



JAMES RIVER TOWNE CENTER

1839 E INDEPENDENCE ST
SPRINGFIELD, MO 65804

Jeff Childs, SIOR, CCIM
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Property Summary



OFFERING SUMMARY

Lease Rate:	Check with agent
Building Size:	+/- 54,408 SF
Suite D SF:	+/- 1,600 SF
Suite F SF:	+/- 2,400 SF
Suite U SF:	+/- 2,800 SF
Suite V SF:	+/- 1,200 SF
Lot Size:	42.75 Acres
Year Built:	1996
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	S Harvard Ave

PROPERTY OVERVIEW

Retail space available for lease located in southeast Springfield, MO. Anchored by Walmart Super Center, Home Depot, Kohls, Michael's, and Dollar Tree. Suite D offers a large open area with a back storage area. Suite F features a large open area with storage and restroom in the back. Suite U is currently set up as a learning center. The space features 7 offices/learning spaces, a large reception area and an over the counter window to check in at the front of the store. Suite V features a large open area with storage and restroom in the back.

PROPERTY HIGHLIGHTS

- Great visibility
- Easy access
- Plenty of parking
- Close proximity to Highway 65
- Located on Highway 60
- High traffic area

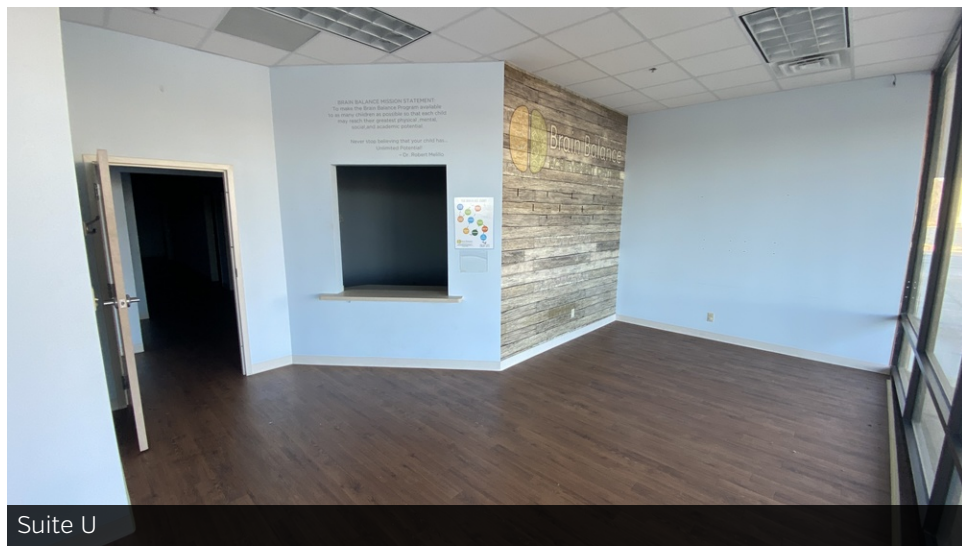
Additional Photos



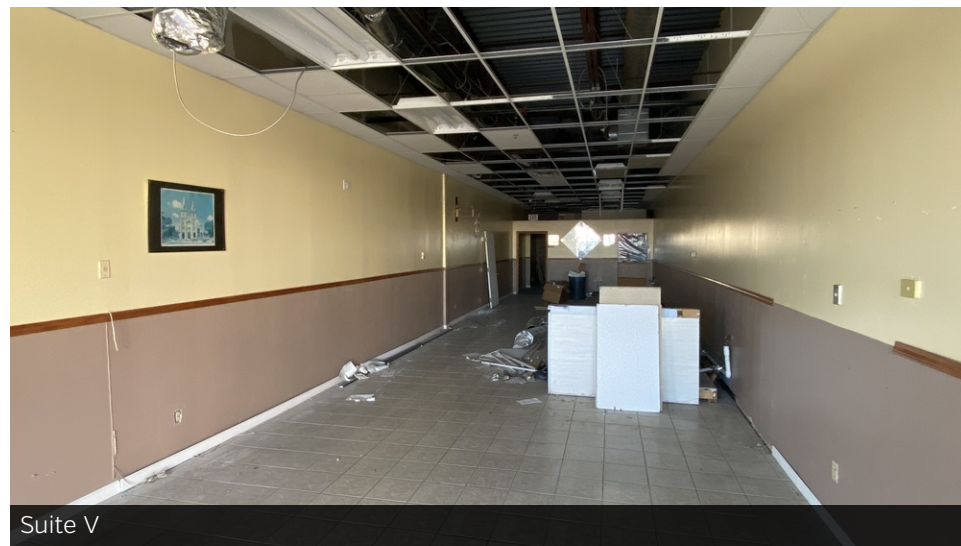
Suite D



Suite F



Suite U



Suite V

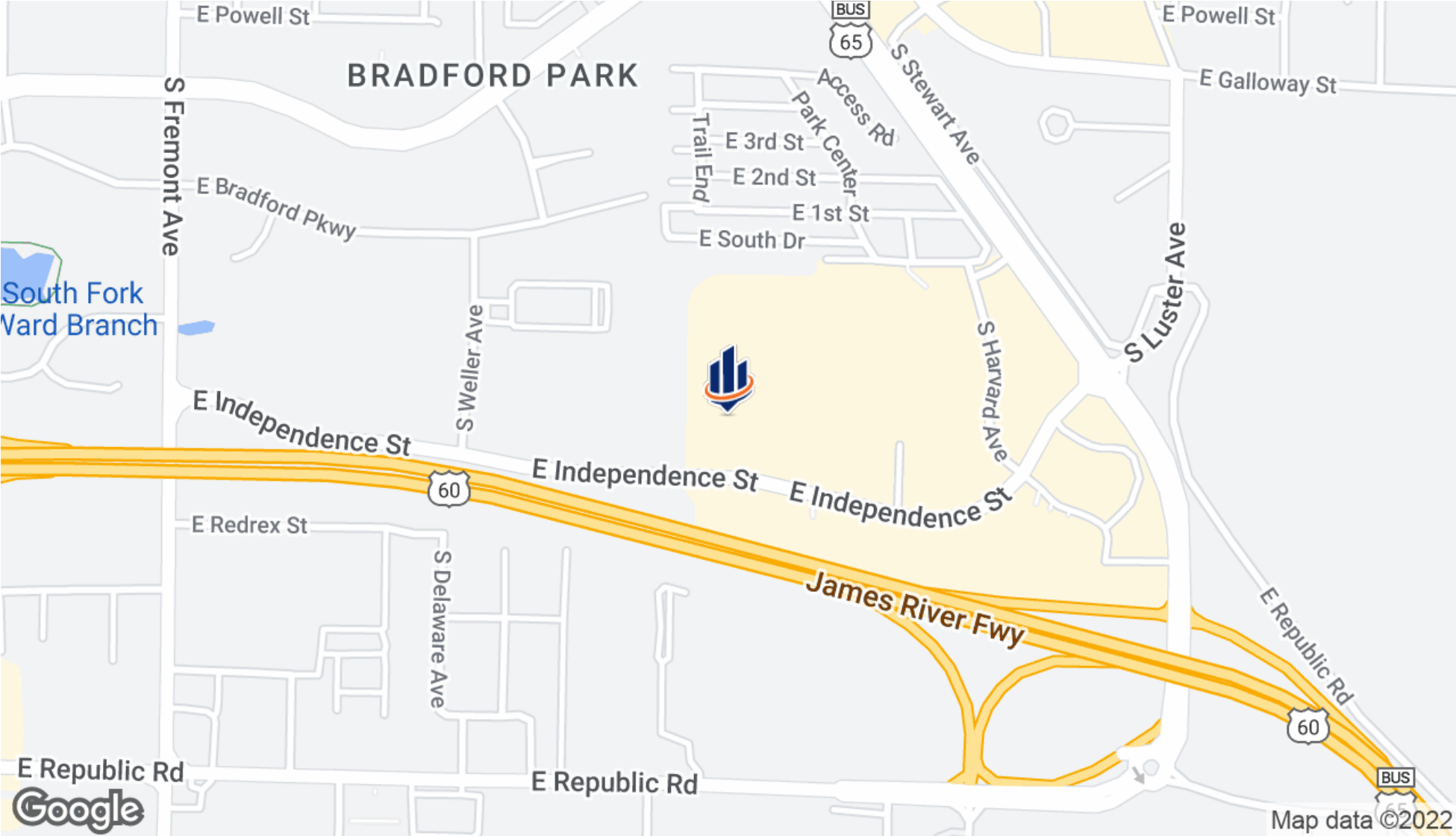
Site Map



Aerial Map



Location Map

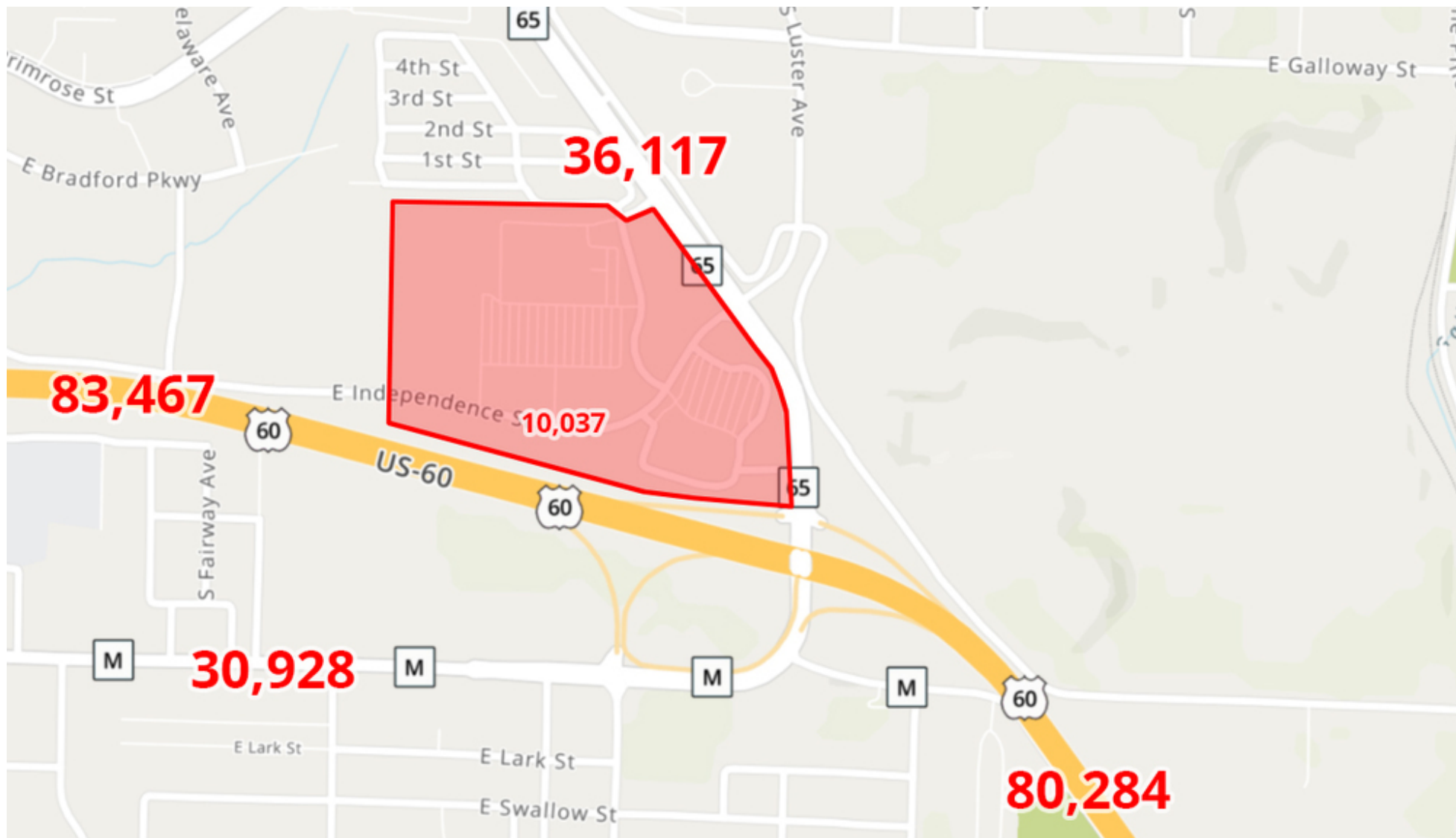


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Aerial Map



Traffic Counts



Demographics Map & Report

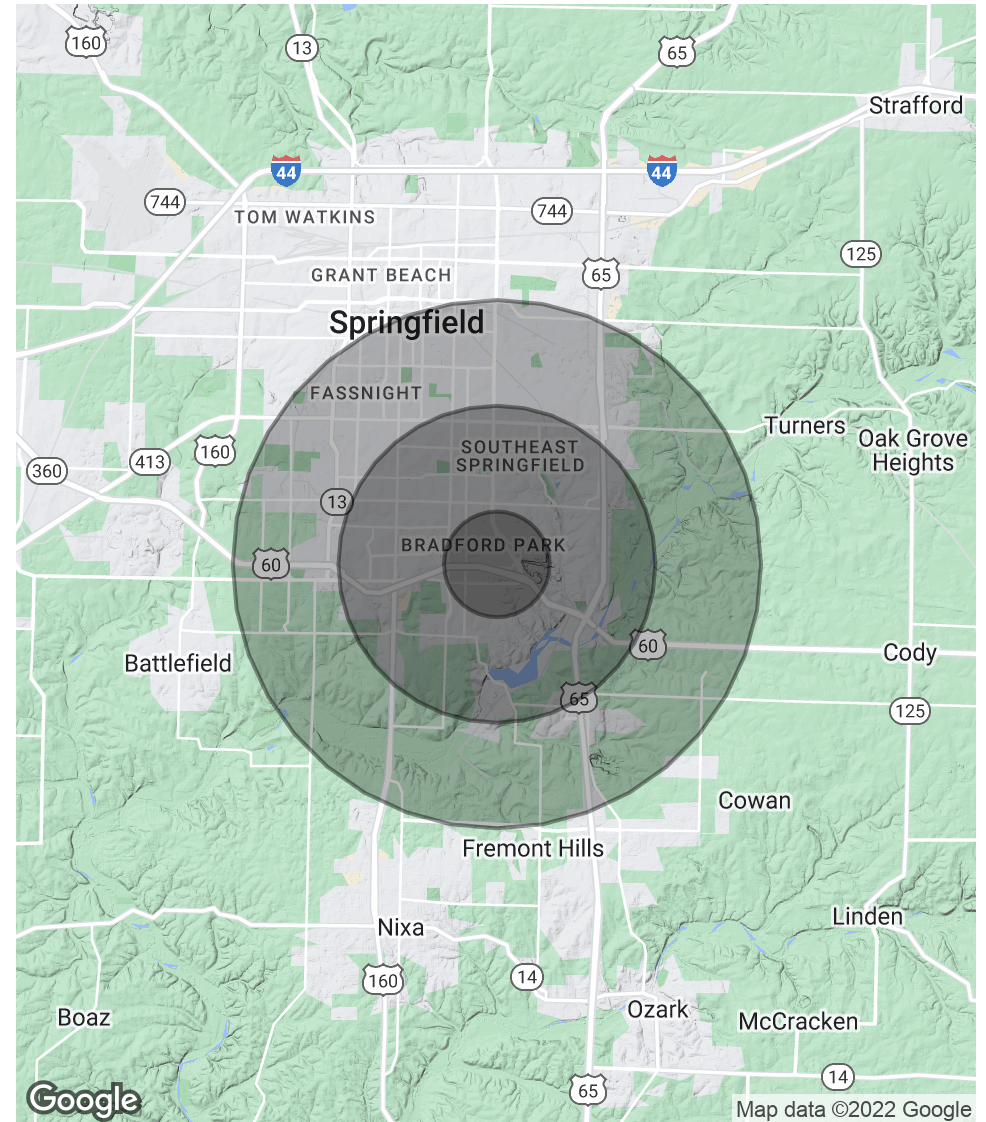
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,603	54,417	140,231
Average age	46.8	41.1	36.8
Average age (Male)	45.0	38.6	35.1
Average age (Female)	49.0	43.4	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,933	26,433	63,597
# of persons per HH	1.9	2.1	2.2
Average HH income	\$60,159	\$58,603	\$55,768
Average house value	\$150,585	\$191,412	\$197,438

* Demographic data derived from 2020 ACS - US Census



Advisor Bio



JEFF CHILDS, SIOR, CCIM

Senior Advisor

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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

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 InputGroup - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

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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.