

SALE

8.7% CAP Retail Center for Sale

5508 NORTH FARMER BRANCH ROAD

Ozark, MO 65721

PRESENTED BY:

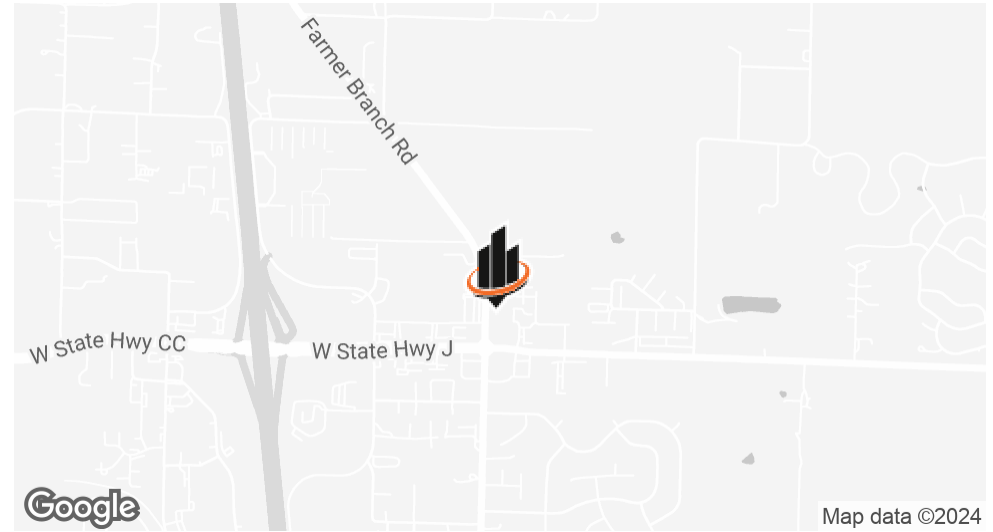
JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,050,000
PRICE PER FOOT:	\$154.14
BUILDING SIZE:	13,299 SF
CAP RATE:	8.73%
MARKET:	Ozark
COUNTY:	Christian
CROSS STREETS:	Farmers Branch Road and State Hwy J

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PROPERTY DESCRIPTION

8.7% CAP RATE! Thank you for viewing this 13,299 SF 100% occupied retail center now available for sale in Ozark, Missouri. The property is located within minutes of the high traffic intersection of US Highway 65 and Highway CC. Please contact the listing agent for additional information. Thank you!

LOCATION DESCRIPTION

Located near many local and national businesses including O'Reilly Auto Parts, Ozark Bank, Lawrence Drug, Tracor Supply Co, Lamberts Cafe, Subway, Ace Hardware, Culvers, McDonalds, Taco Bell, Kum and Go, and more.

ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

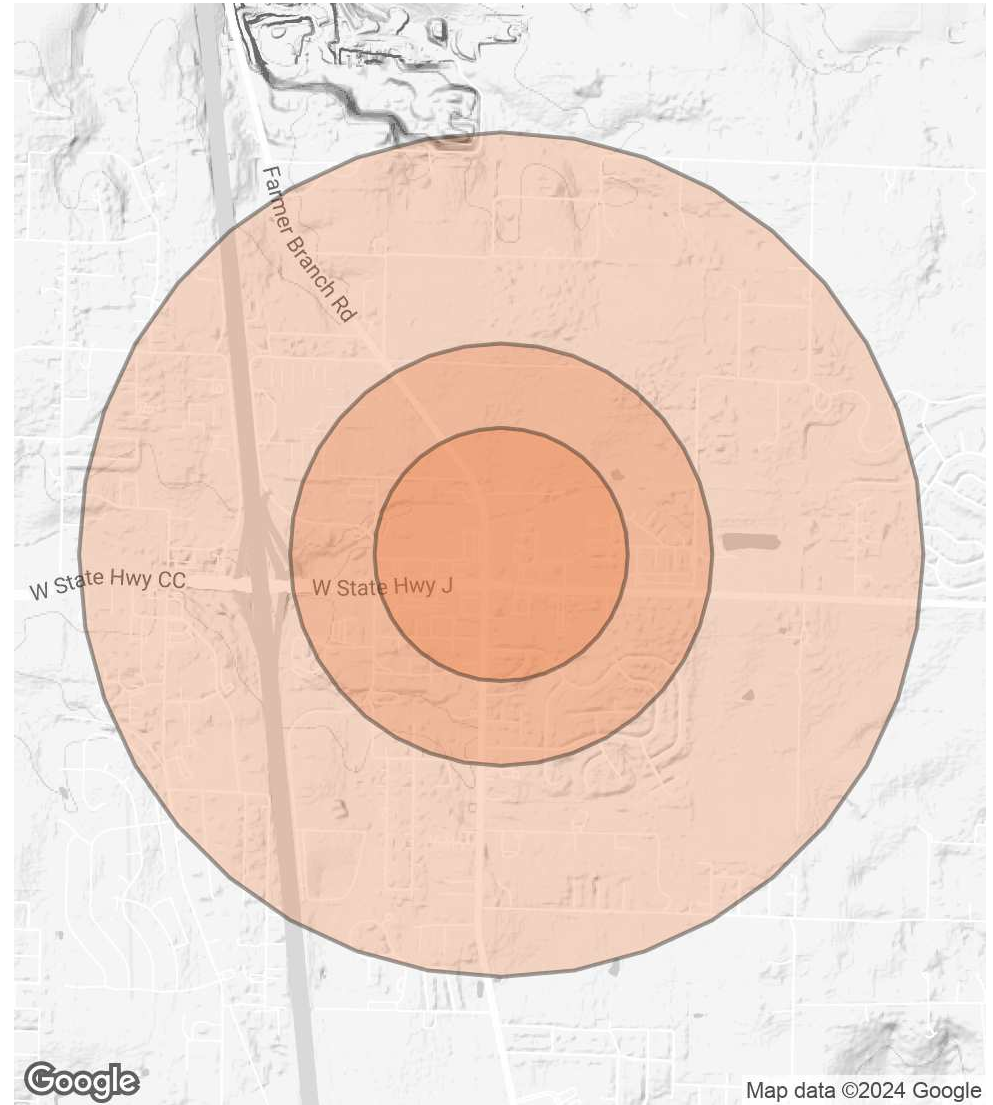
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	572	1,160	3,683
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	230	466	1,442
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$104,304	\$99,392	\$92,295
AVERAGE HOUSE VALUE	\$316,858	\$301,212	\$286,957

Demographics data derived from AlphaMap

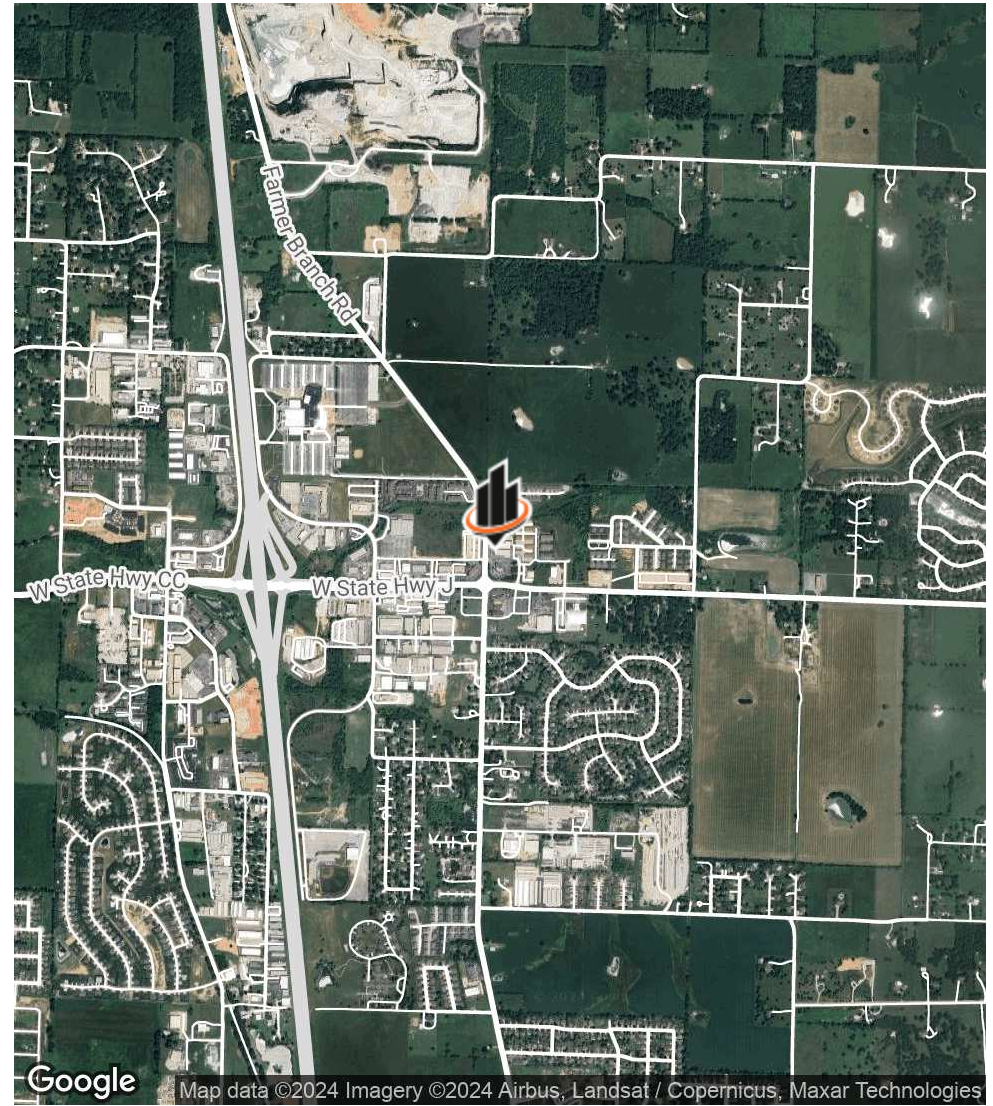
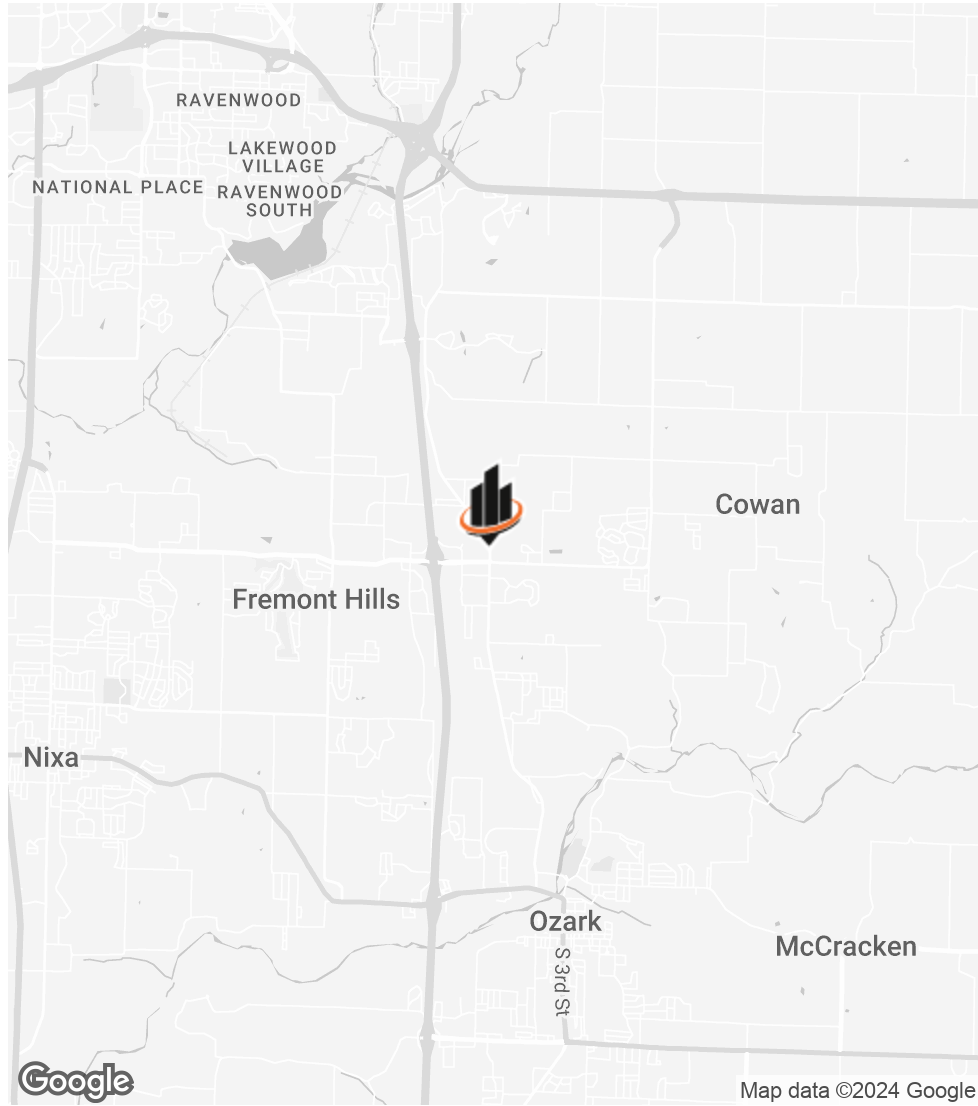


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LOCATION MAP



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RETAILER MAP



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ADVISOR BIO



JACK RANKIN

Associate Advisor

jack.rankin@svn.com

Direct: **417.860.9951** | Cell: **417.860.9951**

PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain his Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

-Springfield Chamber of Commerce

-Springfield Board of Realtors

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DISCLAIMER

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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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