

771 US-54 Office Building

771 E US-54, Camden MO 65020



OFFERING MEMORANDUM

771 US-54 Office Building

CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Floor Plan
- Property Images

03 Demographics

- Demographics

04 Company Profile

- Advisor Profile

Exclusively Marketed by:

Adam Graddy

Graddy Commercial

(417) 299-3439

levi@adamgraddy.com



www.graddyrealestate.com/commercial

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	771 E US-54 Camden MO 65020
COUNTY	Camden
BUILDING SF	2,968 SF
LAND ACRES	0.47
YEAR BUILT	1992
YEAR RENOVATED	2019
APN	12-4.0-19.0-000.0-002-012.001

FINANCIAL SUMMARY

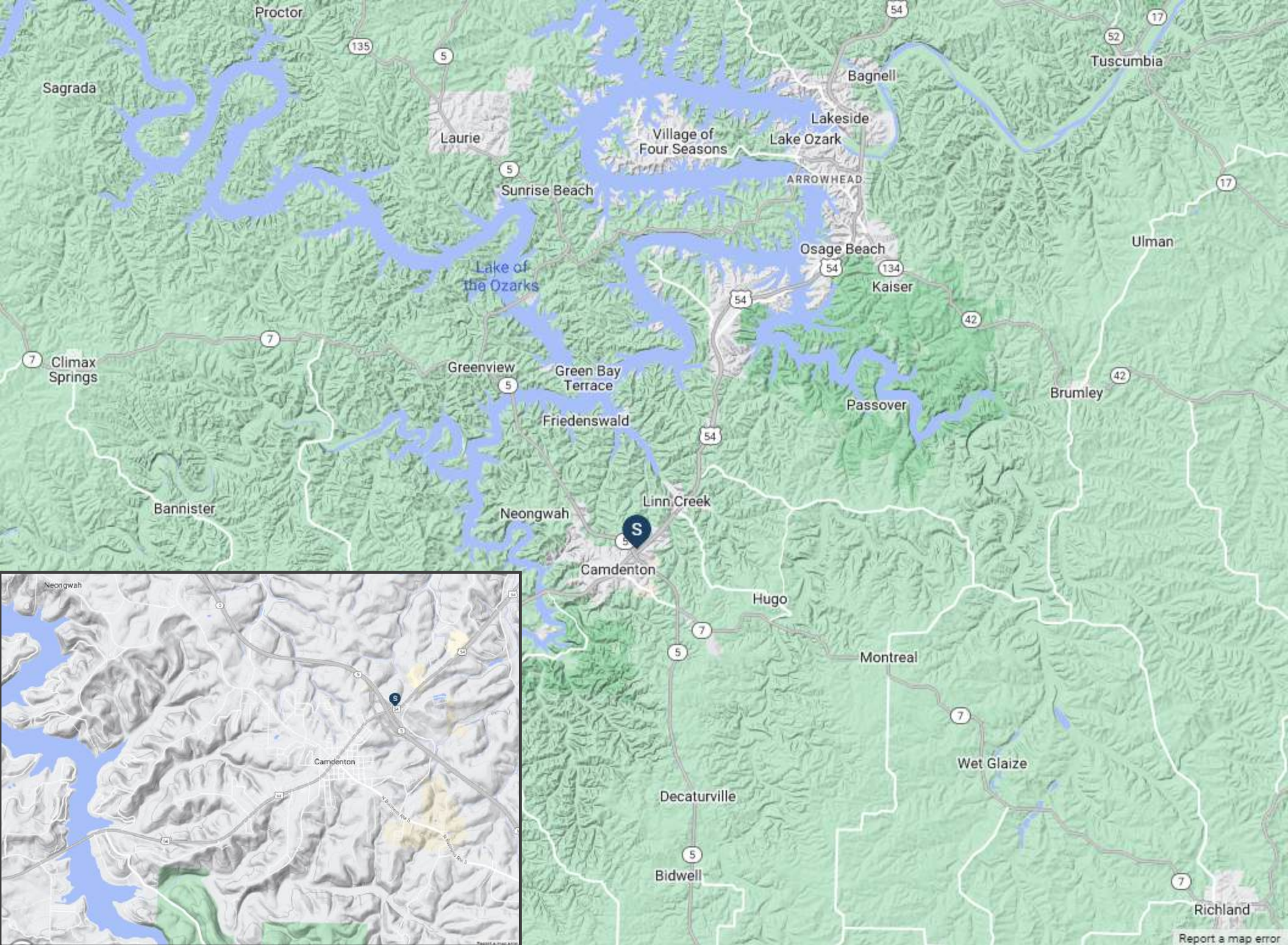
PRICE	\$595,000
PRICE PSF	\$200.47

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	1,737	6,782	14,191
2024 Median HH Income	\$69,786	\$73,202	\$73,613
2024 Average HH Income	\$85,413	\$88,801	\$95,771



- Welcome to 771 US-54. This property boasts a high traffic count of 55,000+ vehicles per day in Camden County, offering excellent potential for business growth. The seller has enjoyed strong walk-in traffic, and the area is experiencing rapid development. Conveniently situated at the corner of East Hwy 54 and Hwy 5, it is surrounded by new businesses including Culvers, Kwik Kar Wash, and Scooters Coffee, with AT&T and Subway located directly across Hwy 54. The property encompasses 2 parcels with nearly half an acre total and is zoned C-2. The building features 2,968 sq ft over 2.5 stories with hardwood floors, an open loft, eight offices, two bathrooms, a break room, and a waiting area. Remodeled in 2019, the building showcases wood beams with a 25 ft vaulted ceiling and an appealing log/drywall interior. It includes five separate entrances and is wheelchair accessible, leading to a spacious room with track lighting. Additional amenities include a reception area, consultation room, two electric meters, a security system, and two highway-facing electric signs, one of which is digital. There's paved parking available on the side and back, accommodating 10-14+ vehicles, and a wrap-around covered deck.



Report a map error



02

Property Description

- Property Features
- Aerial Map
- Floor Plan
- Property Images

PROPERTY FEATURES

BUILDING SF	2,968
LAND ACRES	0.47
YEAR BUILT	1992
YEAR RENOVATED	2019
# OF PARCELS	2
ZONING TYPE	C-2
BUILDING CLASS	B
NUMBER OF STORIES	1.5
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	11-15
TRAFFIC COUNTS	55000

NEIGHBORING PROPERTIES

NORTH	Culver's
SOUTH	Subway/ATt&T
EAST	Kwik Kar Wash & Lube
WEST	Lakers Eagle Stop/Sonic

MECHANICAL

HVAC	Forced Air
------	------------

CONSTRUCTION

EXTERIOR	Vinyl Siding
PARKING SURFACE	Asphalt
ROOF	Compostion

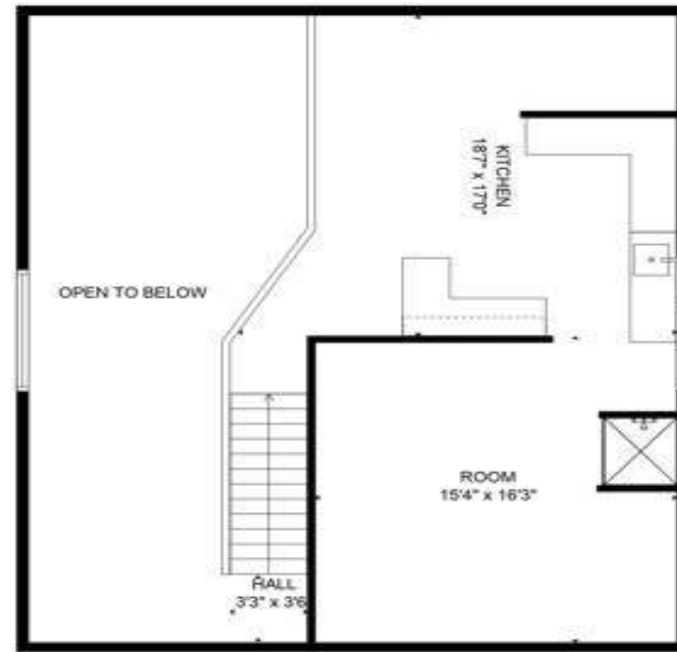




[Report a map error](#)



FLOOR 2



FLOOR 3



FLOOR 1





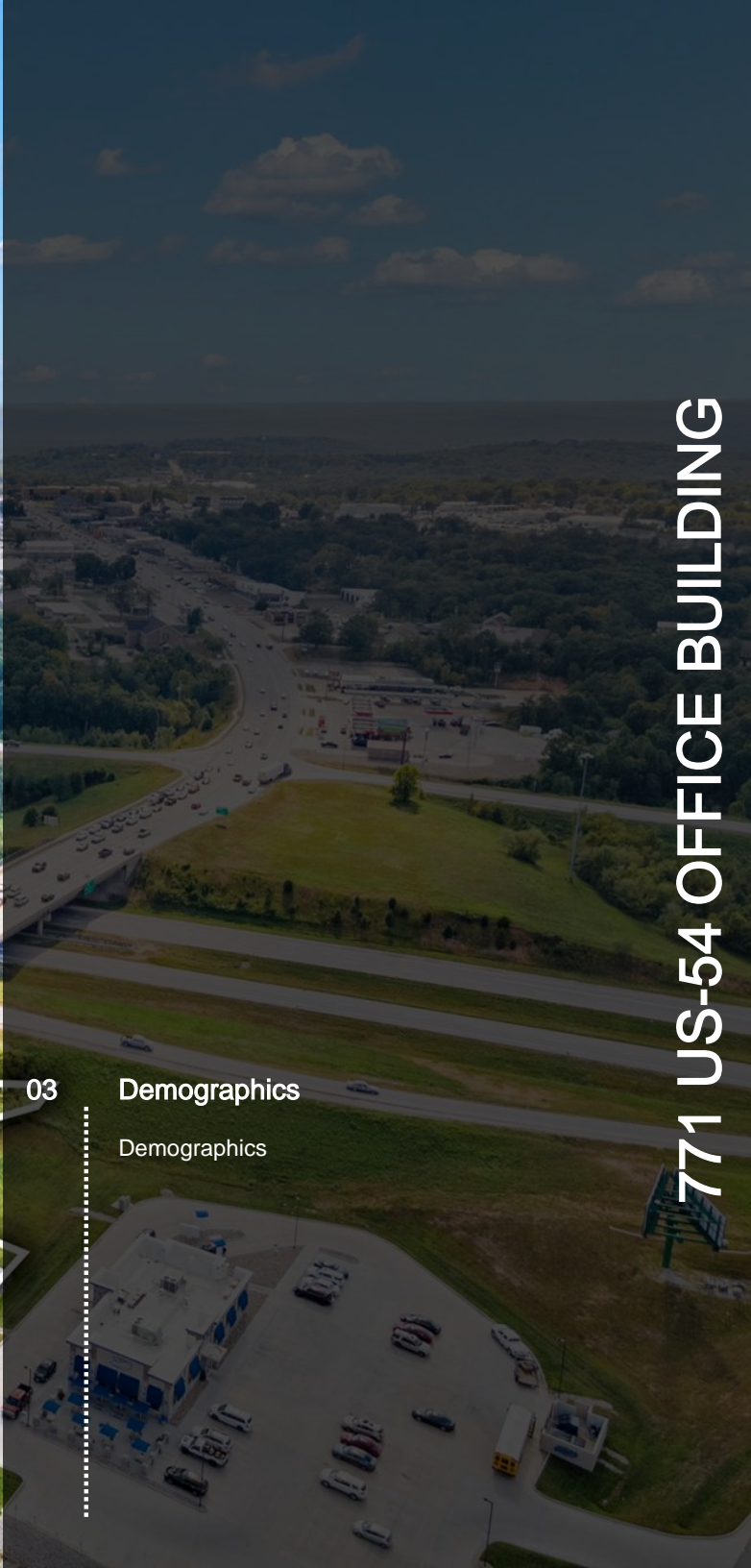




03

Demographics

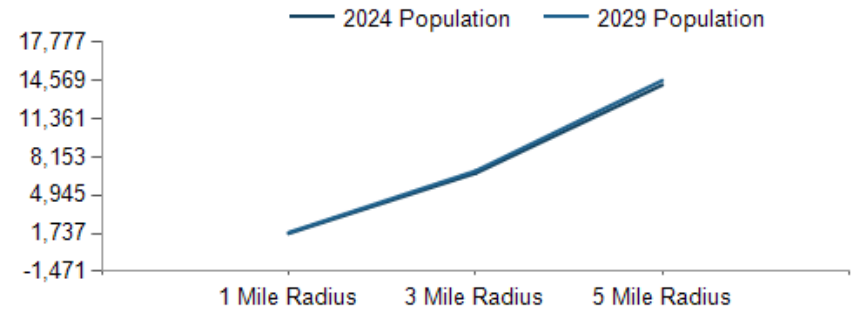
Demographics



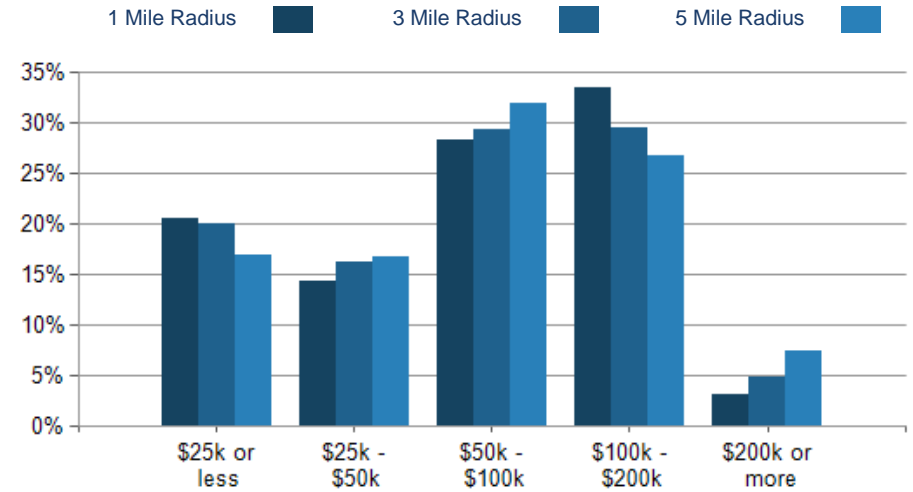
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,133	5,223	10,745
2010 Population	1,468	6,446	13,435
2024 Population	1,737	6,782	14,191
2029 Population	1,811	6,971	14,569
2024-2029: Population: Growth Rate	4.20%	2.75%	2.65%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	59	319	613
\$15,000-\$24,999	75	214	351
\$25,000-\$34,999	46	183	406
\$35,000-\$49,999	48	249	549
\$50,000-\$74,999	116	388	953
\$75,000-\$99,999	69	395	856
\$100,000-\$149,999	151	510	1,010
\$150,000-\$199,999	67	277	507
\$200,000 or greater	21	130	423
Median HH Income	\$69,786	\$73,202	\$73,613
Average HH Income	\$85,413	\$88,801	\$95,771

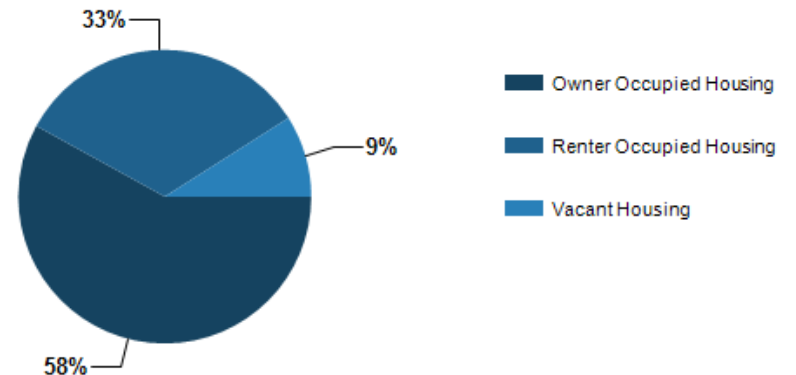
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	470	2,320	5,898
2010 Total Households	539	2,499	5,413
2024 Total Households	652	2,665	5,667
2029 Total Households	689	2,760	5,852
2024 Average Household Size	2.61	2.51	2.48
2024-2029: Households: Growth Rate	5.55%	3.50%	3.20%



2024 Household Income

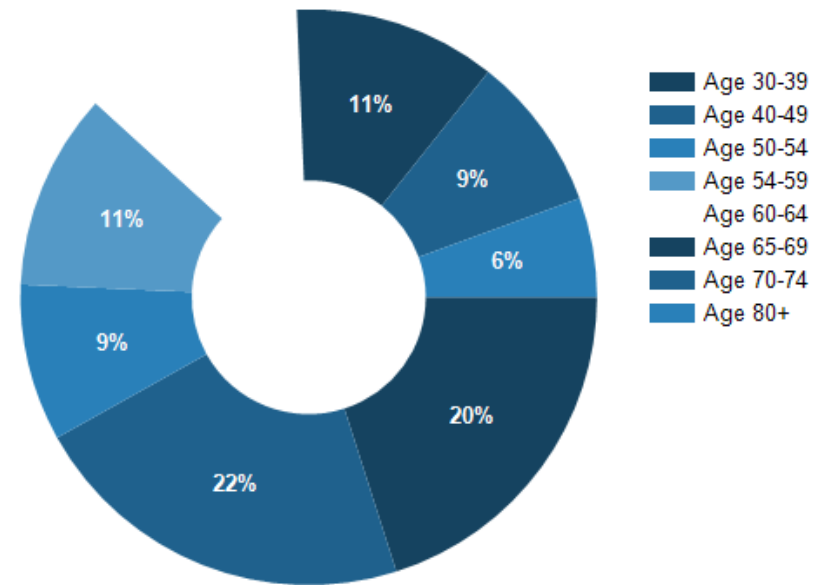


2024 Own vs. Rent - 1 Mile Radius

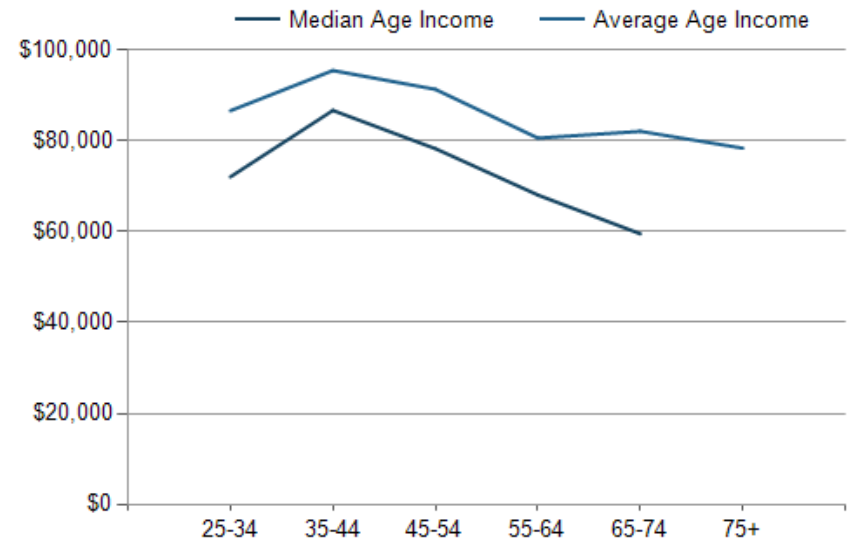


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	98	402	733
2024 Population Age 35-39	100	395	773
2024 Population Age 40-44	124	466	874
2024 Population Age 45-49	91	356	753
2024 Population Age 50-54	87	367	812
2024 Population Age 55-59	109	417	908
2024 Population Age 60-64	124	481	1,124
2024 Population Age 65-69	112	433	1,121
2024 Population Age 70-74	86	333	905
2024 Population Age 75-79	55	247	712
2024 Population Age 80-84	38	179	407
2024 Population Age 85+	36	131	295
2024 Population Age 18+	1,292	5,154	11,161
2024 Median Age	40	40	45
2029 Median Age	41	41	45



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,086	\$70,447	\$71,200
Average Household Income 25-34	\$86,654	\$81,040	\$86,513
Median Household Income 35-44	\$86,725	\$90,647	\$93,540
Average Household Income 35-44	\$95,514	\$102,593	\$111,476
Median Household Income 45-54	\$78,304	\$87,347	\$89,814
Average Household Income 45-54	\$91,370	\$105,937	\$113,835
Median Household Income 55-64	\$68,098	\$75,882	\$78,545
Average Household Income 55-64	\$80,632	\$91,735	\$104,785
Median Household Income 65-74	\$59,543	\$59,767	\$62,938
Average Household Income 65-74	\$82,125	\$81,210	\$86,418
Average Household Income 75+	\$78,407	\$72,748	\$77,300





04

Company Profile

Advisor Profile



Adam Graddy

Adam started his career in real estate with the idea that trust, communication, and honesty are the foundation for any successful and professional relationship. Since he began serving his community in late 2003, his real estate team has since helped over 4,100 families purchase and sell their properties here in Springfield, Missouri. A high-touch realtor known for his extensive market knowledge and his unmatched devotion to clients, Adam's success is based almost exclusively on positive referrals. He recognizes and values the trust his clients place in his team and he strives every day to exceed their expectations. He has built his business through successfully maintaining over 60 percent referrals from satisfied clients by working tirelessly on their behalf and always offering them candid advice.

Throughout his journey, Adam has trained and helped over 50 Missouri Licensed Real Estate Agents to embrace real estate as a full-time career, experience ranging from six months to 18 years. He has owned and managed his own real estate company and has a great appreciation for the work that it takes to be successful in the real estate industry. Graddy Real Estate has been a leading top producer for over 15 years consistently ranking in the top 1% of all Keller Williams Teams in the Greater Heartland 5 State Region. His team has also been awarded the Keller Williams International #1 Team for Volume Closed in 2016 and again in 2017.

Adam has served the community on several boards over the past decade. He has served on the Big Brothers Big Sisters Board of Directors from 2012-2017, Dickerson Park Zoo from 2012-2017, and The Think Big foundation Board from 2018 to present. Adam volunteers each year through several organizations and donates to many organizations each year as well.

771 US-54 Office Building



Exclusively Marketed by:

Adam Graddy
Graddy Commercial
(417) 299-3439
levi@adamgraddy.com



www.graddyrealestate.com/commercial

powered by CREOP