



FOR LEASE | OFFICE

±700 SF ZONED HM OFFICE SPACE FOR LEASE - E. GRAND ST.

1825 E. Grand St. | Springfield, MO 65804



PROPERTY HIGHLIGHTS

- Multiple parking spaces
- Clean, open floor plan
- 29,570 Cars Per Day [S. Glenstone]
- Immediate Availability

PRESENTED BY:

Jeff Childs, SIOR, CCIM

Senior Advisor
417.860.5447
jeff.childs@svn.com





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PROPERTY SUMMARY

AVAILABLE SF: ±700 SF

LEASE RATE: \$550 Per Month [MG]

MARKET: Springfield

CARS PER DAY: 29,570 [S. Glenstone]

PROPERTY OVERVIEW

We are pleased to offer this ±700 SF Office Space, located in Springfield, MO near the intersection of S. Glenstone Ave. and E. Grand St. with over 29,570 cars per day [S. Glenstone].

Property is Zoned HM.

Please feel free to contact listing agent to schedule your showing today. Thank you!

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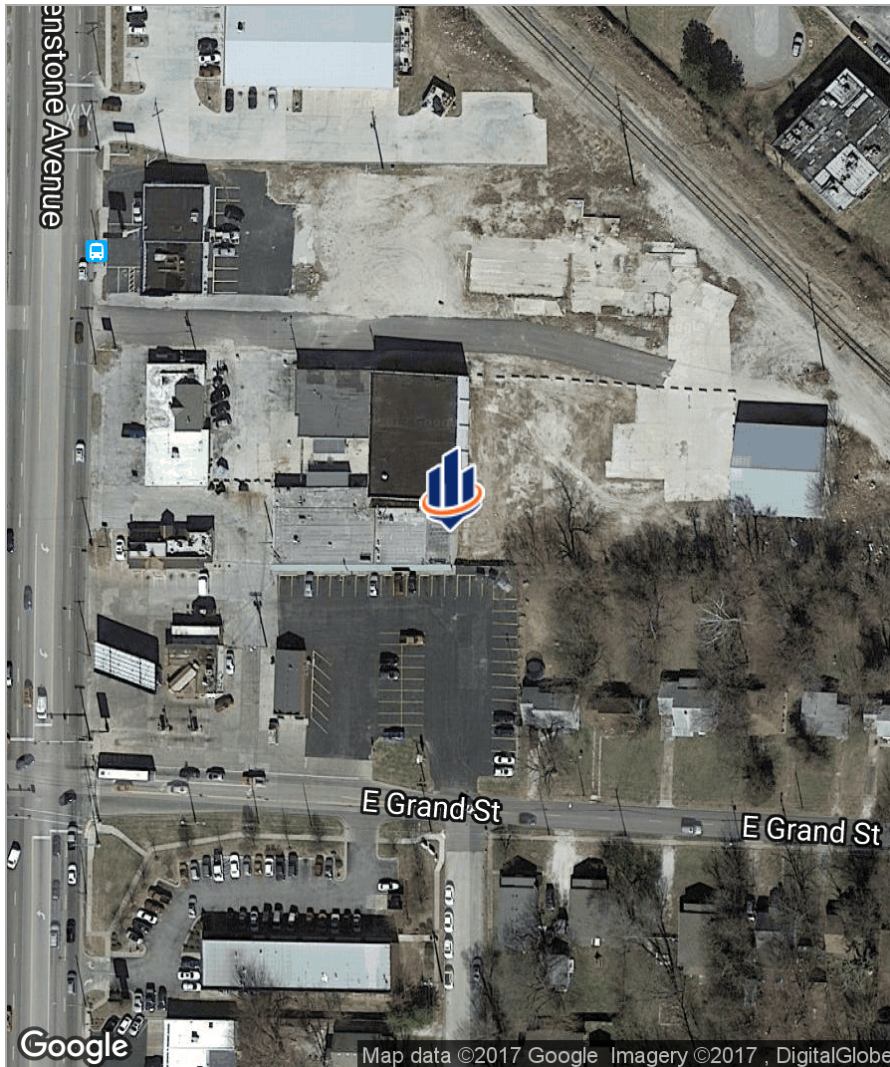
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,568	83,809	168,305
MEDIAN AGE	30.8	31.4	34.8
MEDIAN AGE [MALE]	30.3	30.4	33.4
MEDIAN AGE [FEMALE]	30.6	32.5	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,805	35,801	74,323
# OF PERSONS PER HH	2.0	2.3	2.3
AVERAGE HH INCOME	\$50,625	\$42,769	\$45,461
AVERAGE HOUSE VALUE	\$192,389	\$133,724	\$133,035

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Jeff Childs, SIOR, CCIM

Senior Advisor

SVN | Rankin Company, LLC

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 23 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. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services. Jeff currently serves as a board member for City Utilities of Springfield, as board member of the Springfield Area Chamber of Commerce, as the a member and former Chairman of the Local Issues Public Policy Task Force and is a member and the former Chairman of the Developmental Issues Input Group for the Springfield Chamber of Commerce. While serving on the Board of Leadership Springfield, Jeff was Chairman for the "Leadership is For Teachers" program. In addition, he was a panel speaker for the Springfield Chamber of Commerce Economic Development Conference and a returning guest speaker to "Good Morning Springfield" hosted by the Springfield Chamber of Commerce.

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

Memberships & Affiliations

Society of Industrial and Office REALTORS [SIOR]
Certified Commercial Investment Member [CCIM]
Board Member of Public Utilities - City Utilities
Board Member Springfield Chamber of Commerce
Local Issues Public Policy Task Force
- Past Chairman
Development Issues Input Group- Past Chairman
Leadership Springfield - Past Board Member
Voice of Business Committee
- Springfield Chamber of Commerce
International Council of Shopping Centers
Xceligent Office & Industrial Advisory Boards
Green Circle Advisory Board

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Disclaimer | Confidentiality

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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to SVN.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by SVN with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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