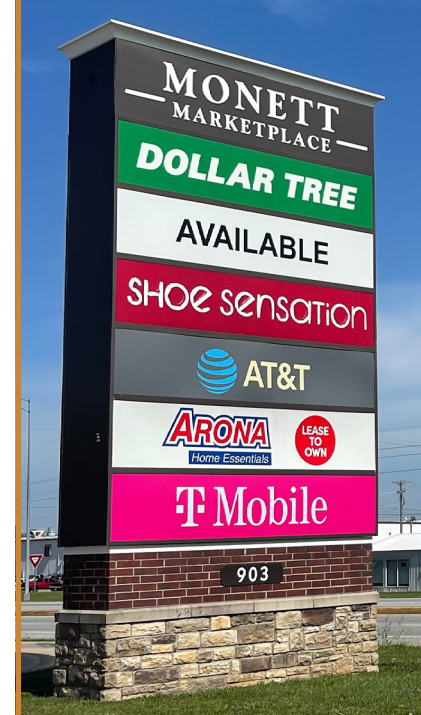


Property Details ————— \$4,600,000

ADDRESS | Monett Marketplace, 903 US-60, Monett, MO 65708

PROPERTY HIGHLIGHTS

- 26,350 SF Monett Marketplace shopping center, recently built in 2016
- Co-tenants include Dollar Tree, Shoe Sensation, Arona, T-Mobile, & AT&T
- Shadow anchored by Lowe's and Walmart Supercenter
- Located on US-60 with over 10,000 cars per day passing by
- Heavy investment into Monett's Historical Downtown has brought new life to many businesses, and the area's cultural scene
- Less than 1 mile from the new \$42 million, 100,000 SF Cox Monett Hospital, which opened in January 2021
 - Offers a wide spectrum of care, including surgery, labor and delivery, emergency care, radiological services, a pharmacy, and more
- ~1 hour from Springfield and Joplin; 2.5 hours from Kansas City, MO



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About Monett, MO

KEY FACTS



33.6

Median Age



\$60,957

Average Household Income

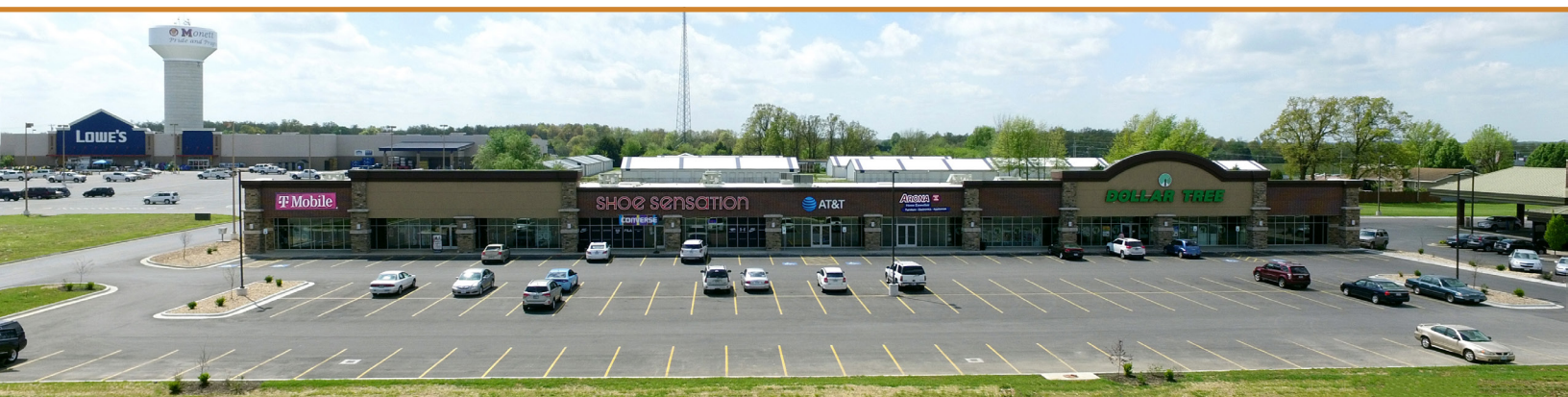
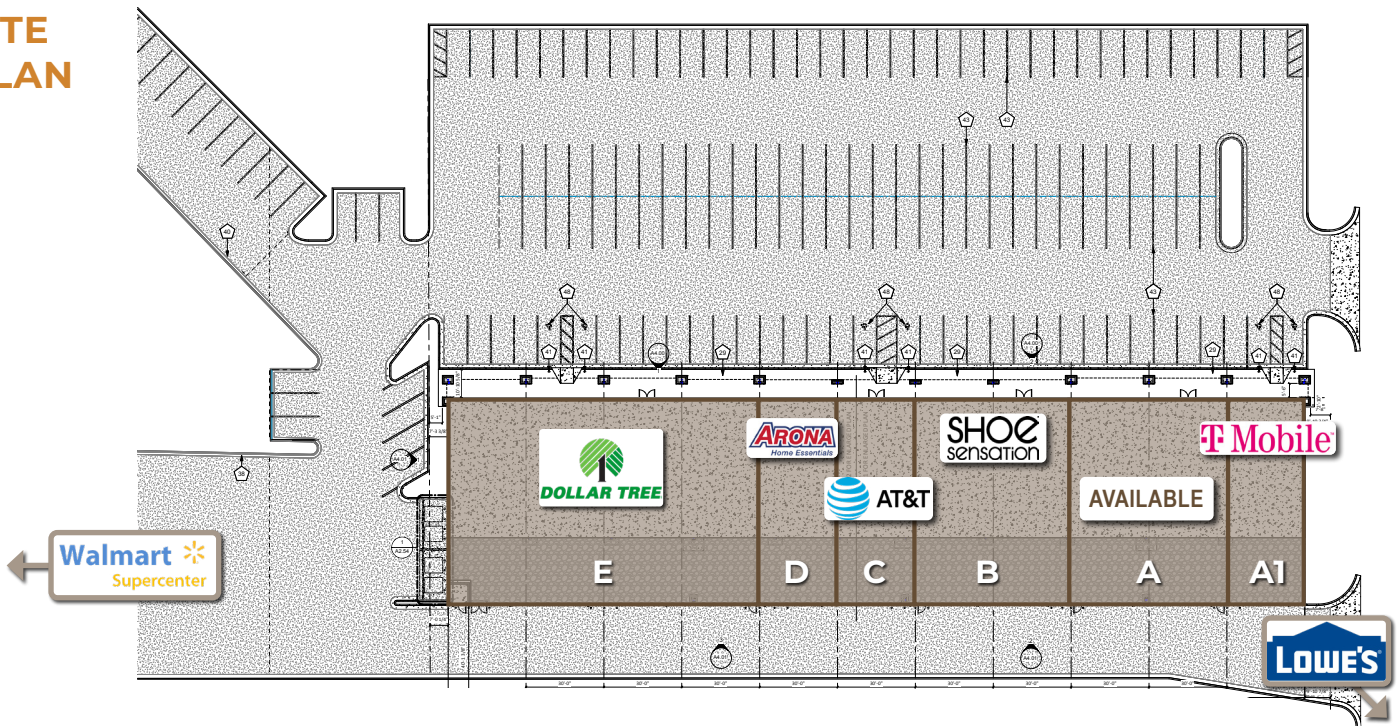


9,232

Population



SITE PLAN



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Aerial Overview



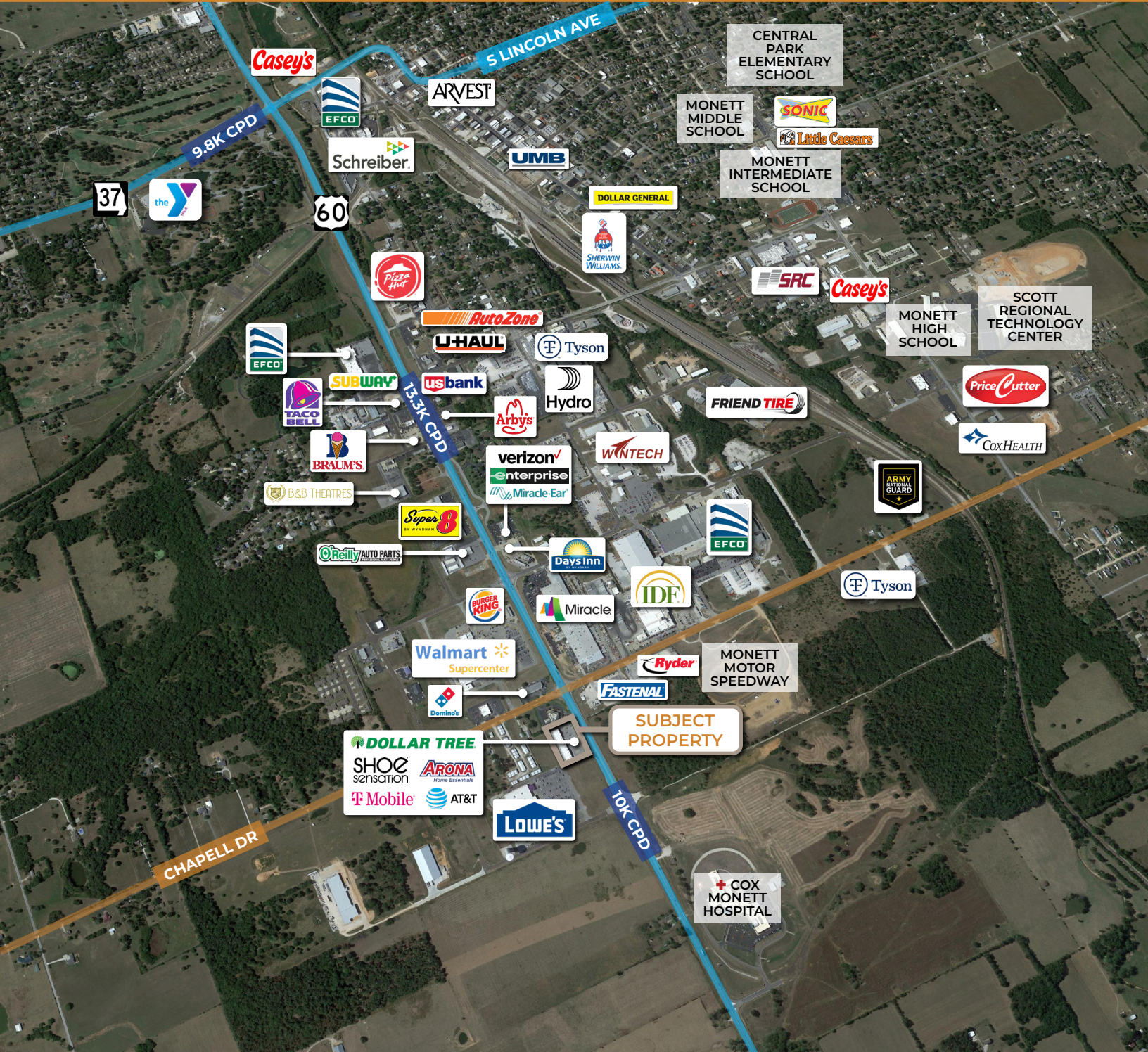
ABOUT THESSING COMMERCIAL REALTY

Thessing Commercial Properties is a leading Commercial Real Estate brokerage firm in Southwest, MO and the Midwest. Its website generates over 100,000 visits annually. The company has gained a reputation for dedication, service, and integrity, and has retained numerous clients for over 25 years, many of which have become long-term friends. In a highly competitive commercial real estate market, Thessing Commercial Properties' owner, Brad Thessing, has dedicated his expertise to finding the right property for his clients and businesses. Brad's knowledge of commercial real estate includes: retail centers, multifamily, convenience stores, hotels, triple-net single-tenant retail, site selections, land and development.

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Aerial Overview



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Area Overview

ABOUT MONETT

- Monett is the most-populous city in the Barry and Lawrence counties of Missouri
- Total area of 8.45 square miles and is located in the Ozarks, just south of the I-44 between Joplin and Springfield
- Monett was created as a railroad town by the St. Louis–San Francisco Railway (“Frisco Line”) and was a thriving depot

ECONOMY

- The town has seen rapid growth over the last two decades:
 - Through a combination of private investment and public resources, numerous restoration and revitalization projects have been undertaken in the historic downtown
 - Projects include restoration of its architectural quality and upgrading of infrastructure
 - Investments into downtown has brought new life to many businesses and the area’s cultural scene
- Monett’s economy is based on manufacturing, financial services, software, retail, and education
- Community is driven primarily by its industrial sector
- Key businesses include: Jack Henry & Associates, CoxHealth, Tyson Foods, Miracle Recreation Equipment Company, Hydro Aluminum, Schreiber Foods, International, Miracle, Dehydrated Foods, Architectural Systems Inc., EFCO, and WinTech

TRANSPORTATION

- Monett is at the crossroads of U.S. Route 60 and Missouri Route 37, connecting the town to Interstate 44
- The Monett Municipal Airport (HFJ) is a public use airport, registering 18,100 aircraft operations annually in 2008
 - 9th in the state with a total annual output of \$13.1 million (2012 economic impact study by MoDOT)
- Served by BNSF Railway and Arkansas and Missouri Railroad



Downtown



Downtown Mural of City History



Freedom Silo Mural

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Demographics

SUBJECT PROPERTY

1-MILE

3-MILE

10-MILE

POPULATION

Estimated Population (2021)	569	10,626	23,638
Projected Population (2026)	602	10,689	23,821
Census Population (2020)	581	10,731	23,642
Census Population (2010)	537	10,513	24,034
Projected Annual Growth (2021-2026)	33	63	183
Historical Annual Growth (2020-2021)	-12	-105	-4
Historical Annual Growth (2010-2020)	44	218	-392

HOUSEHOLDS

Estimated Households (2021)	220	4,054	8,943
Projected Households (2026)	243	4,245	9,362
Census Households (2020)	227	4,102	8,936
Census Households (2010)	203	3,992	9,041
Projected Annual Growth (2021-2026)	23	191	419
Historical Annual Change (2010-2021)	17	62	-98

2021 POPULATION BY RACE

Total Population	569	10,626	23,638
White	434	7,830	18,449
Black or African American	4	83	109
American Indian or Alaska Native	9	164	306
Asian	10	175	442
Hawaiian or Pacific Islander	4	44	61
Other Race	61	1,183	2,025
Two or More Races	47	1,147	2,247

2021 POPULATION BY RACE

Not Hispanic or Latino Population	454	8,225	19,458
Hispanic or Latino Population	115	2,401	4,180

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2021)	\$109,849	\$64,629	\$70,852
Projected Average Household Income (2026)	\$114,298	\$70,732	\$83,648

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