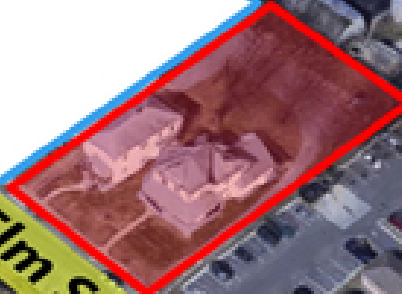




# GROUND LEASE OR BUILD TO SUIT CENTER CITY

517 E ELM ST  
SPRINGFIELD, MO 65806

Jeff Childs, SIOR, CCIM  
Senior Advisor  
O: 417.887.8826 x104  
jeff.childs@svn.com



E Elm St.

S Kimbrough Ave.



# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$1.75 SF/yr (NNN)
Available SF:	0.48 Acres
Lot Size:	0.48 Acres
Zoning:	Central City
Market:	Springfield
Submarket:	Downtown Springfield
APN:	13-24-242-059

## PROPERTY OVERVIEW

We are pleased to offer this ±0.48 AC Ground Lease, located in the heart of Springfield's Downtown area with great frontage on E. Elm St.

This property is located next door to the brand new Tru Hotel. This hotel opened in December 2019 and features 98 rooms. Facility also features a pool and a fitness center.

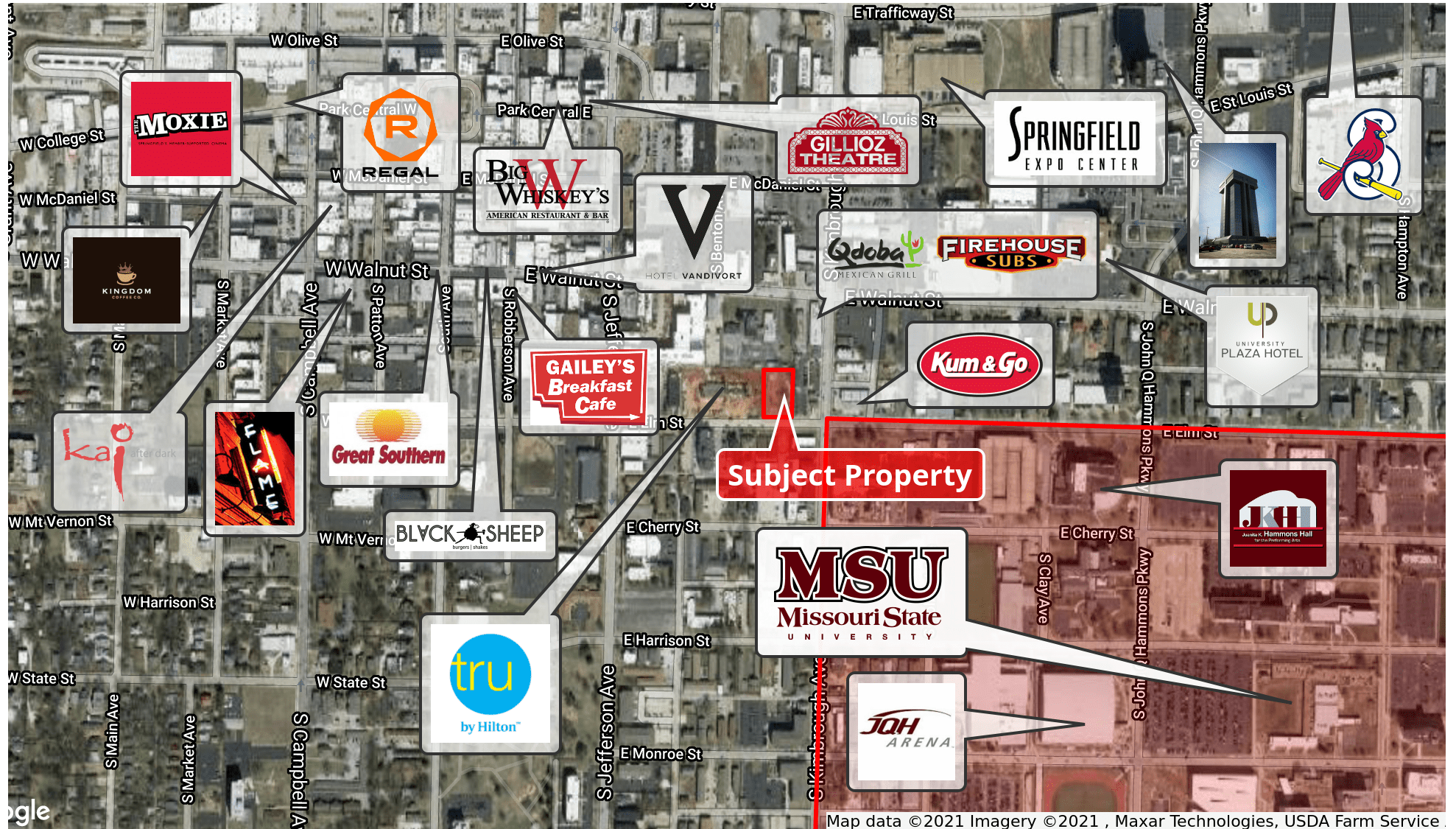
Please feel free to contact listing agent to schedule your showing today. Thank you!

## PROPERTY HIGHLIGHTS

- ±0.48 AC Ground Lease
- Excellent redevelopment potential
- Walking distance to MSU



# Retailer Map





# Demographics Map & Report

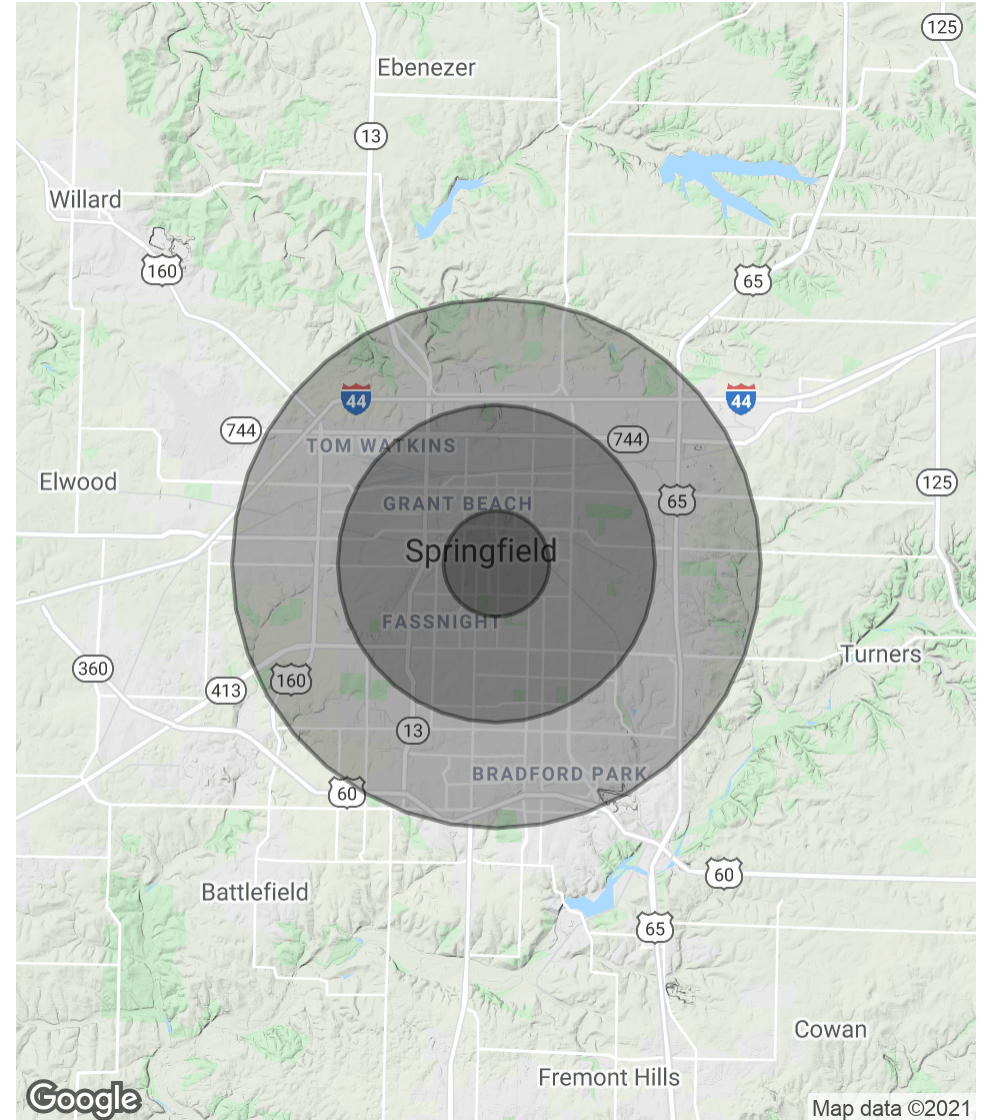
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,663	93,499	182,728
Average age	24.7	30.9	34.5
Average age (Male)	25.2	30.2	33.3
Average age (Female)	24.3	32.0	35.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,338	39,146	80,478
# of persons per HH	2.8	2.4	2.3
Average HH income	\$29,105	\$37,621	\$42,144
Average house value	\$129,988	\$117,626	\$118,145

\* Demographic data derived from 2010 US Census



# Advisor Bio & Contact

## JEFF CHILDS, SIOR, CCIM

Senior Advisor



2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804  
T 417.887.8826 x104  
C 417.860.5447  
jeff.childs@svn.com

## PROFESSIONAL BACKGROUND

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 25 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.

Jeff currently serves as past chairman of the Springfield Area Chamber of Commerce, former chair on the board for City Utilities of Springfield, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

## EDUCATION

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] / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / 2019 Chairman for Springfield Chamber of Commerce / Former Board Member Springfield Convention & Visitors Bureau, Inc / 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

# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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.