



OFFICE BUILDING FOR SALE

6,743 SF RETAIL/OFFICE DOWNTOWN SPRINGFIELD

313 Park Central West, Springfield, MO 65806



SALE OVERVIEW

SPACE AVAILABLE:	6,743 Square Feet
FOR SALE:	\$650,000
PRICE PER SF:	\$96.40
SPACE TYPE:	Office/Retail
PUBLIC PARKING:	Yes
MARKET:	Springfield
SUB MARKET:	Downtown
ZONING:	Center City
CROSS STREETS:	Campbell & Park Central W
2018 PROPERTY TAX:	\$7,837

PROPERTY DESCRIPTION

Thank you for looking at the 6,743 Square Foot Retail/Office space located downtown on Park Central West. Floor plans available upon request.
Main level - 1,965 SF
2nd Level - 1,980 SF
3rd Level - 1,808 SF
Lower Level - 990 SF
For Sale at \$650,000 [\$96.40 / SF]
For Lease at \$15.50/sf Gross

2018 Real Estate Taxes = \$7,837.31.

Please call the Listing Agent for your private showing.

LOCATION OVERVIEW

Located near Campbell and Park Central W in Springfield. Neighboring businesses include Hurts Donut, Springfield Business Journal, Regal Cinemas Theater, Patton Ally Pub, Mudhouse Coffee, and other local and national companies.

Mike Fusek, CCIM serves as Senior Advisor for SVN Commercial in the Springfield, Missouri metro area. Top 40% National Advisor in SVN.



MIKE FUSEK, CCIM

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GERALD ZAMORA

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DOWNTOWN OFFICE NEAR THE HEART OF THE DOWNTOWN SQUARE

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Interior Photos



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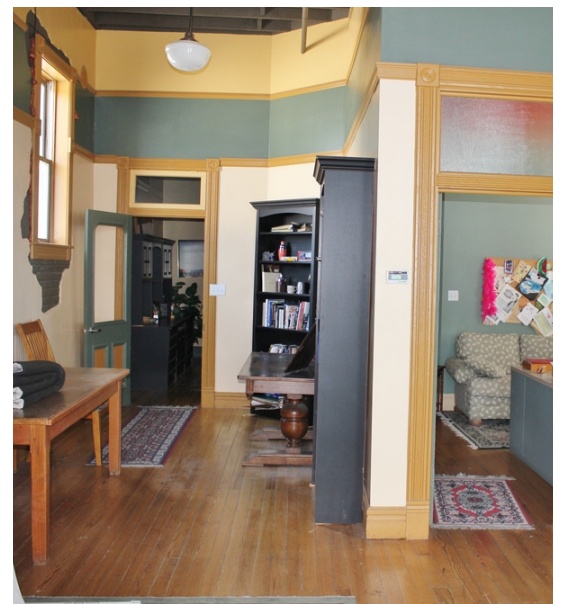


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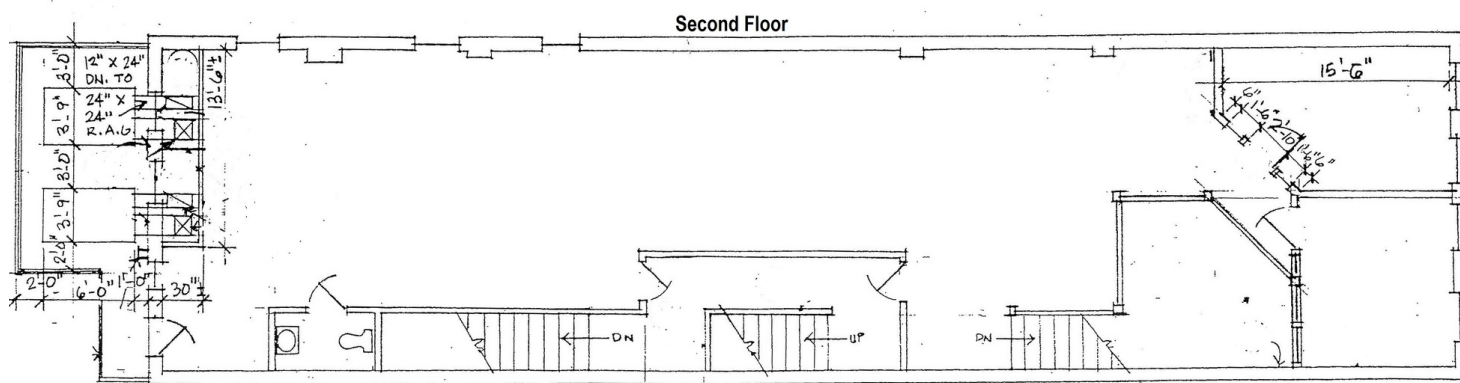
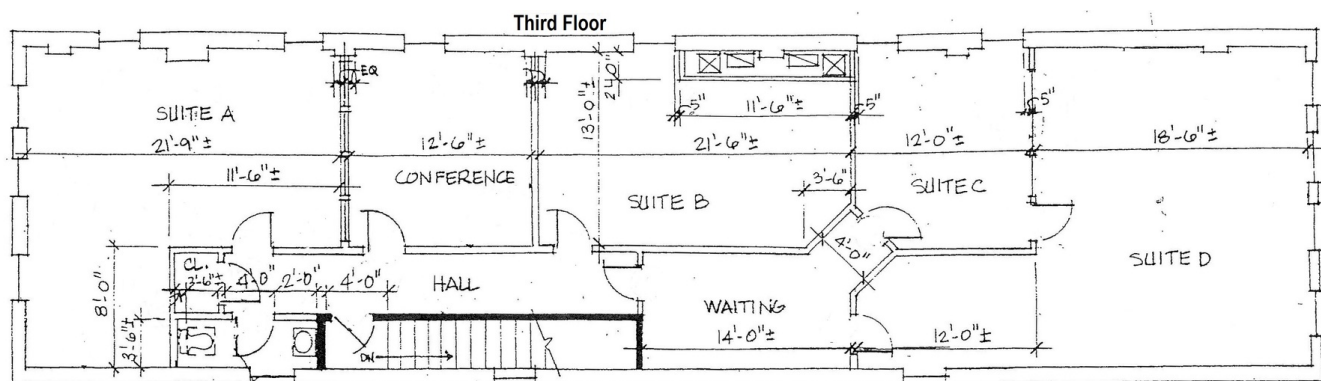


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Floor Layouts Level 2 - 3



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RANKIN COMPANY, LLC

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Beacon Map



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Neighborhood Businesses



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Zoning Map



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	1 MILE	3 MILES	5 MILES
Total households	6,067	38,138	78,124
Total persons per hh	2.5	2.4	2.3
Average hh income	\$27,219	\$37,494	\$41,541
Average house value	\$113,156	\$116,068	\$117,636

	1 MILE	3 MILES	5 MILES
Total population	15,305	92,139	178,642
Median age	26.4	31.0	34.2
Median age (male)	27.1	30.2	33.0
Median age (female)	25.9	32.1	35.4

** Demographic data derived from 2010 US Census*

**MIKE FUSEK, CCIM**

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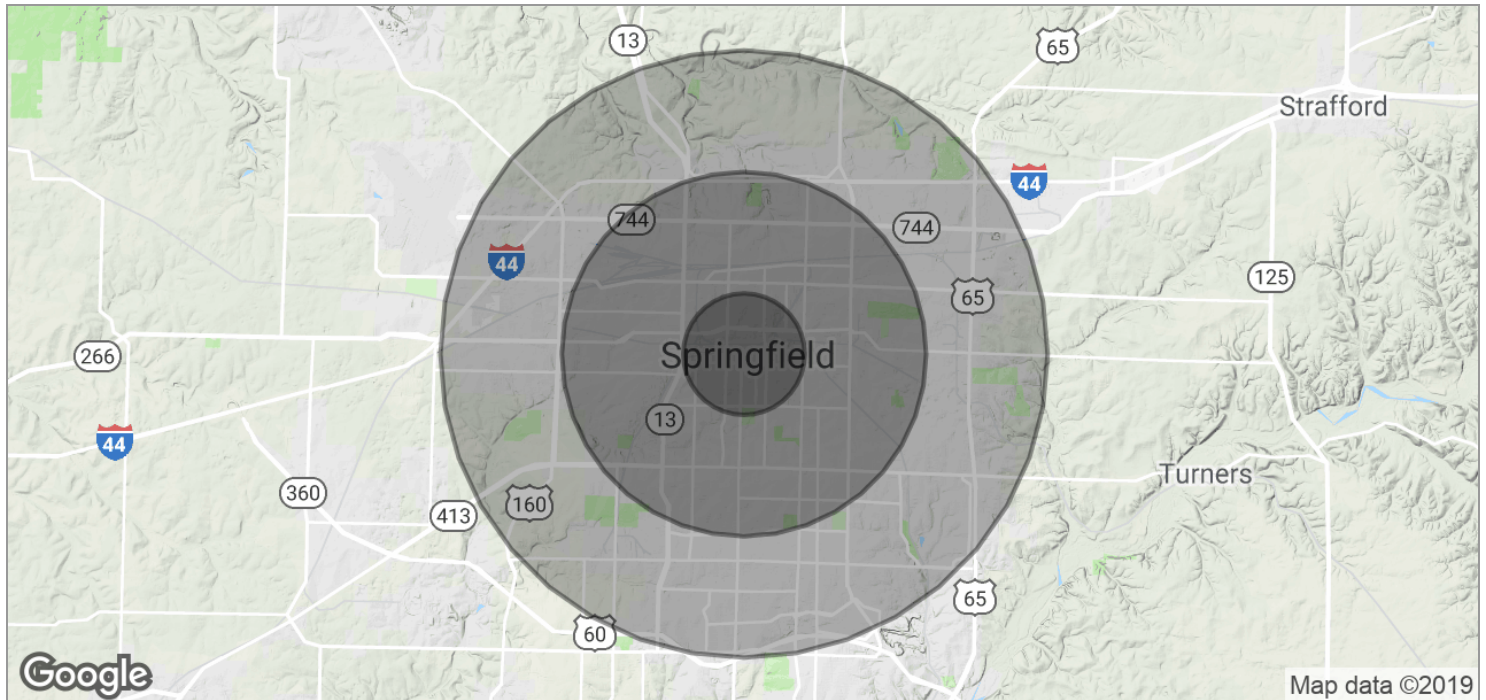
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POPULATION

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MEDIAN AGE (MALE)	27.1	30.2	33.0
MEDIAN AGE (FEMALE)	25.9	32.1	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,067	38,138	78,124
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$27,219	\$37,494	\$41,541
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Executive Summary

Springfield Metropolitan Statistical Area

Greene • Christian • Webster • Polk • Dallas
counties in Southwest Missouri.

National Recognition for Springfield

- Top 5 in the Nation for Economic Strength | Fourth Economy Index
- Top 10 Hot City for Entrepreneurs | Entrepreneur Magazine
- Top 12 Metros for Recruitment & Attraction | Expansion Management
- Top Place for Business & Careers | Forbes Magazine
- Top City for Young Professionals | Next Cities
- Top 40 Best Quality of Life | bizjournals
- Top 20 Mid-Sized City for Entrepreneurs | Inc. Magazine
- Top 50 Best Performing City | Milken Institute

Well-Known Companies Operating In Springfield

- Bass Pro
- Kraft Foods
- T-Mobile
- Jack Henry & Associates
- Paul Mueller Company
- BKD, LLP
- 3M
- JPMorgan Chase
- Dairy Farmers of America
- O'Reilly Auto Parts
- Burlington Northern Santa Fe
- Springfield Remanufacturing
- Expedia, Inc.

Population

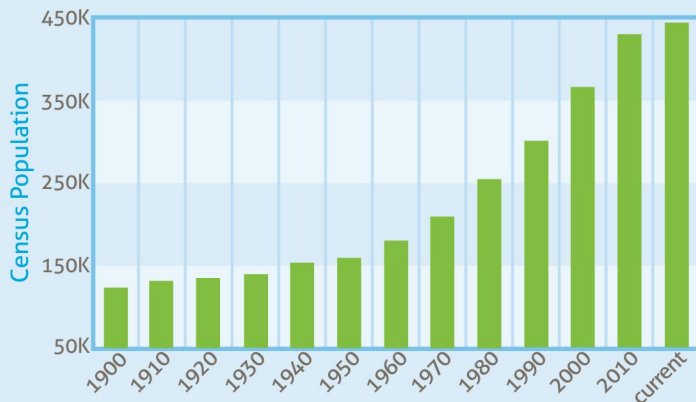
448,744

Current Springfield
Metro Area Population

0.9%

Average Annual
Population Growth Rate

Population for Springfield Metro Area



[Source: Bureau of Labor Statistics]

164,122

Springfield
City Limits

1,031,733

*Springfield's
Economic Area

614,951

**Springfield Regional
Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)



COX MEDICAL CENTER, PART OF MEDICAL MILE

Workforce

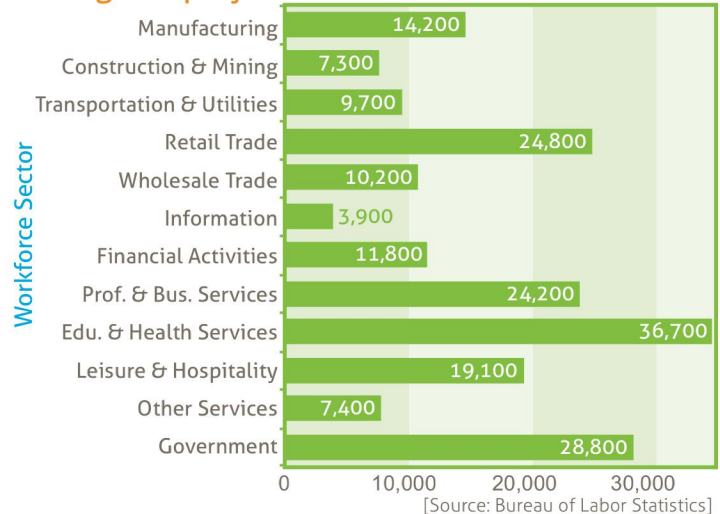
224,306

Current Springfield
Metro Area Workforce

1.4%

Average Annual
Workforce Growth Rate

Average Employment Sector



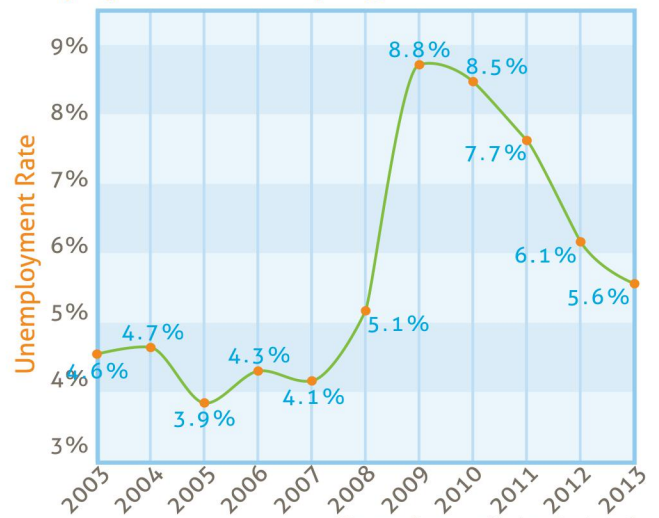
[Source: Bureau of Labor Statistics]

Employment

5.2%

Current Unemployment Rate
for Springfield Metro

Unemployment Rate for Springfield Metro Area



[Source: Bureau of Labor Statistics]

About Sperry Van Ness



To create and nurture a positive working environment and perform as a team member with accountability, responsibility and authority, every Sperry Van Ness® Affiliate Advisor agrees to lead and live by the following Core Covenants in everything they do with Sperry Van Ness:

- 1 > I PLACE MY CLIENT'S INTEREST ABOVE MY OWN AND PROACTIVELY COOPERATE WITH ALL BROKERS AND AGENTS.
- 2 > I SHOW RESPECT AND SUPPORT TO ALL.
- 3 > I EPITOMIZE THE FIRST-CLASS REPUTATION AND IMAGE OF SPERRY VAN NESS.
- 4 > I VALUE THE IMPORTANCE OF PHYSICAL AND MENTAL HEALTH, AND INVOLVEMENT WITHIN MY COMMUNITY IN THE SUPPORT OF A BALANCED AND SUCCESSFUL CAREER.
- 5 > I QUICKLY RESOLVE CONFLICTS POSITIVELY AND EFFECTIVELY.
- 6 > I AM INDIVIDUALLY RESPONSIBLE FOR ACHIEVING MY OWN POTENTIAL.
- 7 > I HONOR MY COMMITMENTS.
- 8 > I DOMINATE MY MARKET AREA AND PROMOTE MY SPECIALTY WITHIN THE FIRM.
- 9 > MY THOUGHTS, ACTIONS AND ENERGIES ARE FOCUSED ON THE POSITIVE AND THE POSSIBLE.
- 10 > CREATE AMAZING BENEFITS FOR MY CLIENTS, COLLEAGUES, AND COMMUNITY.



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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 – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,500 National Advisors.

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Gerald Zamora

Advisor

SVN | Rankin Company, LLC

Gerald Zamora serves as a Commercial Advisor with SVN / Rankin Company and specializes in the Springfield Missouri metro area. In 2015, Gerald joined Mike Fusek, CCIM and SVN Commercial and has successfully brokered over 120 commercial transactions within 24 months.

Prior to joining SVN Commercial, Zamora served as founder and broker for The Real Estate Broker of Springfield and Branson, a residential and commercial brokerage company in Southwest Missouri. Gerald has 14 years of extensive real estate knowledge with Office, Retail, Warehouse and Restaurant.

His extraordinary understanding of the commercial real estate industry and his passion for offering a "high level service" is Gerald's passion. Additionally, Gerald is involved in Leadership Springfield and has completed CCIM 101 & 102.

Memberships & Affiliations

Leadership Springfield Class of 32

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