

**LEASE**

# 1,200 SF Office Space

**2053 S WAVERLY AVE**

Springfield, MO 65804

**PRESENTED BY:**

**JACK RANKIN**

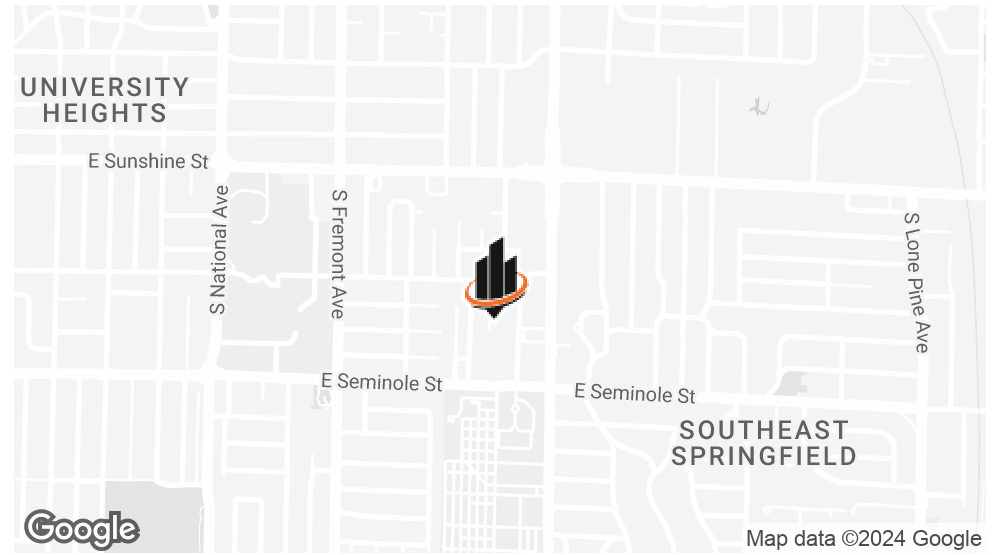
O: 417.860.9951

jack.rankin@svn.com





# PROPERTY SUMMARY



## OFFERING SUMMARY

|                      |                       |
|----------------------|-----------------------|
| <b>LEASE RATE:</b>   | \$15.00 SF/yr (NNN)   |
| <b>AVAILABLE SF:</b> | 1,200 SF              |
| <b>SUITE:</b>        | B                     |
| <b>ZONING:</b>       | General Retail        |
| <b>SUBMARKET:</b>    | Southeast Springfield |
| <b>MARKET:</b>       | Missouri              |

## PROPERTY OVERVIEW

Thank you for viewing this 1,200 SF office suite now available for lease in the highly desirable S Glenstone/E Sunshine corridor located at 2053 S Waverly Ave in Southeast Springfield, Missouri. This office suite offers up to five private offices, large reception area, lobby, private restroom and large conference room. Available for lease at \$15/SF/YR NNN. Please contact the listing agent for additional information or to schedule a showing. Thank you.

## LOCATION OVERVIEW

Property is located at 2053 S Waverly Ave near the intersection of E. Sunshine and S. Glenstone in southeast Springfield, Missouri. Neighboring business include X-Fit Personal Training, EXP Realty, Brown Derby Wine Center, Red Lobster, Sub Shop, Seminole Decor, The Carpet Shoppe, Rapid Roberts, and more.

**JACK RANKIN**  
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**ADDITIONAL PHOTOS**



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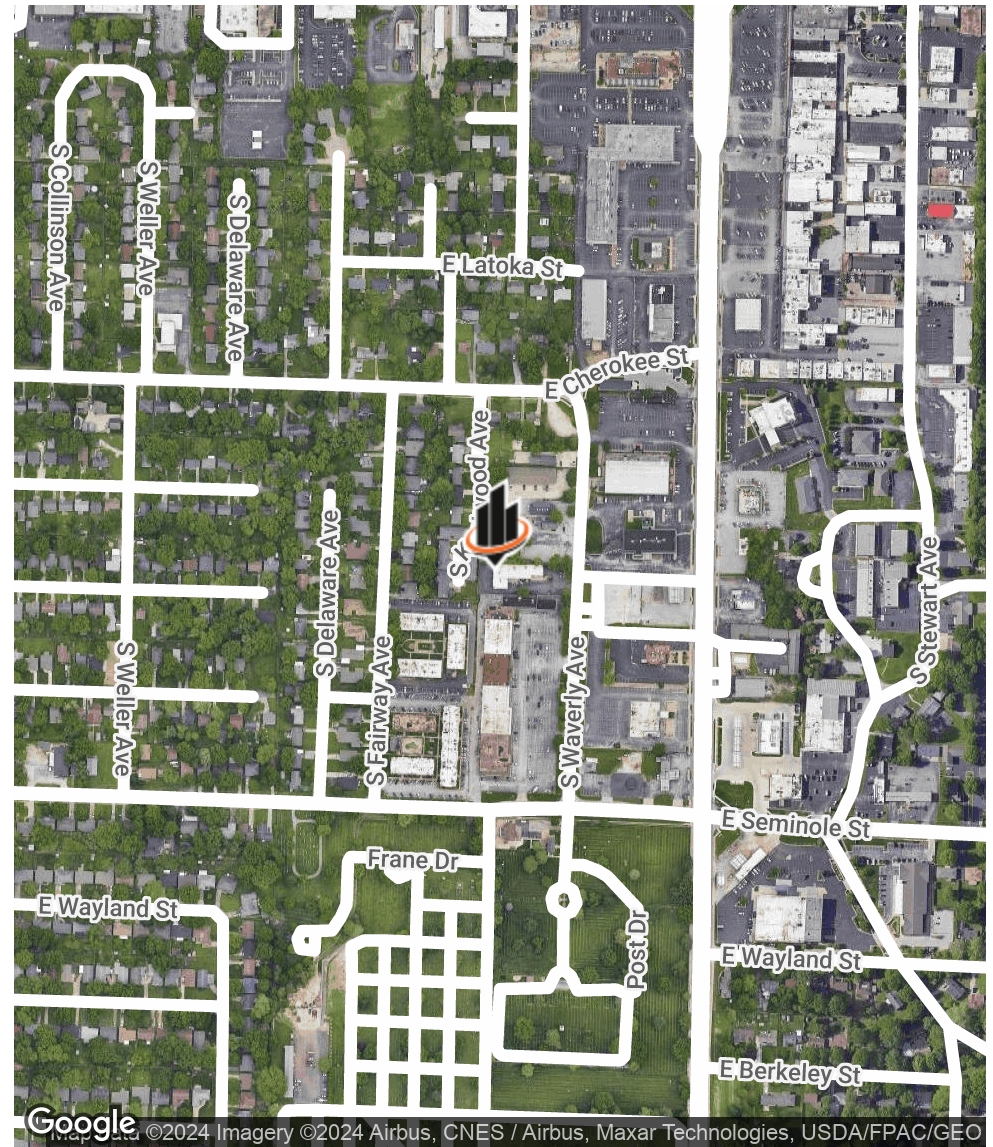
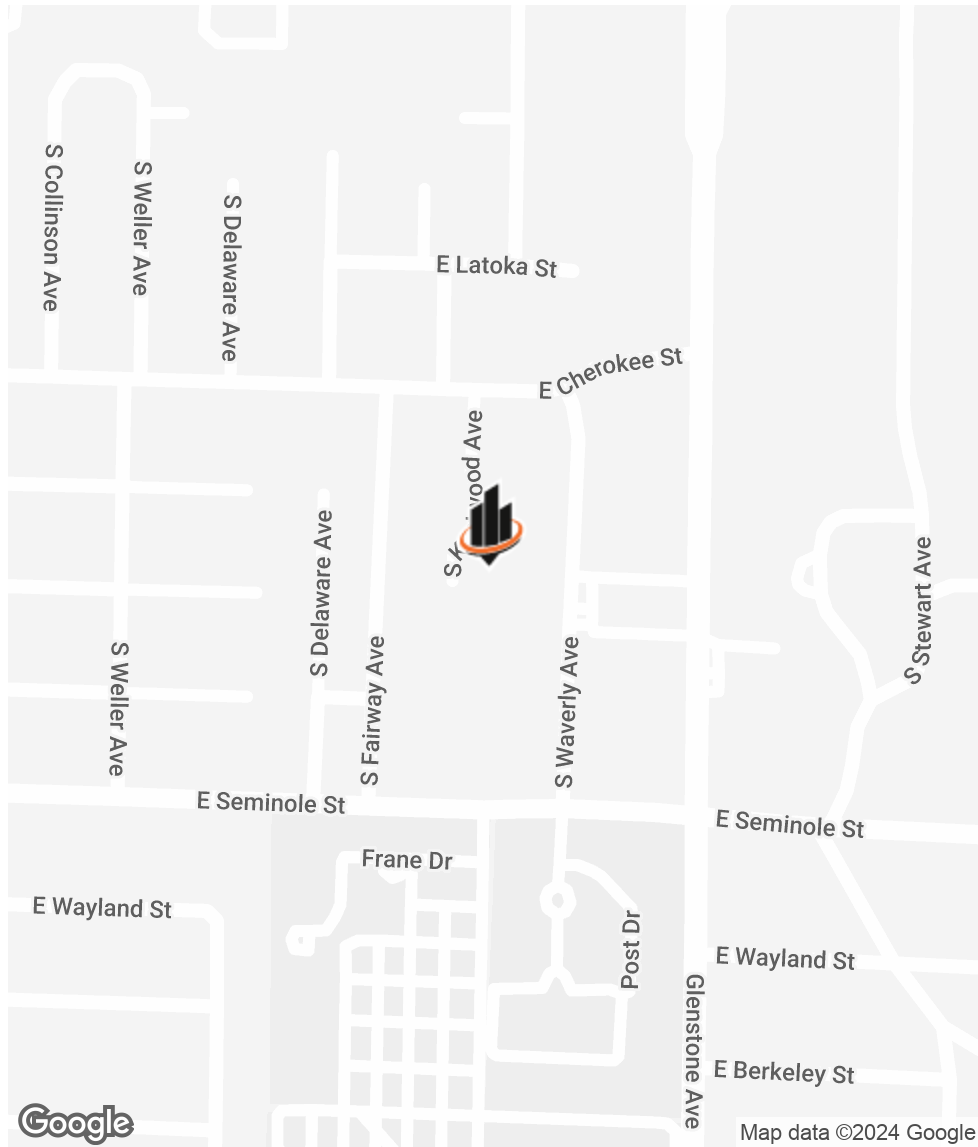


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# LOCATION MAP



**JACK RANKIN**  
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jack.rankin@svn.com

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# RETAILER MAP



**JACK RANKIN**  
O: 417.860.9951  
jack.rankin@svn.com

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# DEMOGRAPHICS MAP & REPORT

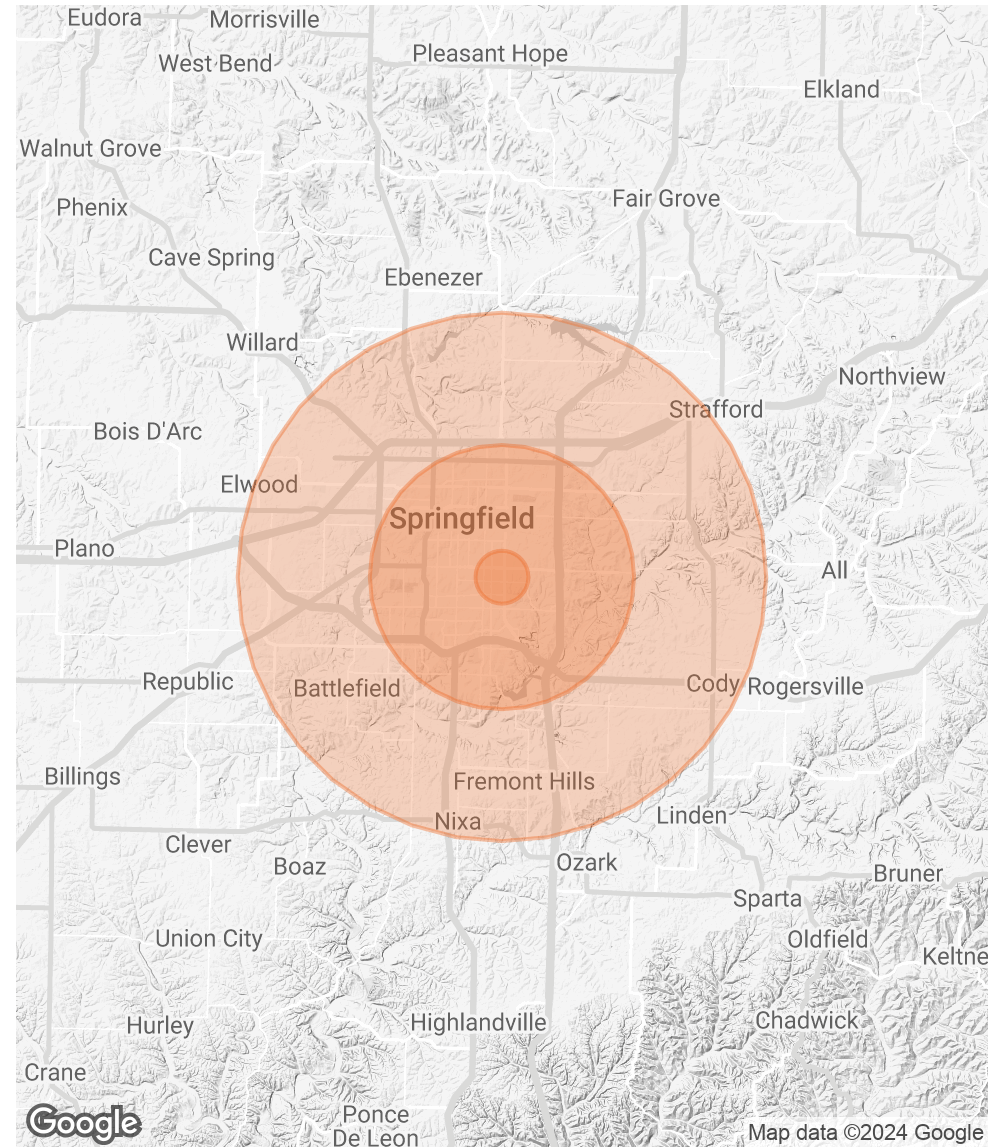
## POPULATION

|                             | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| <b>TOTAL POPULATION</b>     | 8,652  | 170,377 | 283,069  |
| <b>AVERAGE AGE</b>          | 37.1   | 36.8    | 37.7     |
| <b>AVERAGE AGE (MALE)</b>   | 35.1   | 35.9    | 36.5     |
| <b>AVERAGE AGE (FEMALE)</b> | 41.6   | 38.4    | 39.3     |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 4,852     | 83,071    | 130,494   |
| <b># OF PERSONS PER HH</b> | 1.8       | 2.1       | 2.2       |
| <b>AVERAGE HH INCOME</b>   | \$55,008  | \$55,533  | \$62,498  |
| <b>AVERAGE HOUSE VALUE</b> | \$134,291 | \$129,088 | \$149,612 |

\* Demographic data derived from 2020 ACS - US Census



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## SVN BY THE NUMBERS



# SVN<sup>®</sup> by the numbers



**200+**

Offices nationwide

**2,000+**

Advisors & Staff

**\$21.1B**

Total value of sales & lease transactions

**8**

Countries & expanding

**7+7**

Core services & speciality practice areas

**57M+**

SF in properties managed

We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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**JACK RANKIN**

O: 417.860.9951

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2053 S WAVERLY AVE | Springfield, MO 65804

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# The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION

JACK RANKIN  
O: 417.860.9951  
jack.rankin@svn.com

2053 S WAVERLY AVE | Springfield, MO 65804

SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit [svn.com](https://svn.com) to find out more.

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## ADVISOR BIO



### JACK RANKIN

Associate Advisor

jack.rankin@svn.com

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

**SVN | Rankin Company, LLC**  
2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804  
417.887.8826

### JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com



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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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