

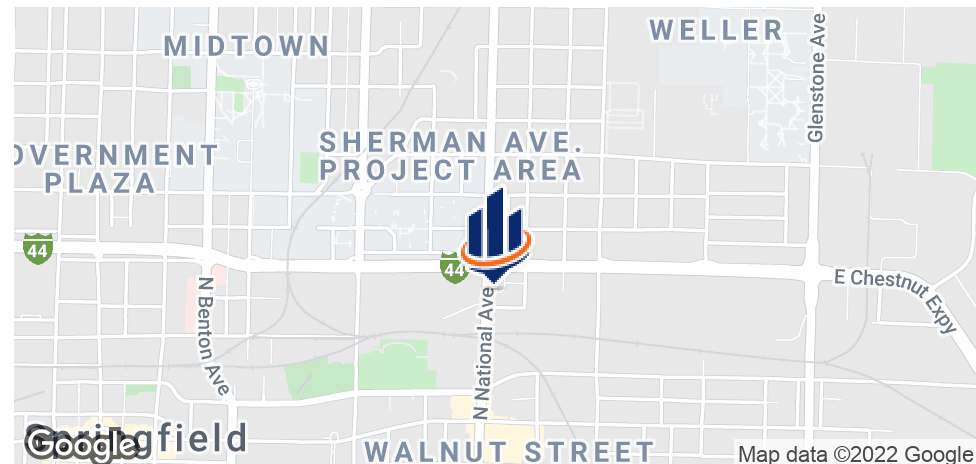


NATIONAL & CHESTNUT RETAIL

610-614 N. NATIONAL
SPRINGFIELD, MO 65802

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Property Summary



OFFERING SUMMARY

Available SF:	1,400 SF
Lease Rate:	\$9.00 SF/yr
Year Built:	1996
Building Size:	4,200 SF
Market:	Springfield
Submarket:	NE Springfield

PROPERTY OVERVIEW

There are currently three units available at the Carter Retail Center. Unit 612 was most recently a hair salon and has two sinks and several stations with mirrors and electrical plugs. Suite 614 is a wide open retail space with an office and restroom. Unit 610 has been a text book store and restaurant in the past. Current Est. NNN's are \$3.63/psf.

LOCATION OVERVIEW

Located just south of the intersection of National and Chestnut Expressway near Ozark Technical College. OTC currently has an enrollment of over 13,000 students.

PROPERTY HIGHLIGHTS

- Updated Intersection at National & Chestnut Expwy
- Close to rapidly growing downtown area
- Front door parking for 40 cars
- Across from OTC / 0.3 Miles from Hammon's Field

Available Spaces

LEASE RATE: \$8.00 - 9.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 1,400 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
610	Strip Center	\$9.00 SF/yr	NNN	1,400 SF	Negotiable	Most recently a Text Bucks location, the retail end cap has also been a restaurant. The wide open space has a grease trap, small office and two restrooms.
614	Strip Center	\$8.00 SF/yr	NNN	1,400 SF	Negotiable	Suite 614 is a wide open retail space with an office and restroom.
612	Strip Center	\$9.00 SF/yr	NNN	1,400 SF	Negotiable	Suite 612 was most recently a hair salon. There are two sinks and several stations with mirrors and electrical plug-ins at the stations. Open floor plan offers opportunities for this space to be any type of retail.

Suite 610 Photos



Suite 612 Photos



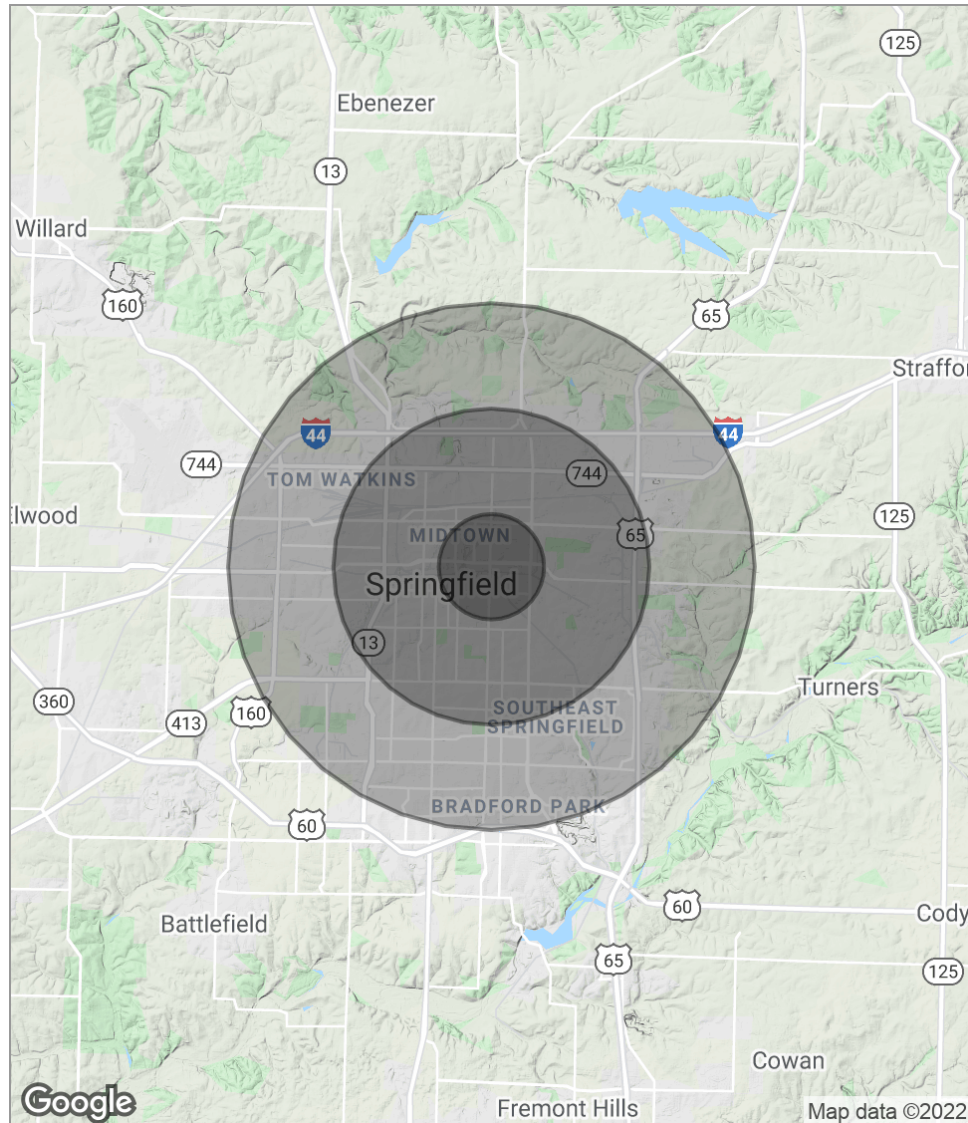
Suite 614



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,905	84,421	170,913
Median age	23.3	30.1	34.2
Median age [Male]	23.5	29.5	33.1
Median age [Female]	23.1	31.0	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,358	35,117	74,744
# of persons per HH	3.0	2.4	2.3
Average HH income	\$35,249	\$37,432	\$42,274
Average house value	\$123,311	\$118,891	\$119,874

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 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

Arch has a Bachelor of Science in Economics from Missouri State University.

MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors
Missouri Association of Realtors
National Association of Realtors

Disclaimer

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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 representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to 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 Lease 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 Lease 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 Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee 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 lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.