

LEASE
**Crescent Retail
Development**

2620 W SUNSHINE ST

Springfield, MO 65807

PRESENTED BY:

ARCH WATSON

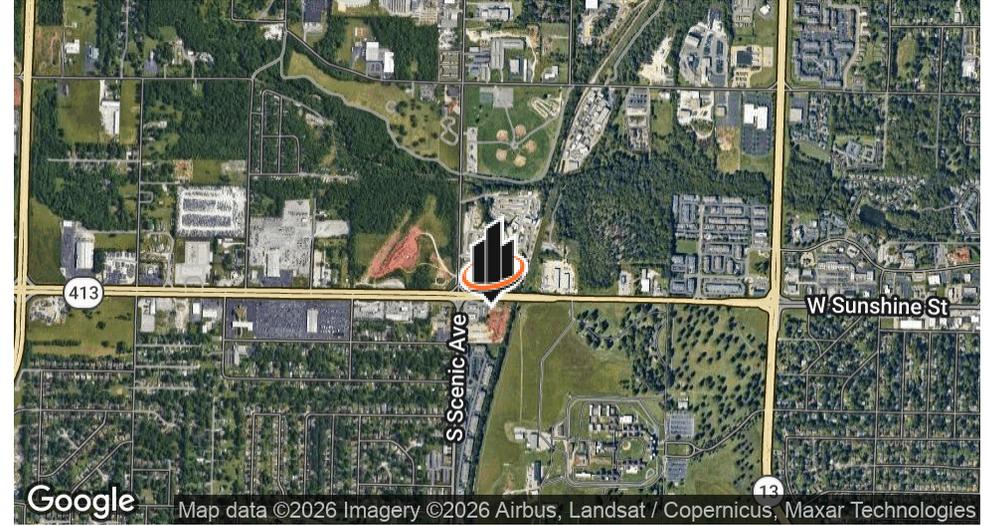
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2620



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (MG)
NUMBER OF UNITS:	5
AVAILABLE SF:	1,354 - 7,625 SF
LEASE TYPE:	MG
INFILL ALLOWANCE:	\$35/psf

PROPERTY DESCRIPTION

There are currently 5 spaces available at this new Luxury Apartment/Retail Development in South Springfield. The square footage ranges from 1,354/sf to a maximum contiguous 7,625/sf. At a Modified Gross Rent of \$15.00/psf and a \$35/psf Infill allowance this retail property is a great value for the location.

LOCATION DESCRIPTION

The property is located at the SE corner of W. Sunshine and S. Scenic.

PROPERTY HIGHLIGHTS

- The Crescent Development offers lavish interiors to a resort-style rooftop terrace and a cutting-edge fitness center, our community offers the epitome of modern living for those who demand the finest in comfort and convenience.

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,354 - 7,625 SF	Modified Gross	\$15.00 SF/yr	Landlord is Offering an Infill Allowance of \$35/psf
Suite 102	Available	1,686 - 7,625 SF	Modified Gross	\$15.00 SF/yr	Landlord is Offering an Infill Allowance of \$35/psf
Suite 104	Available	1,466 - 7,625 SF	Modified Gross	\$15.00 SF/yr	Landlord is Offering an Infill Allowance of \$35/psf
Suite 106	Available	1,686 - 7,625 SF	Modified Gross	\$15.00 SF/yr	Landlord is Offering an Infill Allowance of \$35/psf
Suite 108	Available	1,433 - 7,625 SF	Modified Gross	\$15.00 SF/yr	Landlord is Offering an Infill Allowance of \$35/psf

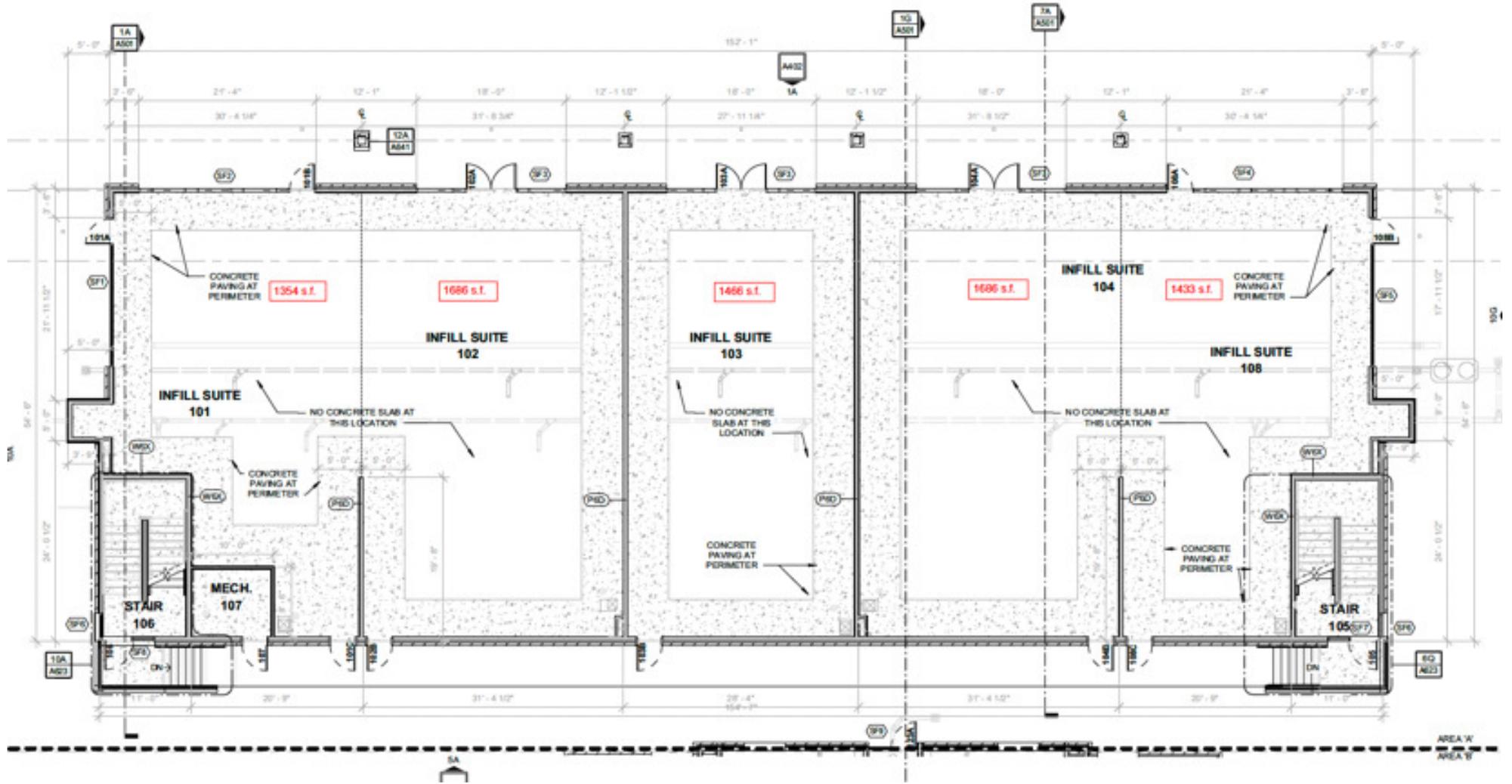
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PHOTOS



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FLOOR PLAN



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LOCATION MAP



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ADVISOR BIO 1



ARCH WATSON

Senior Advisor

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PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

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DISCLAIMER

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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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