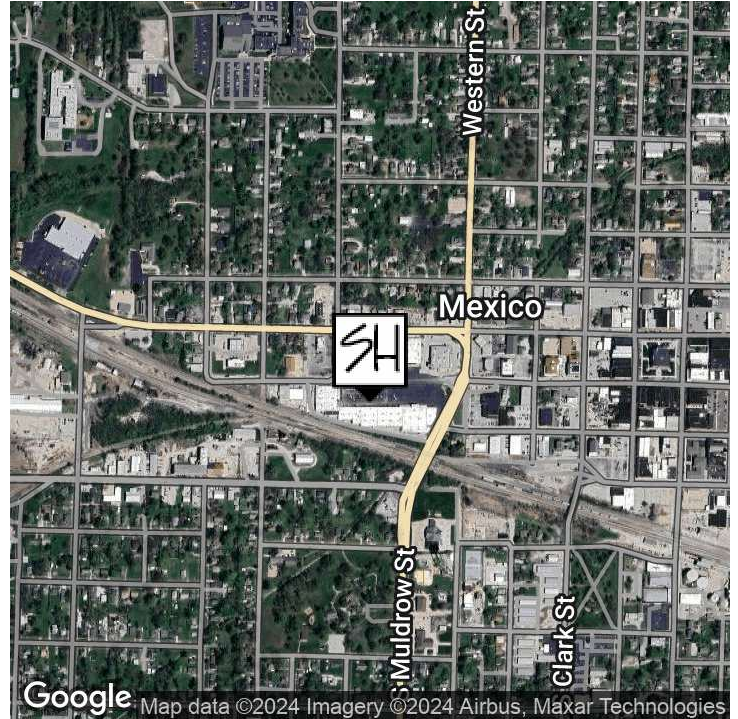


EXECUTIVE SUMMARY

Retail Property For Sale

WEST PLAZA // 500-700 W. JACKSON ST., MEXICO, MO 65265



OFFERING SUMMARY

Sale Price:	\$4,499,692.2
Building Size:	+/-119,219 SF
Available SF:	+/-41,864 SF
Lot Size:	+/-7.39 Acres
Number of Units:	15
Price / SF:	+/- \$37.72
Cap Rate In Place:	+/-10.0%
NOI:	+/- \$449,969
Zoning:	Commercial

PROPERTY OVERVIEW

The West Plaza is a +/-119,219 sf Neighborhood Shopping Center located in the heart of Mexico, MO just blocks from downtown and off the signalized intersection of S. Muldrow St. & W. Monroe St. The West Plaza is a true value add opportunity with +/-41,864 sf of retail/office space to lease as well as a +/-10,891 sf out lot that is ready to be developed, leased or sold. West Plaza is priced well below replacement cost at approximately \$37.73/sf and has below market rents on in-line space with an average of +/- \$6.32/sf allowing for an investor to realize additional value through lease up and renewals.

NOI and Cap Rate based on in-place income with +/-35% vacancy.

PROPERTY HIGHLIGHTS

- Value Add Opportunity with +/-35% vacancy
- Well Below Replacement Cost (+/- \$37.73/sf)
- Long Rental History Dollar General (1970's), Ace Hardware (1970's), Cleek's (1990), Hardee's (1991), Subway (1995), etc.
- Low Average Rents in in-line Center (+/- \$6.32/sf)
- Well Positioned in Heart of Mexico, MO Near Downtown
- Located Off Signalized Intersection (Multiple Access Points)



SCOTT F. HARRELL & ASSOCIATES, INC.

Commercial Real Estate Services
1354 E. Kingsley Suite B, Springfield, MO 65804
www.scottfharrell.com

ZACHARY HARRELL, CCIM

Broker-Salesperson
417.832.0033
zachary@scottfharrell.com

RETAILER MAP

Retail Property For Sale

WEST PLAZA // 500-700 W. JACKSON ST., MEXICO, MO 65265



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



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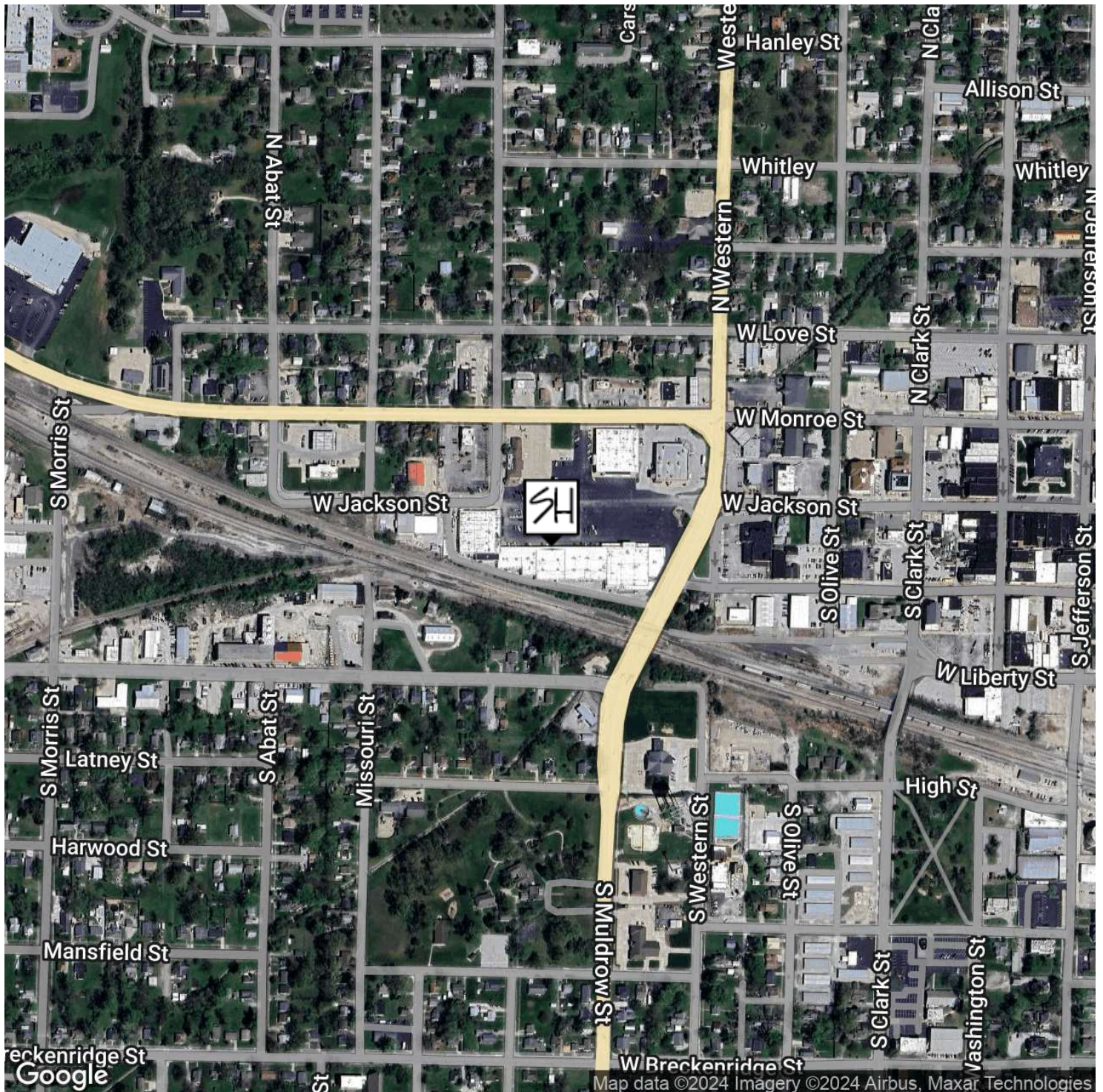
ZACHARY HARRELL, CCIM

Broker-Salesperson
417.832.0033
zachary@scottfharrell.com

LOCATION MAP

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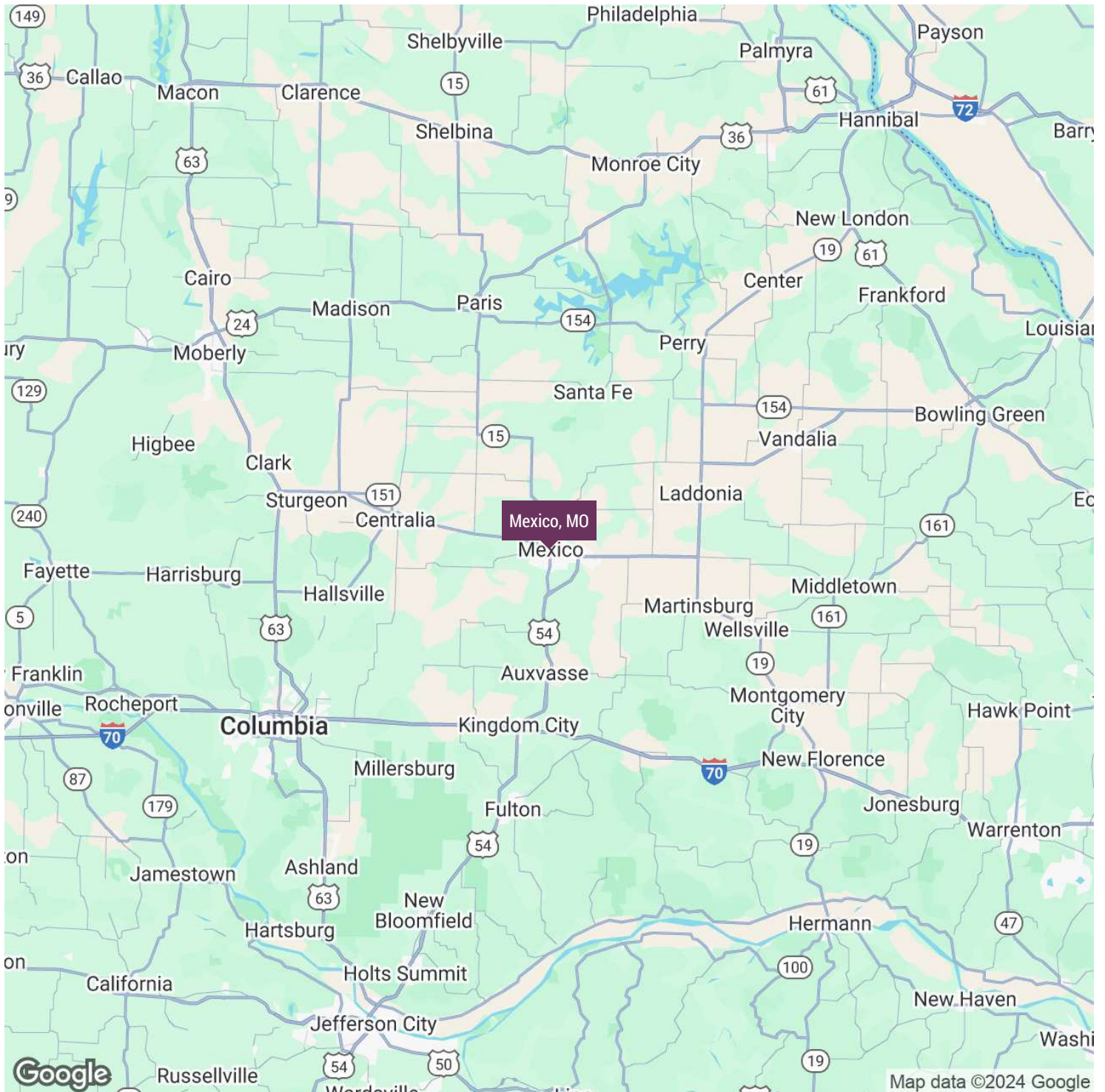
ZACHARY HARRELL, CCIM

Broker-Salesperson
417.832.0033
zachary@scottfharrell.com

REGIONAL MAP

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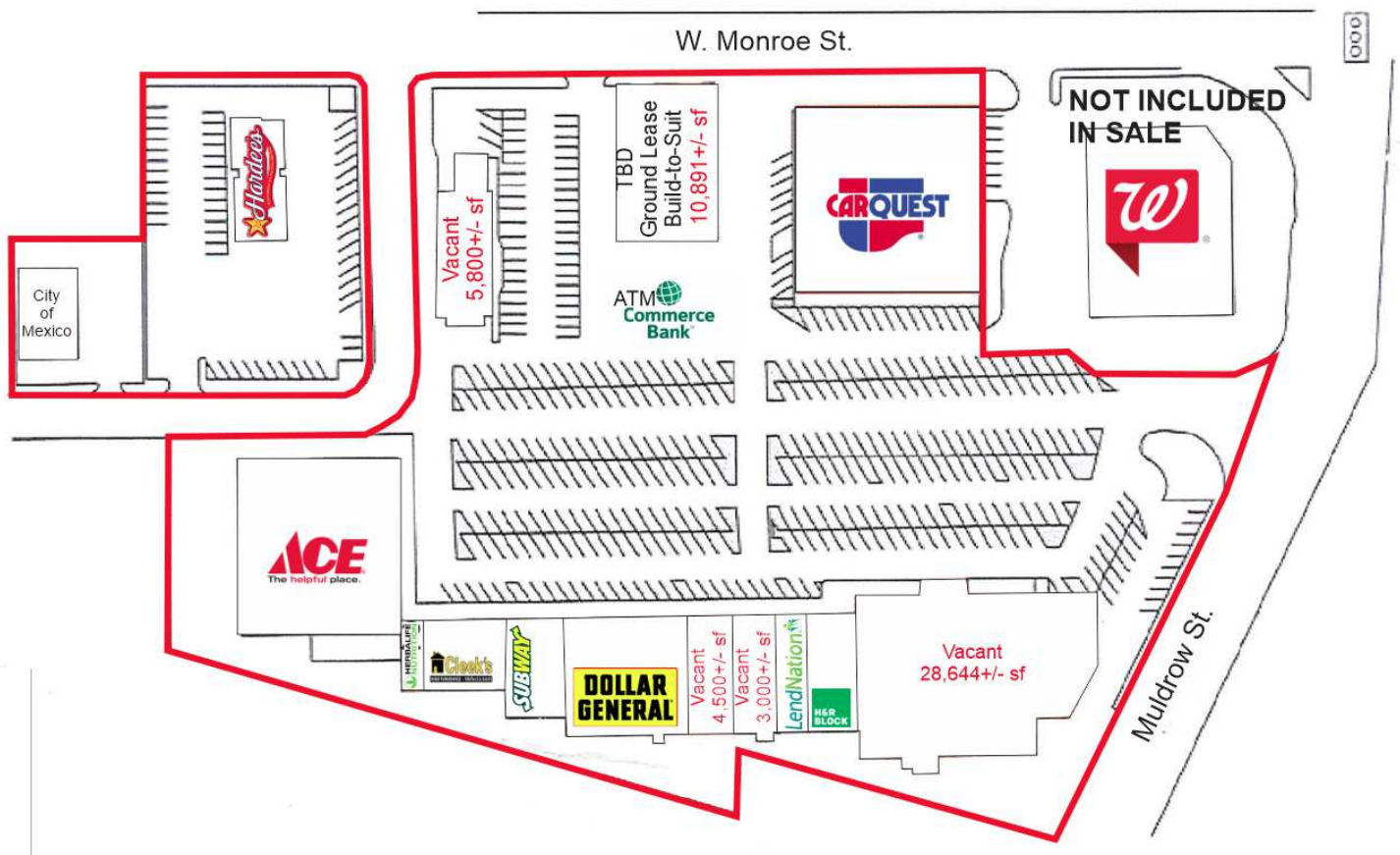
ZACHARY HARRELL, CCIM

Broker-Salesperson
417.832.0033
zachary@scottfharrell.com

SITE PLANS

Retail Property For Sale

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ADDITIONAL PHOTOS

Retail Property For Sale

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ADDITIONAL PHOTOS

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Vacant +/-28,644 sf Former Grocery Anchor Available For Lease



Photo From Vacant Outlot Facing Center



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ADDITIONAL PHOTOS

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Carquest on Outlot, Faces Retail Center



Freestanding +/-5,800 sf Restaurant w/ Pylon



Freestanding Hardee's on Outlot



Freestanding +/-4,000 sf Retail Building Next to Hardee's



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FINANCIAL SUMMARY

Retail Property For Sale

WEST PLAZA // 500-700 W. JACKSON ST., MEXICO, MO 65265

INVESTMENT OVERVIEW

WEST PLAZA

Price per SF	\$38
Net Operating Income	\$449,969

FINANCING DATA

WEST PLAZA

Price	\$4,499,692
CAP Rate	10%

OPERATING DATA

WEST PLAZA

Gross Scheduled Income	\$459,523
Other Income	\$229,736
Total Scheduled Income	\$689,259
Gross Income	\$689,259
Operating Expenses	\$239,289
Pre-Tax Cash Flow	\$449,969



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INCOME & EXPENSES

Retail Property For Sale

WEST PLAZA // 500-700 W. JACKSON ST., MEXICO, MO 65265

INCOME SUMMARY

WEST PLAZA

Base Rent	\$459,523
Percentage Rent (Dollar General & Hardee's)	\$106,100
NNN Reimbursement	\$123,636
Vacancy Cost	\$0

GROSS INCOME

\$689,259

EXPENSES SUMMARY

WEST PLAZA

Real Estate Taxes	\$91,470
Insurance	\$73,273
CAM	\$74,547

OPERATING EXPENSES

\$239,289

NET OPERATING INCOME

\$449,969



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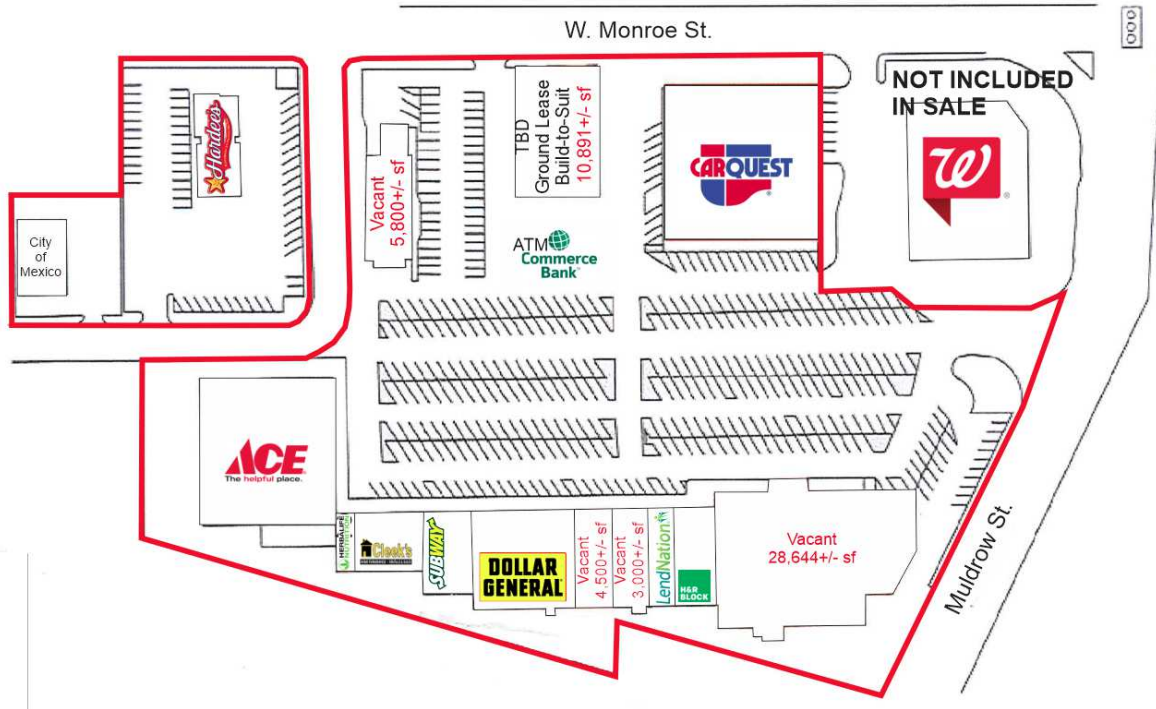
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LEASE SPACES

Retail Property For Sale

WEST PLAZA // 500-700 W. JACKSON ST., MEXICO, MO 65265



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 - 28,644 SF	Lease Rate:	\$4.00 - \$6.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
500 W. Jackson St.	Available	28,644 SF	NNN	\$4.00 SF/yr	Former Grocer
540 W. Jackson St.	Available	4,500 SF	NNN	\$6.00 SF/yr	Former Shoe Store
520 W. Jackson St.	Available	3,000 SF	NNN	\$6.50 SF/yr	-
641 W. Jackson St.	Available	5,800 SF	NNN	\$5.50 SF/yr	Freestanding restaurant with pylon



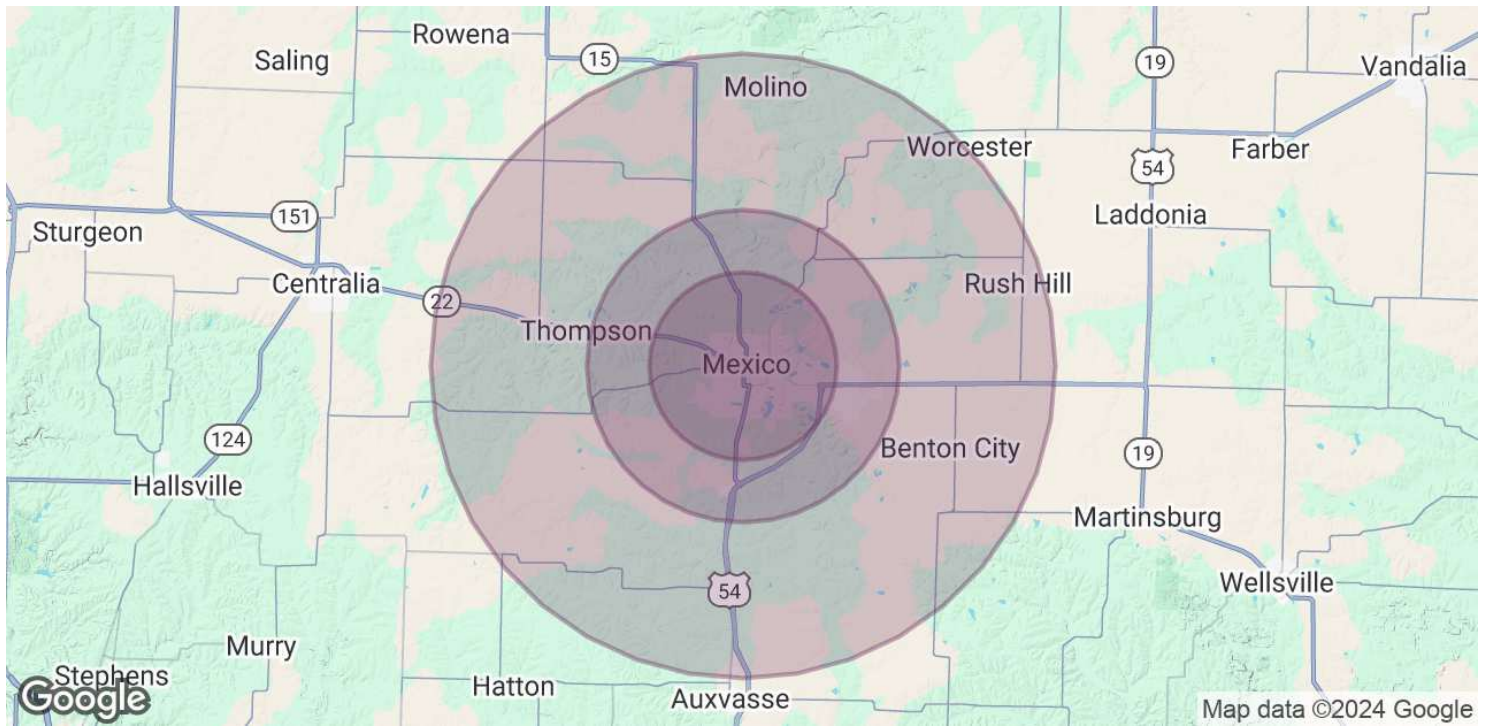
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DEMOGRAPHICS MAP & REPORT

Retail Property For Sale

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,341	13,905	16,724
Average Age	38.7	39.6	40.6
Average Age (Male)	34.6	36.0	38.4
Average Age (Female)	40.9	42.3	42.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,072	5,919	7,563
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$68,391	\$70,098	\$72,419
Average House Value	\$146,307	\$142,508	\$146,685

2020 American Community Survey (ACS)



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