



SALE

9.0% CAP Income Producing Property

10019 FARM ROAD 2160

Cassville, MO 65625

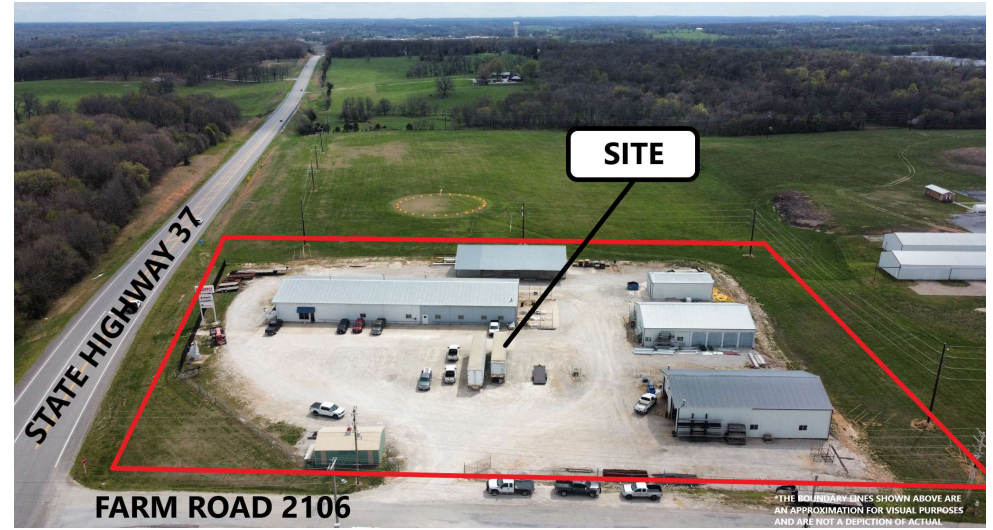
PRESENTED BY:

JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,050,000
CAP RATE:	9.0% Cap
PRICE / SF:	\$50.91/psf
BUILDING SIZE:	20,622 SF
LOT SIZE:	2.7 Acres
MARKET:	Southwest Missouri
SUBMARKET:	Cassville

PROPERTY OVERVIEW

Thank you for viewing this income producing, +/- 20,622 SF Retail/Warehouse property located at 10019 Farm Road 2160 in Cassville, Missouri. This property is currently occupied by a credit-worthy tenant. The tenant, QC Supply, is a national distributor and retailer of farm and construction supplies. QC Supply has 22 locations nationwide and has occupied the property since 2018. The property is located at the intersection of Highway 37 and Farm Road 2160 allowing for great access and visibility from Highway 37. In addition to the main building, the property has three heated outbuildings and a fourth used for lumber and supply storage.

Please contact the listing agent to schedule a showing. DO NOT DISTURB TENANT.

PROPERTY HIGHLIGHTS

- Credit Worthy Tenant
- NNN Lease
- Tenant exercised a 5-year renewal option April 1, 2023

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MAIN WAREHOUSE PHOTOS:



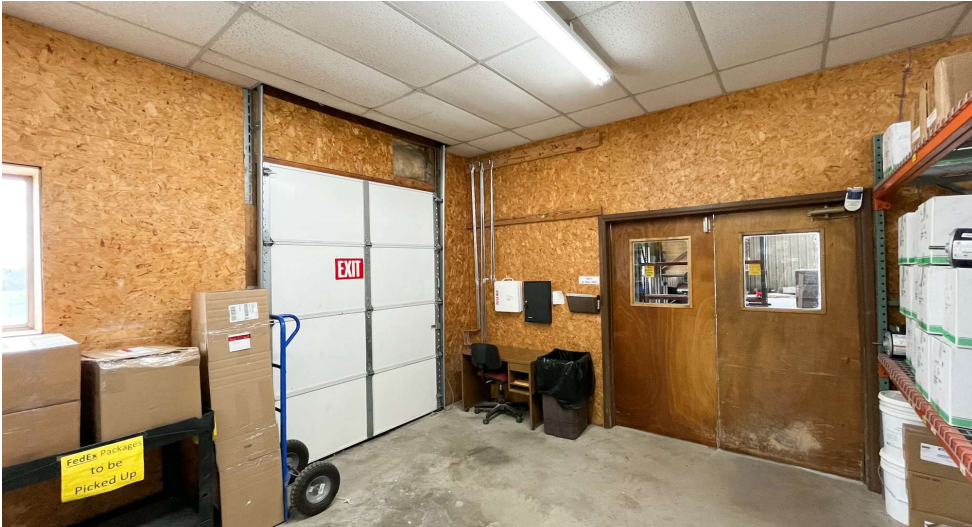
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RETAIL/OFFICE PHOTOS



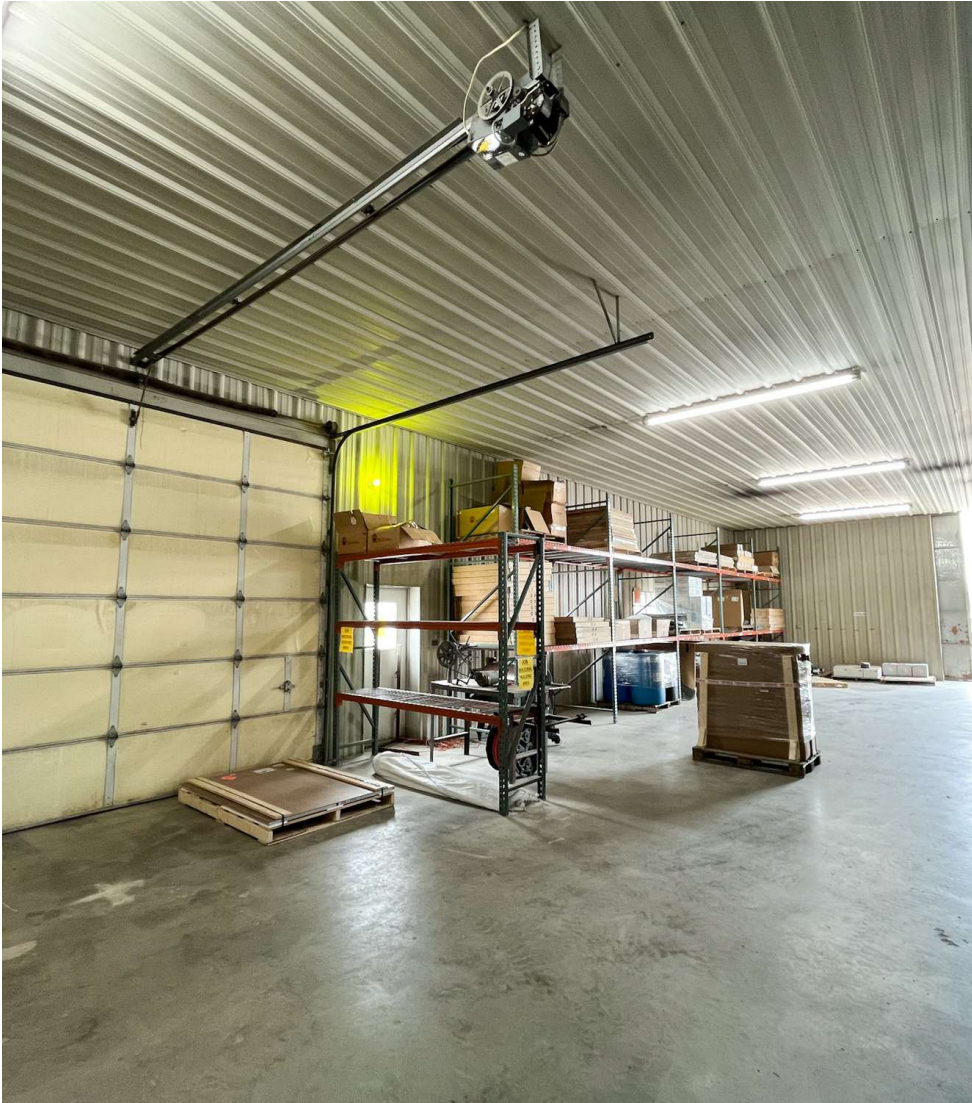
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INVENTORY ROOM:



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WAREHOUSE PHOTOS:



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WAREHOUSE PHOTOS:



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OUTBUILDING PHOTOS:



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OUTBUILDING PHOTOS:



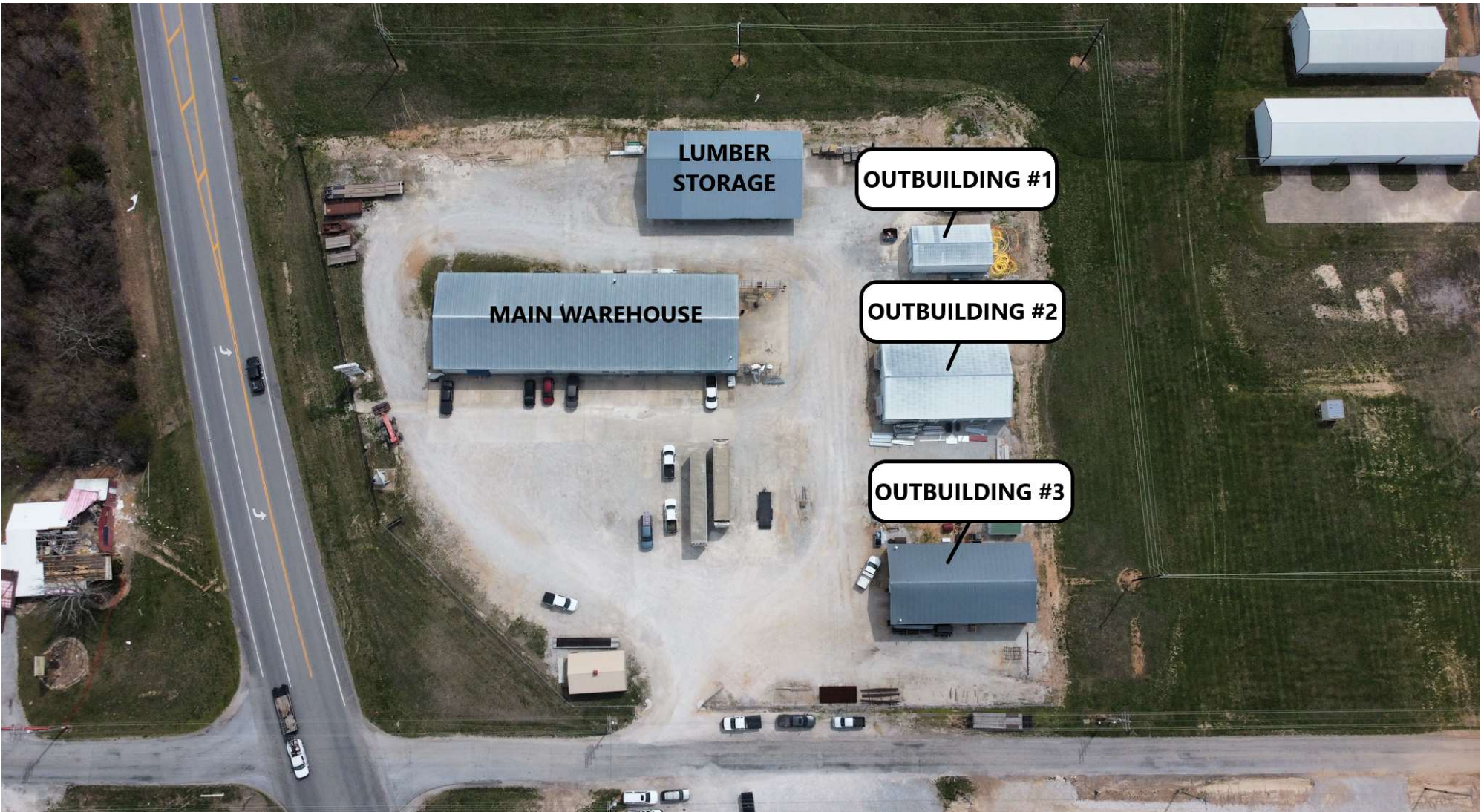
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OUTBUILDING PHOTOS:



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AERIAL MAP:



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

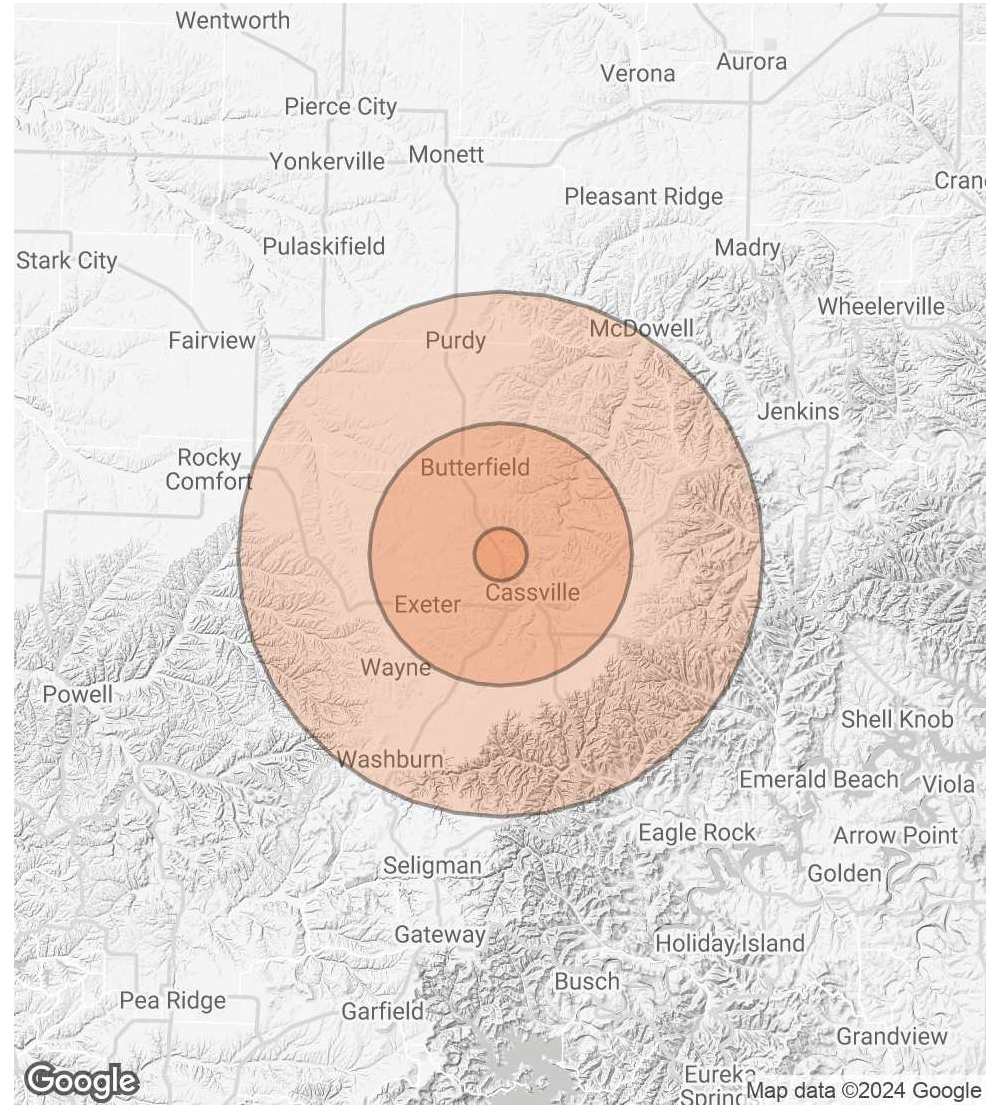
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	779	8,257	15,970
AVERAGE AGE	39.2	37.0	39.4
AVERAGE AGE (MALE)	33.2	33.3	37.1
AVERAGE AGE (FEMALE)	40.3	39.2	40.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	348	3,407	6,829
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$43,267	\$56,253	\$57,003
AVERAGE HOUSE VALUE	\$128,409	\$142,992	\$133,838

2020 American Community Survey (ACS)



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ADVISOR BIO



JACK RANKIN

Associate Advisor

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PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain his Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

-Springfield Chamber of Commerce
-Springfield Board of Realtors

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