & more.

PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- Signalized Corner Lot.
- Prime Location.
- Highly Visible with Easy Access.
- Large Parking Lot w/ Drive Thru Lanes.
- Fiber, Generator, Tornado Shelter.
- Furnished High End Office.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	13,595 SF
Lot Size:	2.88 Acres
Building Size:	20,095 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,184	36,389	77,675
Total Population	8,124	72,007	158,419
Average HH Income	\$39,988	\$50,977	\$54,888

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FOR SALE - SITE PLAN



W SUNSET ST



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FOR SALE



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FOR LEASE - SITE PLAN



W SUNSET ST



S KANSAS EXPY



 **BluCurrent**

FOR LEASE
13,595 SqFt

S MEADOWBROOK AVE

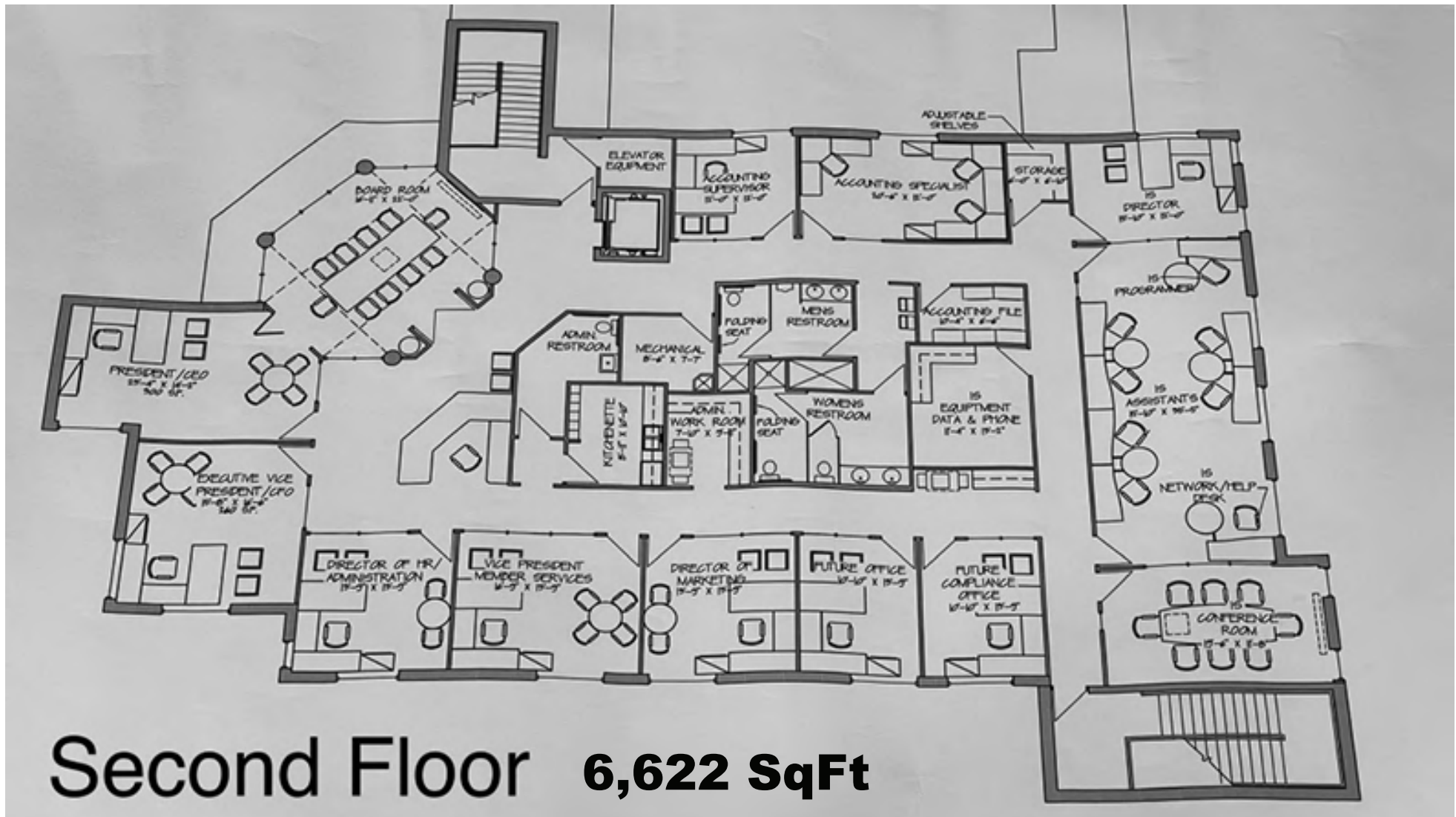


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RETAILER MAP

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TRAFFIC COUNT MAP



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

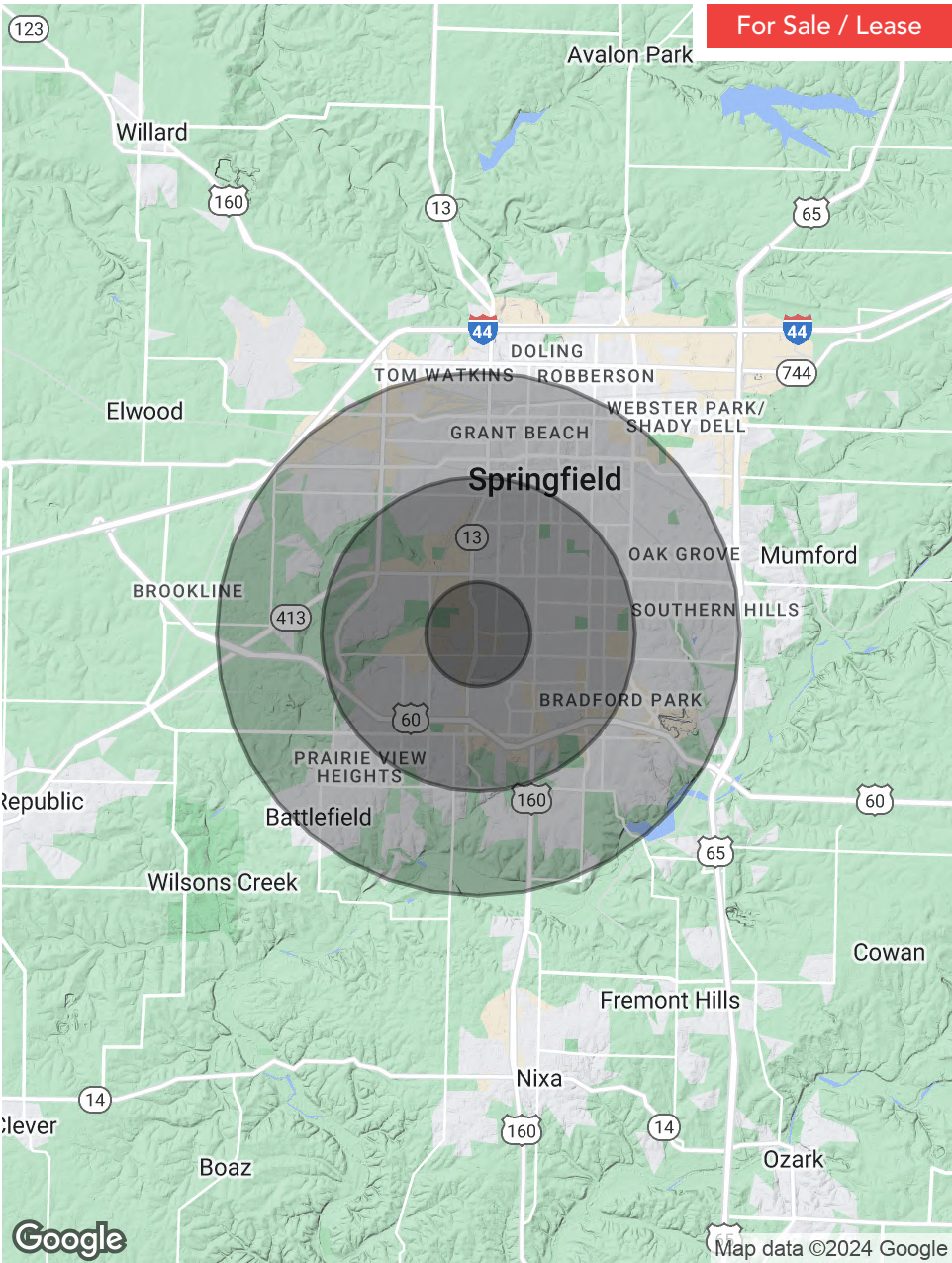
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,124	72,007	158,419
Average Age	32.5	37.0	36.9
Average Age (Male)	32.6	36.4	35.7
Average Age (Female)	31.0	38.4	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,184	36,389	77,675
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$39,988	\$50,977	\$54,888
Average House Value	\$158,942	\$173,714	\$153,022

2020 American Community Survey (ACS)



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ADVISOR BIO

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DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial

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