

FOR SALE

MULTI-TENANT RETAIL



1774 S GRANT AVE

Springfield, MO 65807

\$690,000

- **100% Occupied**
- **Upside in Rents / Current Rent Escalations**
- **Personal Guaranties**
- **Ability to Adjust Tenant Mix**

For more information contact:

SAM R. CRAFT

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Email: SamCraft@ReeceCommercial.com

FOR SALE

SUMMARY



Property Details

Now available, is this newly renovated, 100% occupied, multi-tenant building near the intersection of recently improved Grant Avenue & heavily traveled Sunshine Street.

The trade area features many of the household-name national retailers & traffic drivers (Chick Fil-A, McDonald's, Taco Bell, Starbucks, etc.) including Bass Pro Shops headquarters / Wonders of Wildlife Museum just across the street.

The property has been a beneficiary of the new Grant Avenue Parkway project which is designed to connect downtown Springfield with Sunshine Street through improved road, bike path, and sidewalk infrastructure. This property in particular has 2 new curb cuts and 140' +/- of frontage along GAP. A City of Springfield traffic study has this area of Sunshine at 36,387 AADT.



Information:

LOT SIZE.....0.52+/- acres
ASSET TYPE.....Retail/Office
SIZE.....5,248 SQFT
OFFERING PRICE.....**\$690,000**

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SUMMARY



Information:

- ZONING: HIGHWAY COMMERCIAL
- FRONTAGE: 140+/- FEET ALONG G.A.P.
- NEWLY RENOVATED
- PRICE/SQFT: \$131.48

Springfield Missouri is the largest city in the Ozarks region and the 3rd largest in the state of Missouri. It boasts a diverse economy with healthcare, manufacturing, retail, and tourism being major revenue streams. Missouri State University, amongst others is a central hub to attract a talented labor force.

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PHOTOS



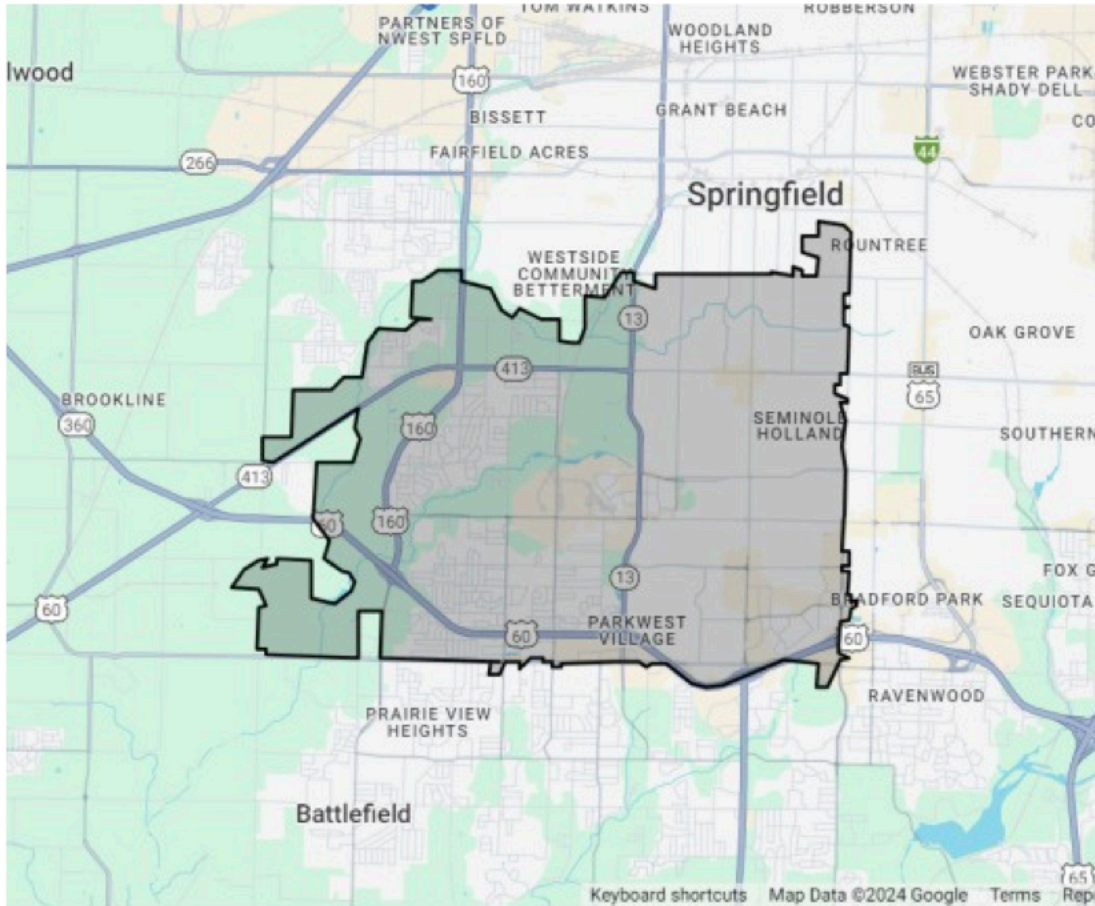
FOR SALE

PHOTOS



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TRADE AREA



65807 Zip Code Information

Total Population	56,171
Median Age	37.1
Median Household Income	\$50,408
Percentage of County Population	18.35%