

FOR SALE OR LEASE

Medical Office Condo

820 S. ILLINOIS AVE

Republic , MO 65738

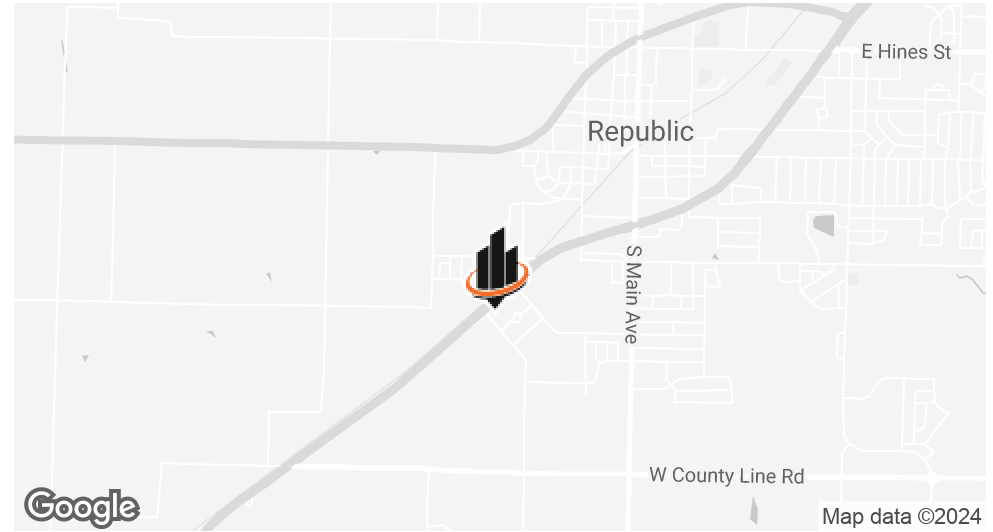
PRESENTED BY:

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$802,800
BUILDING SF:	+/- 4,460 sf
PRICE / SF:	\$180/sf
LEASE RATE:	\$15.00/SF/YR (NNN)
ZONING:	Commercial
RE TAXES:	\$4,993 (2022)
MARKET:	Republic, Missouri

PROPERTY OVERVIEW

Thank you for viewing this +/- 4,460 sf medical office condo now available for Sale or Lease at 820 S. Illinois Ave in Republic Missouri. This condo features a large lobby/waiting area with reception, and ample file storage, three executive offices, three restrooms, equipment/storage closets, two nurse stations, a private lab, procedure room, large break room with full kitchenette, and seven exam rooms, each with a sink and built-in workstation. Est. NNNs: \$3.84/SF

Please contact the listing agent for additional information or to schedule a confidential showing, Thank you.

LOCATION OVERVIEW

Located right off US Highway 60 and Illinois Ave in Republic Missouri, this property is near several neighboring local businesses including Calvary Baptist Church, Republic Police Department, Ozark Technical Community College, Papi's Cocina Mexican Restaurant, Peoples Community Bank and more.

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ADDITIONAL PHOTOS



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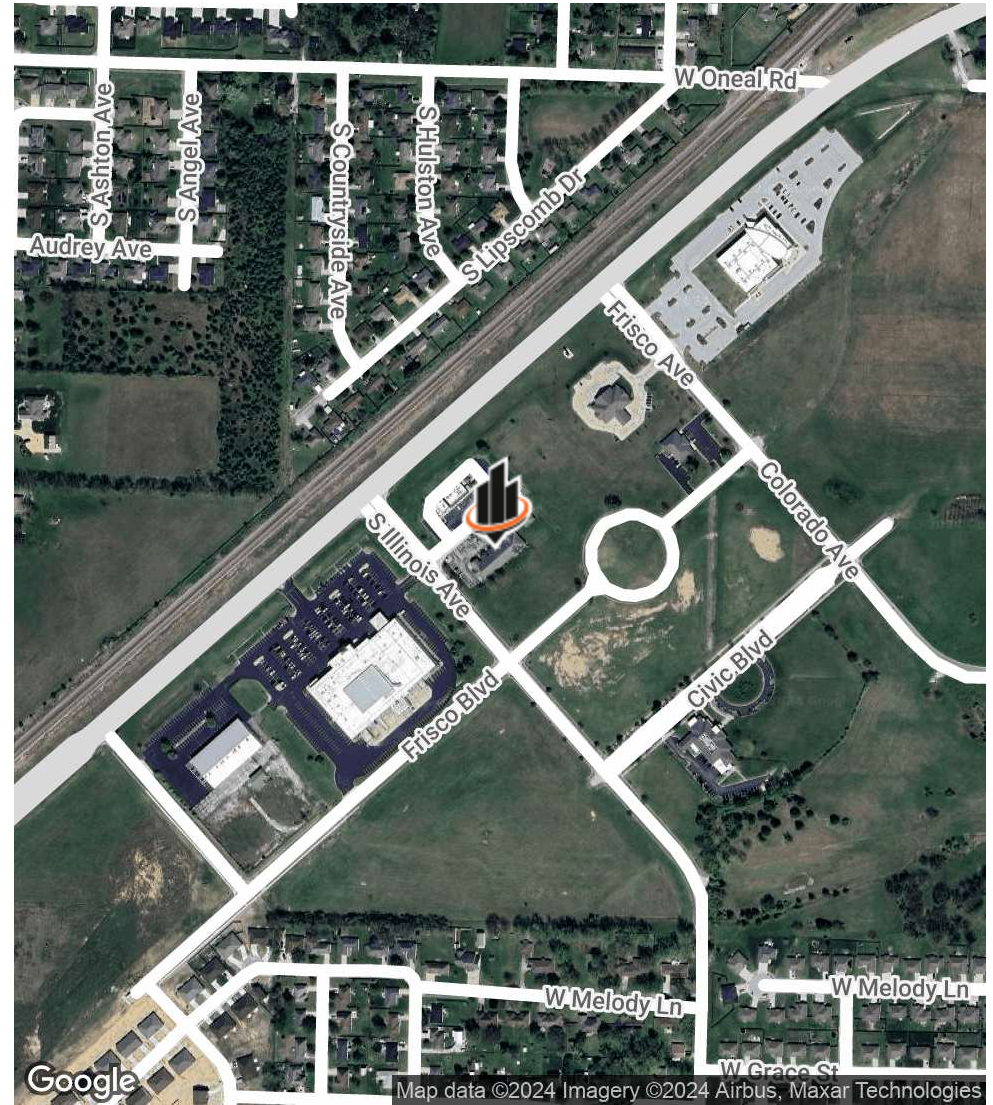
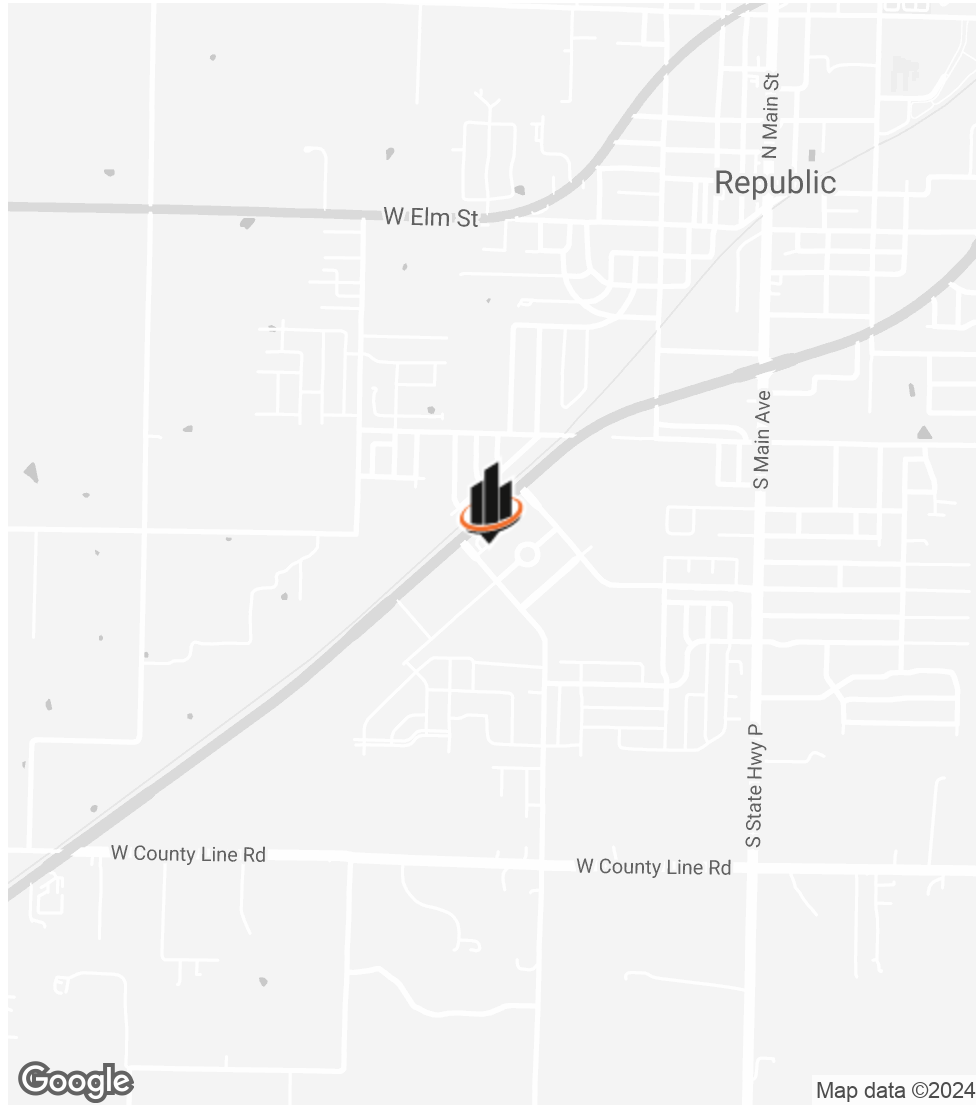
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FLOOR PLAN



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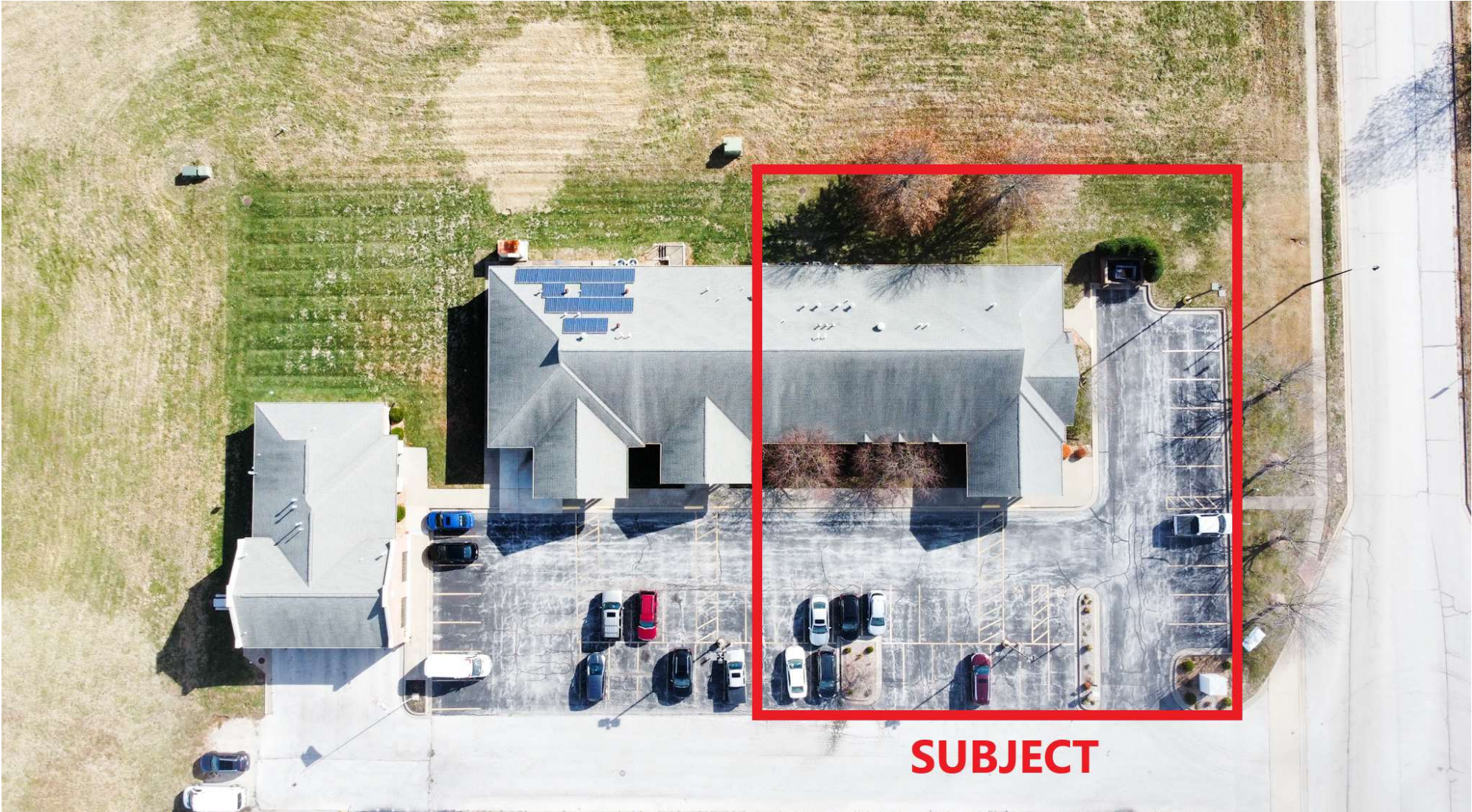
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

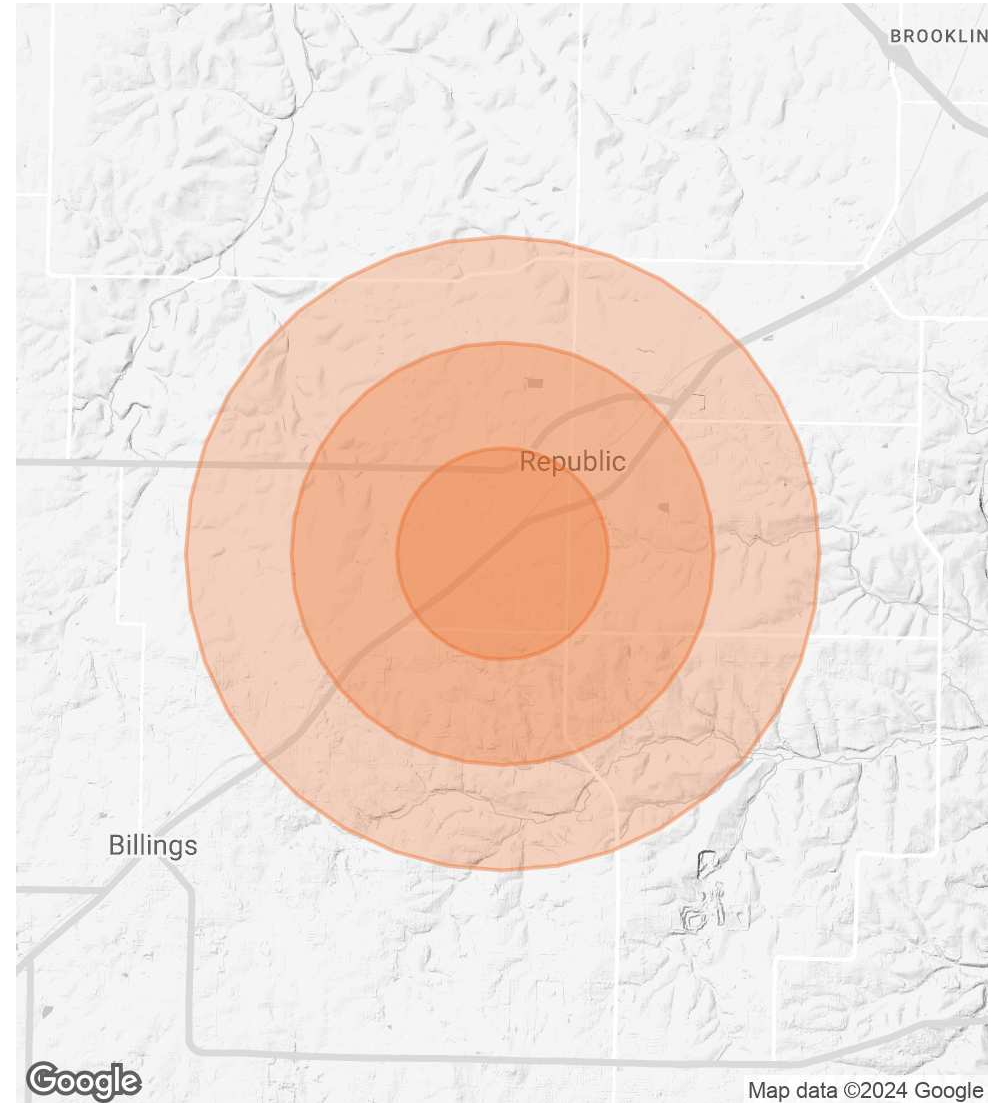
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,731	8,141	14,336
AVERAGE AGE	36.3	38.1	36.7
AVERAGE AGE (MALE)	31.8	34.2	33.5
AVERAGE AGE (FEMALE)	39.7	41.1	39.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,077	3,245	5,766
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$69,155	\$69,861	\$67,595
AVERAGE HOUSE VALUE	\$133,015	\$139,588	\$140,232

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



JACK RANKIN

Associate Advisor

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Direct: 417.860.9951 | **Cell:** 417.860.9951

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
-The Network

Designations:

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DISCLAIMER

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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.

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