

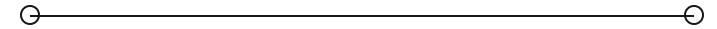


**INVESTMENT PROPERTY FOR SALE**

# Godfather's Pizza - Investment Opportunity

**1026 W MAIN ST**

Branson, MO 65616



**PRESENTED BY:**

**JEFF CHILDS, SIOR, CCIM**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>LOT SIZE:</b>	46,174 SF
<b>BUILDING SIZE:</b>	4,499 SF
<b>ZONING:</b>	Entertainment
<b>CURRENT LEASE THROUGH:</b>	January 31, 2029 (with 5 yr option to renew)
<b>2025 PROPERTY TAXES:</b>	\$8,022.58
<b>NOI (ANNUAL):</b>	\$84,000-\$92,400 (NN terms)
<b>PARCEL ID:</b>	08-9.0-32-003-020-003.000

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1026 W MAIN ST | Branson, MO 65616

## PROPERTY DESCRIPTION

Take advantage of this rare opportunity to acquire a well-positioned lease investment in the heart of Branson, Missouri, one of the Midwest's most popular tourist destinations. Godfather's Pizza, a nationally recognized brand with decades of operating history, occupies the property under lease—offering investors secure, passive income with minimal management responsibilities.

This standalone building features high visibility on Main St. in Branson. The restaurant is set up with a pickup window and ample customer parking. The current lease is set to run through January 31, 2029 with the option to renew. Landlord has responsibility for roof with an expense stop on HVAC.

## PROPERTY HIGHLIGHTS

- High visibility with AADT Traffic Count (2025) on Main Street of 22,415
- Minutes from Branson Landing and Historic Downtown Branson
- Stabilized income stream backed by a longstanding tenant with regional brand recognition
- Positioned in steady tourism and growth market
- Current lease runs through 1/31/2029 with a 5 year option to renew. Current NOI \$84,000 (NNN terms) and \$92,400 (NNN terms) if renewed.

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## PROPERTY DESCRIPTION



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### LOCATION DESCRIPTION

Situated on W Main Street in Branson, this standalone building lies near major attractions like Branson Landing and Downtown Branson. This area benefits from high volumes of drive by traffic with AADT Traffic Counts (2025) on Main Street of 22,415.

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## ADDITIONAL PHOTOS



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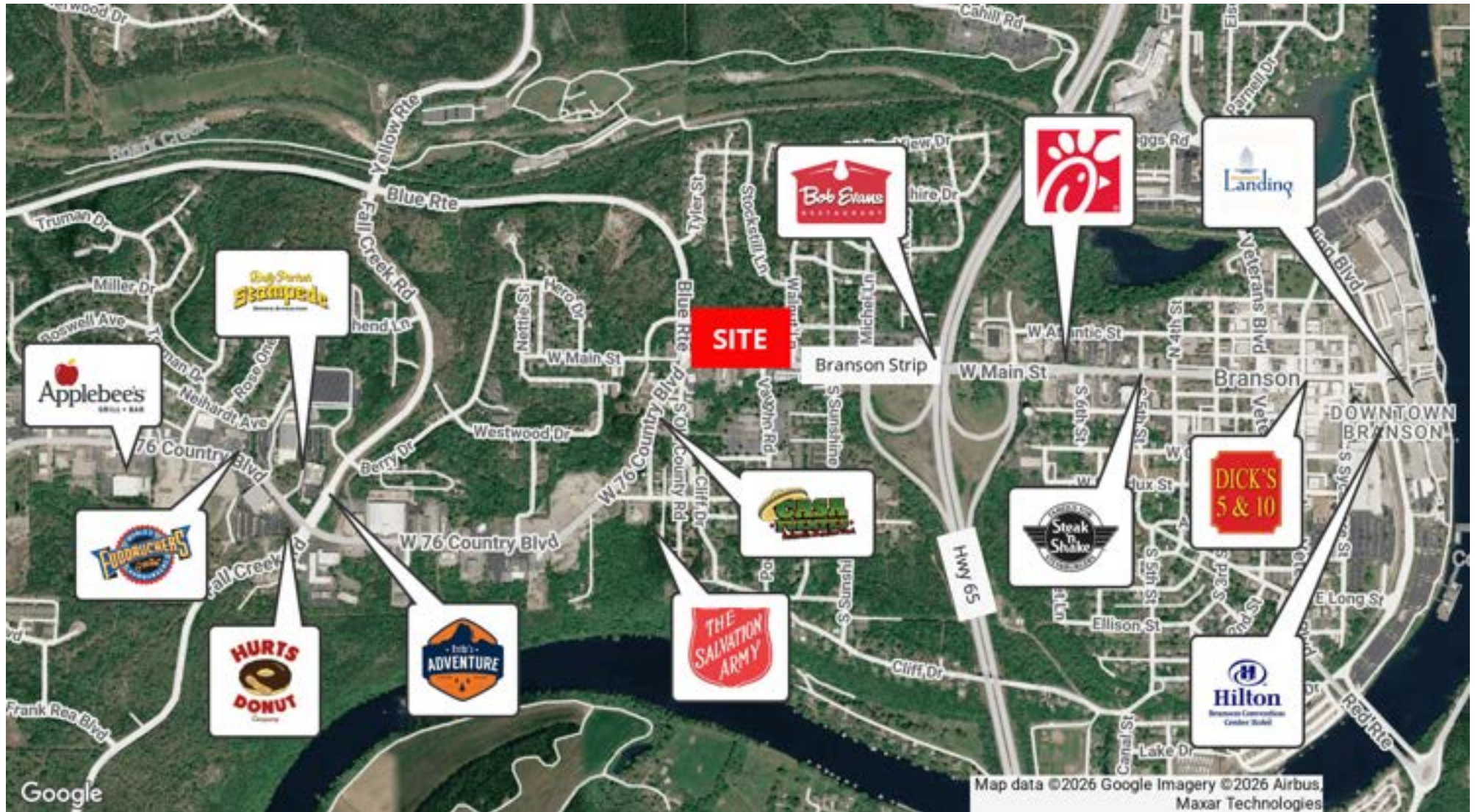
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# RETAILER MAP



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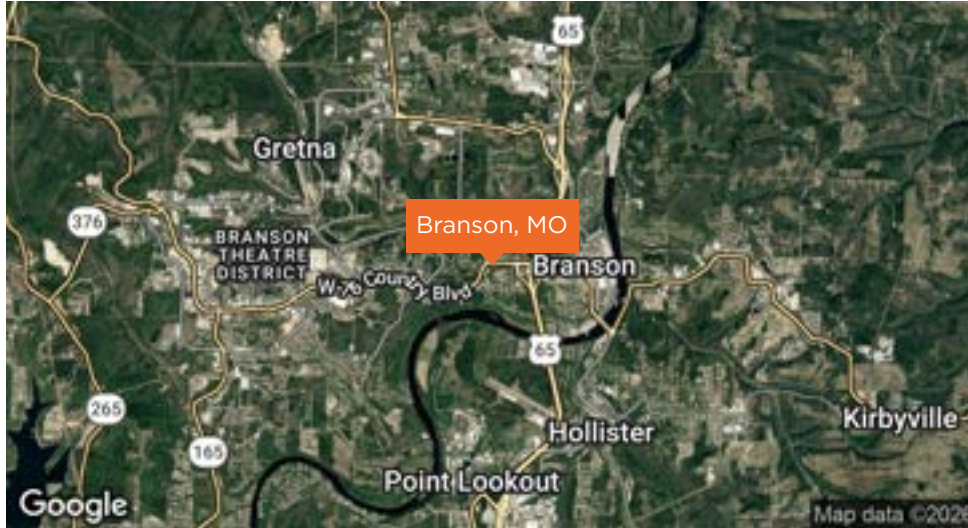
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## BRANSON, MO - CITY INFORMATION



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### LOCATION DESCRIPTION

Situated on W Main Street in Branson (the **Branson Strip**), this standalone building lies near major hubs such as the Branson Landing and Historic Downtown Branson. The restaurant is **near attractions** including shows, shopping, and experiences while also benefiting from several lodging establishments nearby. This area experiences high volumes of drive by traffic with AADT Traffic Counts (2024) on Main Street of **22,301**.

More than **10 million visitors** visit Branson annually situated within a day's drive of 33% of the US population. Visitors spend around **\$1.7 billion dollars** in the local economy each year.

With many activities nearby, visitors come to see shows in the over **25 music theaters**; relax on the **three beautiful lakes** (Table Rock, Taney Como, and Bull Shoals); spend the day **shopping** at the likes of the Branson Landing, the two outlet malls, or Grand Village; ride some coasters at the **award-winning** Silver Dollar City; and, of course, **stop by for a bite** to eat along the way.

The Hilton Convention Center along with the Branson Landing and Historic Downtown Branson offer a **high volume** of visits just **5 minutes or less** from this property site.

### CITY HIGHLIGHTS

<b>COUNTY</b>	Taney
<b>AREA POPULATION (2 COUNTIES)</b>	80,000 residents
<b>CITY POPULATION</b>	13,000
<b>AIRPORTS</b>	Branson Airport (10 miles south) Springfield-Branson National Airport (42 miles north)

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	691	1,388	3,304
AVERAGE AGE	44	43	43
AVERAGE AGE (MALE)	42	41	41
AVERAGE AGE (FEMALE)	46	45	45

## HOUSEHOLDS & INCOME

### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	264	531	1,306
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$75,794	\$77,161	\$79,655
AVERAGE HOUSE VALUE	\$232,966	\$234,181	\$259,690

Demographics data derived from AlphaMap



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## ADVISOR BIO



### JEFF CHILDS, SIOR, CCIM

Senior Advisor

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Direct: **417.887.8826 x104** | Cell: **417.860.5447**

### PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, is a senior advisor with SVN/Rankin Company, specializing in the sale and leasing of office, industrial, and retail properties throughout Springfield and Southwest Missouri. With over 30 years of experience in commercial real estate, Jeff has built a reputation as a trusted advisor who consistently ranks among the top SVN advisors nationally.

Over the years, Jeff has represented a wide range of clients, from national corporations to local business owners and investors. His expertise extends beyond transactions, he has personally developed and advised on industrial, office, and retail properties, giving him a unique perspective on the full life cycle of commercial real estate.

As a committed professional, Jeff is an active member of the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM), and local and national real estate associations. He combines deep market knowledge with a client-first approach to help property owners and investors maximize value and achieve their goals.

Jeff is also deeply invested in the Springfield community. He currently serves on the OTC Foundation Board, has held leadership roles including 2019 Springfield Area Chamber of Commerce Chairman, and has contributed to boards such as City Utilities of Springfield and the Springfield Convention & Visitors Bureau. His expertise has been sought on panels for the Springfield Chamber of Commerce Economic Development Conference and as a guest speaker for "Good Morning, Springfield!" He has also been recognized by the Springfield Business Journal with the 40 Under 40 award for outstanding professional and community service.

Whether advising clients on property sales, leases, or development projects, Jeff combines professionalism, integrity, and a deep understanding of the Springfield market. He is passionate about helping clients navigate complex real estate decisions while giving back to the community that has supported him throughout his career.

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### 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 Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

## DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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