



A RETAIL INVESTMENT OPPORTUNITY

# CEDAR SQUARE SHOPPING CENTER

15521 US HWY 160, FORSYTH, MISSOURI



## SALE PRICE

**\$790,000**

## OFFERING SUMMARY

Building Size:	50,368 SF
Available SF:	
Lot Size:	5.63 Acres
Number Of Units:	6
Price / SF:	\$15.68
Year Built:	1978
Zoning:	commercial
Market:	Forsyth
Submarket:	Retail

## PROPERTY OVERVIEW

This nearly empty center is located in the heart of Forsyth, MO. The county seat of Taney County and next door bedroom community to nationally know vacation destination, Branson, MO., just 15 minutes to the NE. The property is run down and needs total redeveloped. The city is anxious for the property to be improved and begin generating tax income and could possible assist a qualified developer with CID and or TIF financing options.

## PROPERTY HIGHLIGHTS

- Excellent Location In The Country Seat of Taney County....next door to Branson, MO.
- Requires Total Rehabilitation
- Shortage of Office and Retail Opportunities
- Growth Oriented Community Anxious For This Property To Be Improved and Generating Tax Income to the Community
- Possible CID and or TIF Funding Available For the Right Developer and Right Project

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## PROPERTY DESCRIPTION

This nearly empty center is located in the heart of Forsyth, MO. The county seat of Taney County and next door bedroom community to nationally known vacation destination, Branson, MO., just 15 minutes to the NE. The property is run down and needs total redevelopment. There is also an exception out of the middle of the site of a square area measuring 93.37 feet north and south wide by 99.65 feet east and west deep. This excepted area of 9,304 square feet supports the Taney County Health Department Office Building which is constructed as a zero lot line structure at the north end of the main shopping center building of the subject. The property site is currently served with public electricity, sanitary sewers, and a municipal water line.

The city is anxious for the property to be improved and begin generating tax income and could possibly assist a qualified developer with CID and or TIF financing options.

## PROPERTY HIGHLIGHTS

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## DESCRIPTION OF IMPROVEMENTS

- The subject property is improved with **three retail buildings totaling 50,221 square feet**, including: ·
- A 45,912 square foot retail strip center building once anchored by a 21,282 square foot grocery store, ·
- A 3,929 square foot office or retail building in the northwest corner of the site constructed with a second level that was never completed.
- A 380 square foot convenience store office with attached canopy in the southwest corner of the site. ·
- Related site improvements including a parking lot, signage, and propane tanks.
- SEE ATTACHED CONCEPT PLAN AS POSSIBLE REDEVELOPMENT IDEA

## ADDITIONAL BUILDING DETAILS

The primary building improvement to the subject site consists of a 45,912 square foot retail strip center building measuring a total of about 444 feet wide by just under 100 feet deep once anchored by a 21,282 square foot grocery store unit in the middle which includes a 12 x 55 display blowout in the front and two mechanical extensions in the back.

The building in its current configuration is divided into eight rental units varying in size between just under 2,000 square feet up to 7,790 square feet and the supermarket space. This building appears to have been constructed in six or seven sections with the southern most section being constructed last with a longer depth and accessible from the south elevation. All other units are accessible from the west elevation with egresses to the east elevation. The units are essentially 100 feet deep. The smallest units are about 20 feet wide. The grocery store section was originally 16,240 square feet, but was expanded into an adjacent 5,042 square foot space, and this space could be reconfigured to an independent space with the addition of a demising wall and front fenestration.

All of the units are accessible from a front walkway of eight to ten feet in width which runs along the southern and western elevations of the site under a cover constructed of older shake shingles on a shed wood stringer frame on wood posts. This front walk cover is somewhat unsightly and is of questionable function.

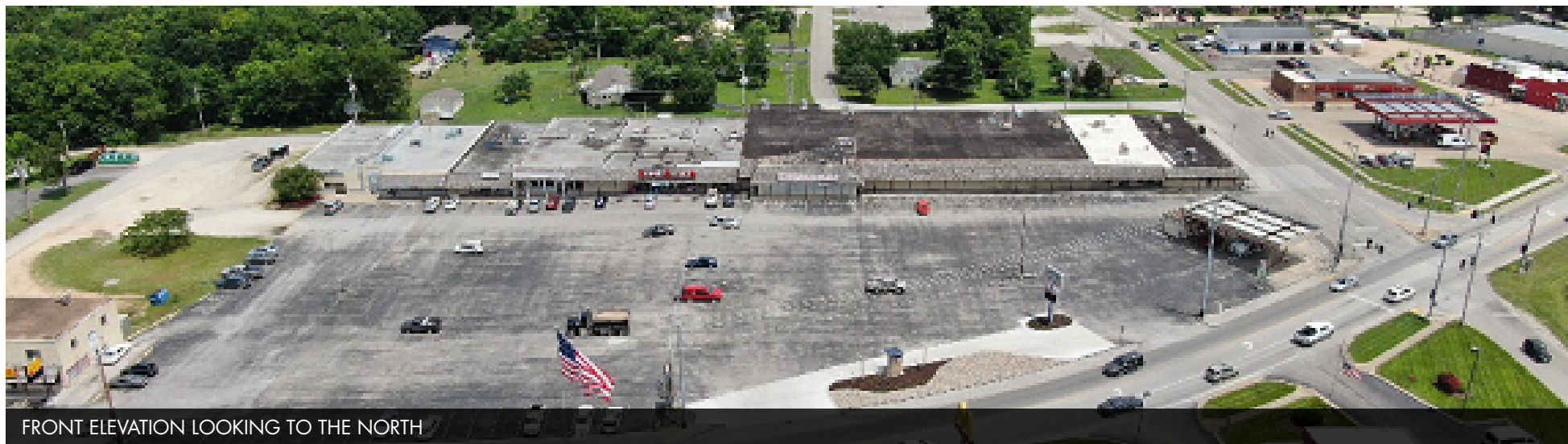




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FRONT ELEVATION LOOKING TO THE NORTH



FAMILY DOLLAR STORE CURRENTLY OCCUPIES THE CENTER



LOOKING EAST SE FROM THE WEST CORNER OF THE CENTER

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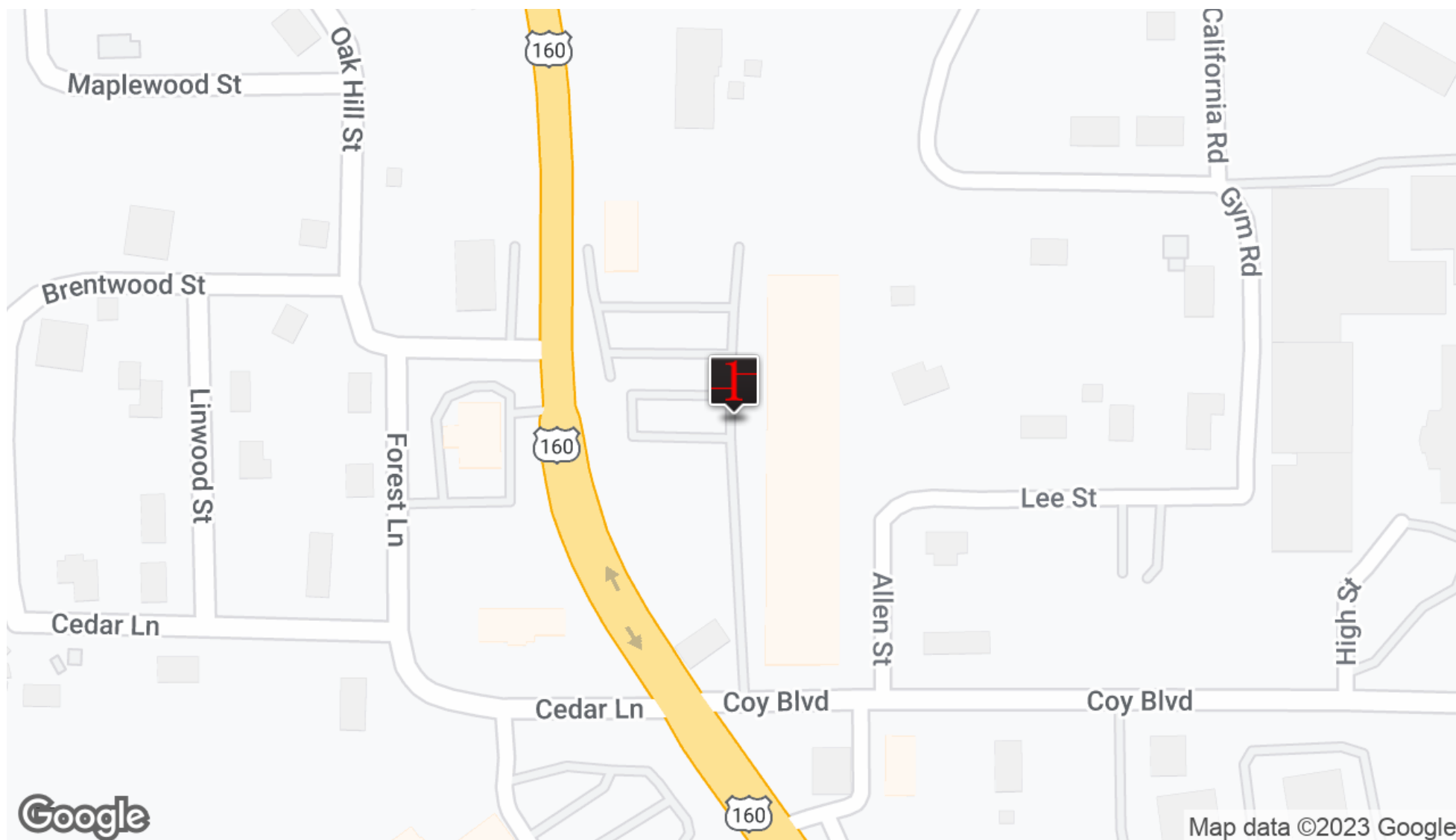
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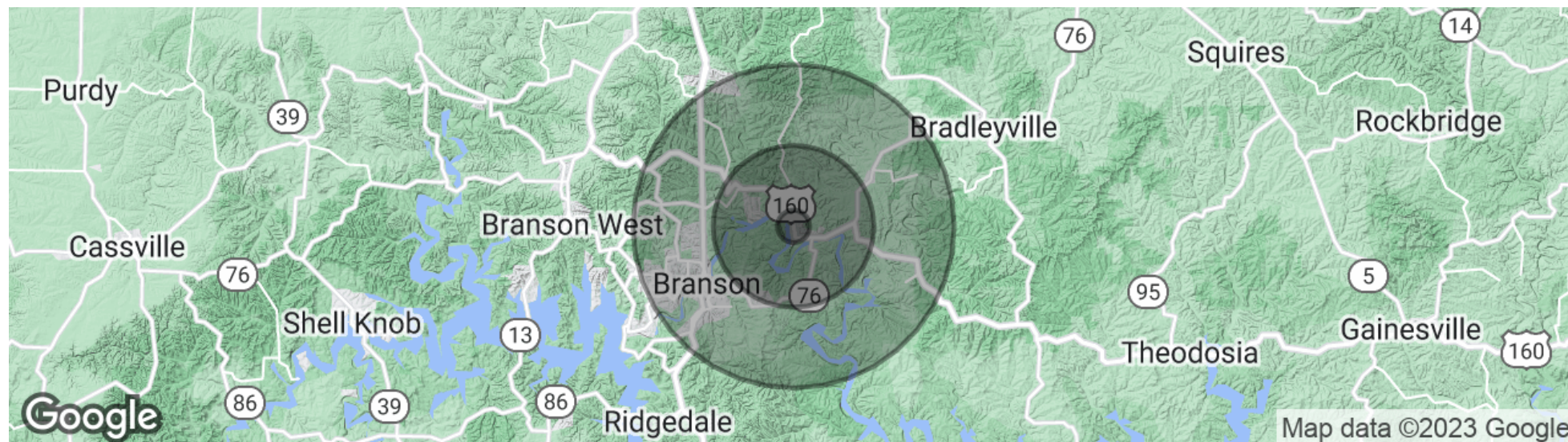
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	308	8,785	29,717
Median age	42.6	40.0	39.3
Median age (Male)	42.3	39.9	38.5
Median age (Female)	42.8	39.9	39.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	126	3,460	11,939
# of persons per HH	2.4	2.5	2.5
Average HH income	\$49,784	\$52,055	\$53,170
Average house value	\$127,030	\$129,589	\$132,457

\* Demographic data derived from 2020 ACS - US Census

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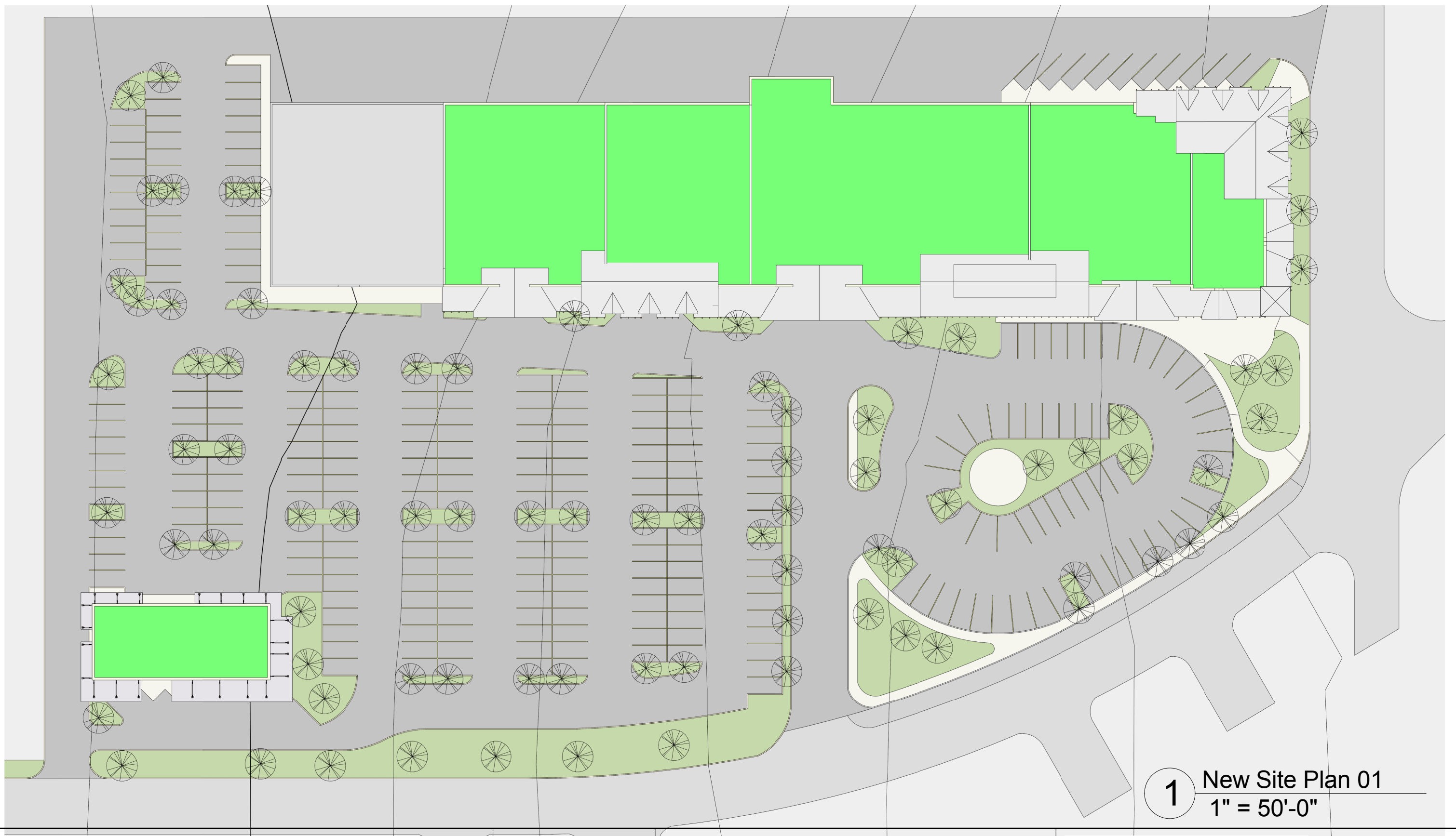
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CEDAR SQUARE SHOPPING CENTER







# New Cedar Square Village Shoppes

Hwy 160 & Coy Blvd.  
Forsyth, MO. 65653

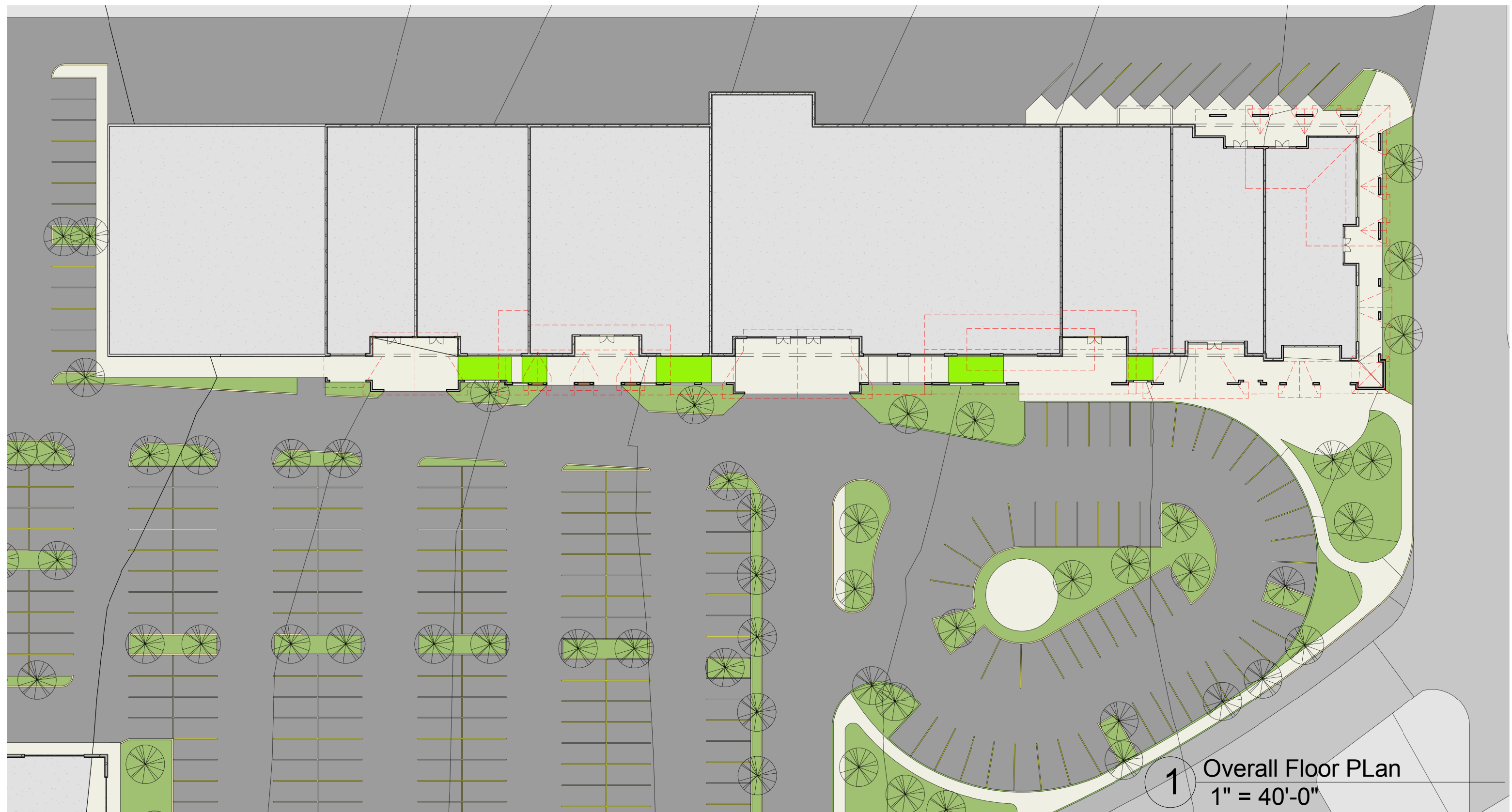
A201

ISSUE DATE:  
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New Site Plan



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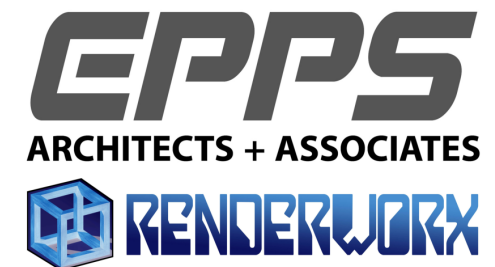
# New Cedar Square Village Shoppes

Hwy 160 & Coy Blvd.  
Forsyth, MO. 65653

## A300

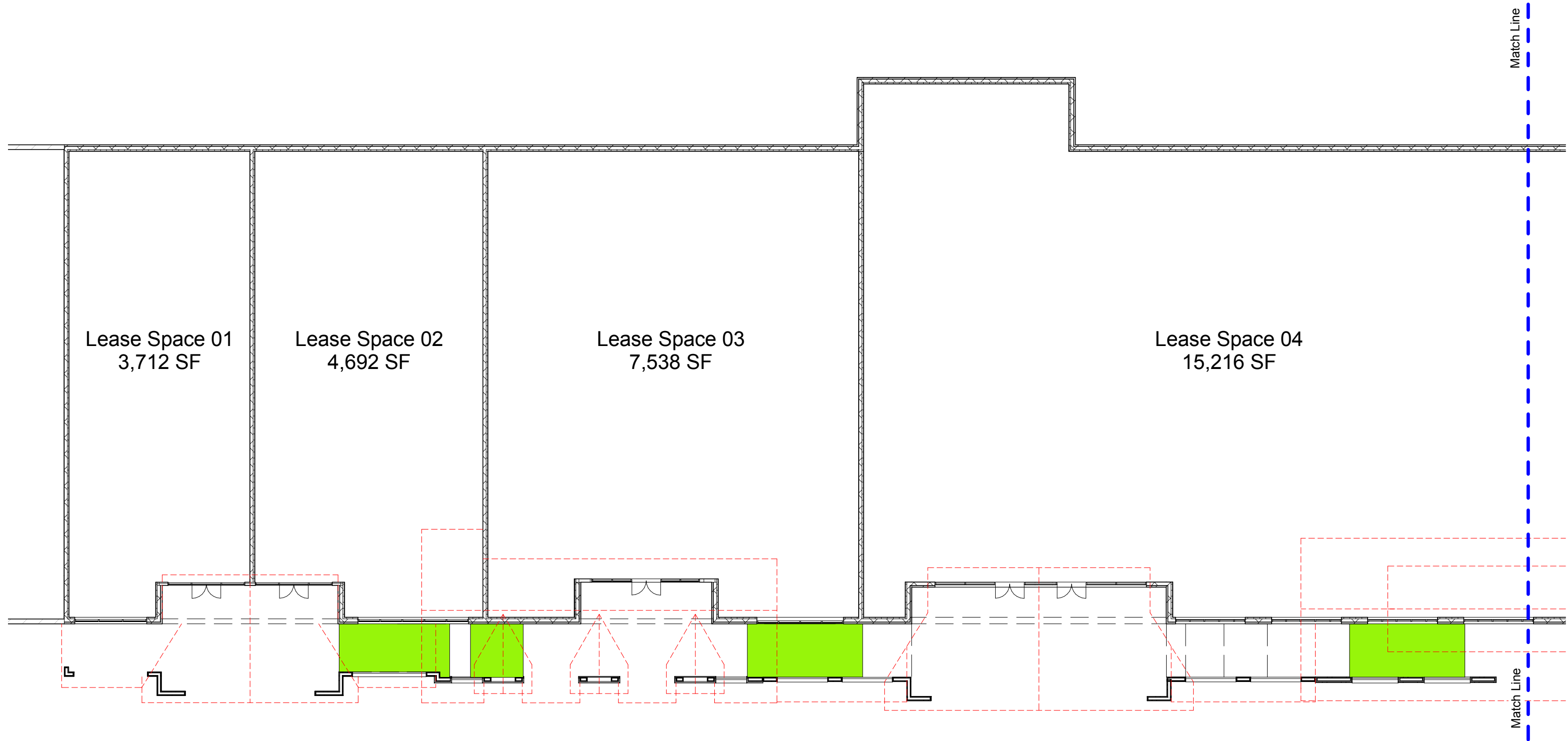
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### Overall Floor Plan



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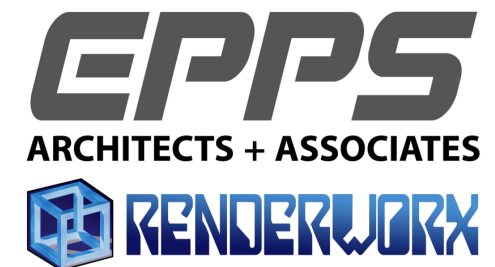
# New Cedar Square Village Shoppes

Hwy 160 & Coy Blvd.  
Forsyth, MO. 65653

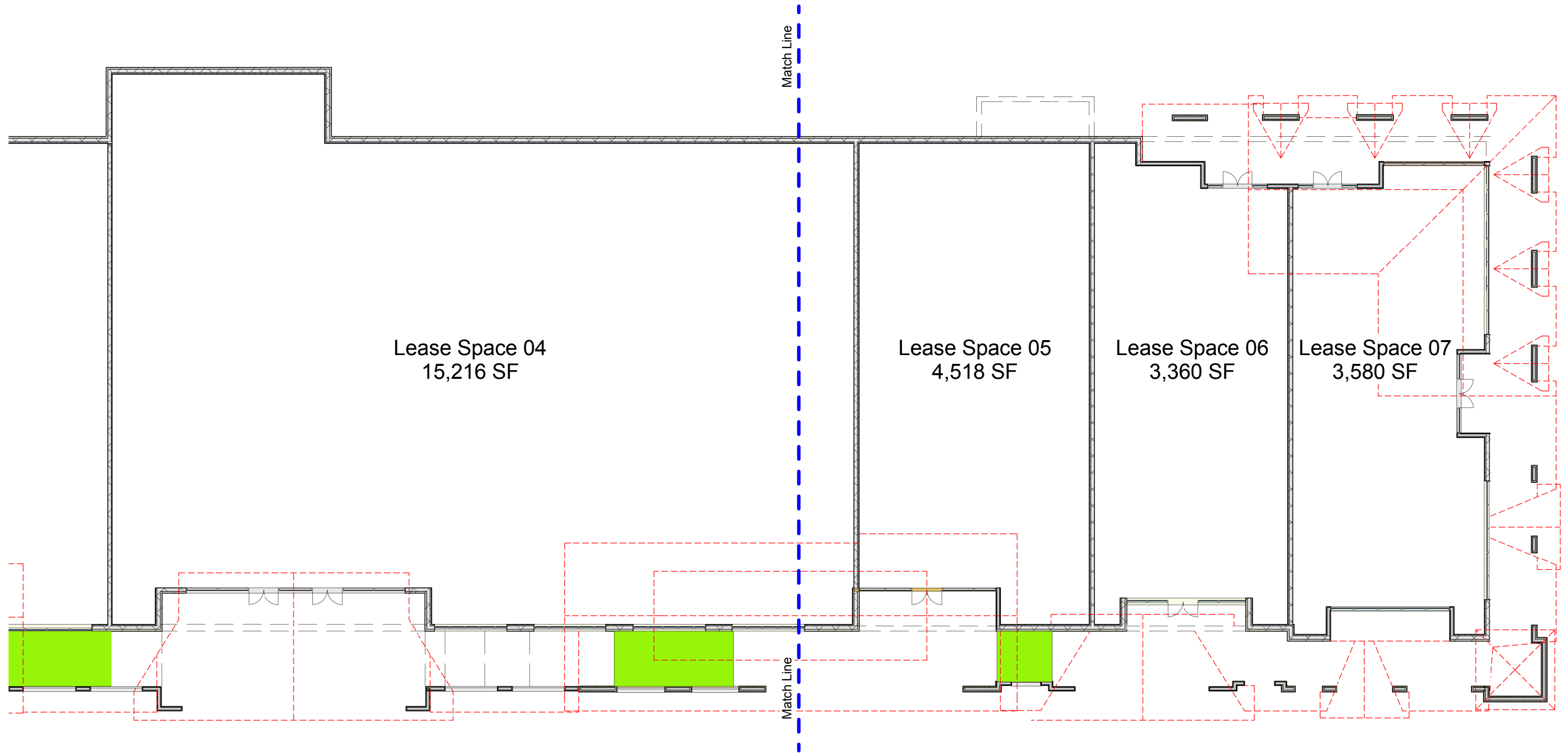
A301

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Main Floor Plan 01



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1 Main Floors 02  
1" = 20'-0"

# New Cedar Square Village Shoppes

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## A302

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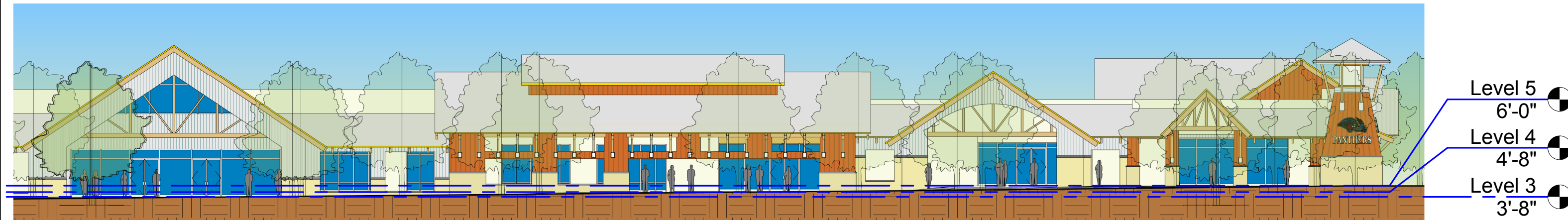
### Main Floor Plan 02



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2 WEST ELEVATION 02  
1" = 20'-0"



1 WEST ELEVATION 01  
1" = 20'-0"

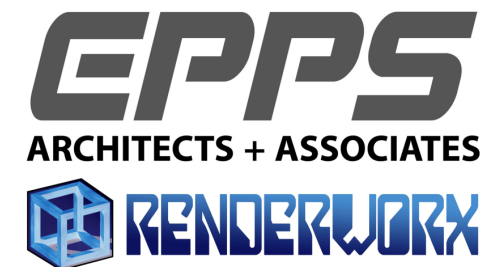
# New Cedar Square Village Shoppes

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A401

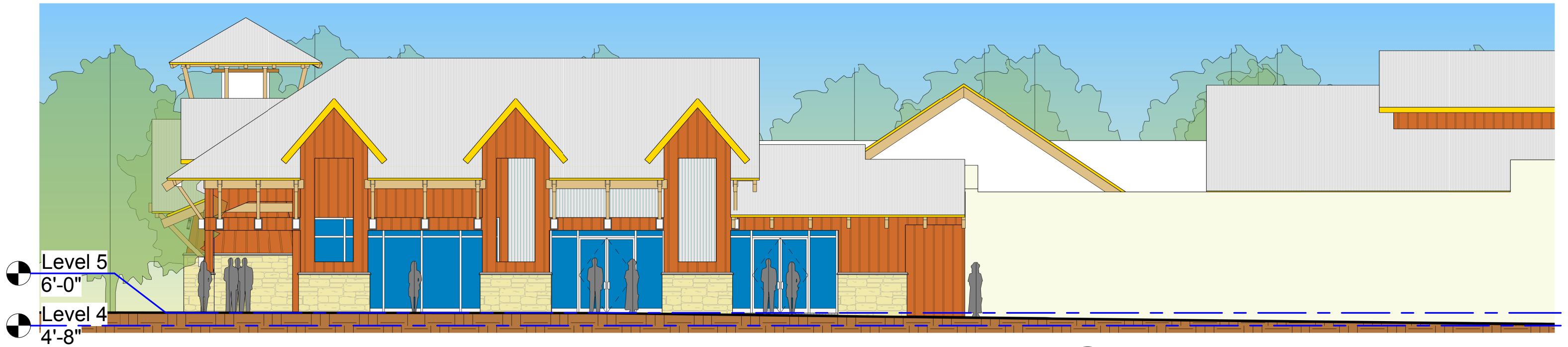
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West Elevations 01  
& 02



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2 EAST ELEVATION  
1" = 10'-0"



1 SOUTH ELEVATION  
1" = 10'-0"

# New Cedar Square Village Shoppes

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A402

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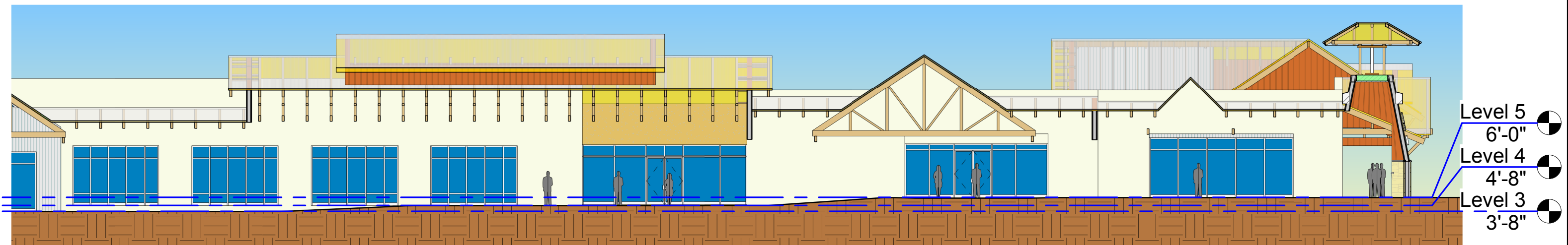
South & East  
Elevations



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1 West Section A  
1/16" = 1'-0"



2 West Section B  
1/16" = 1'-0"

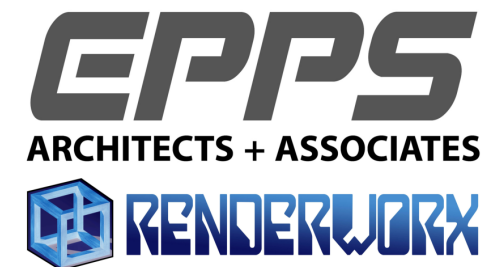
# New Cedar Square Village Shoppes

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West Sections



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1 Southwest Perspective

# New Cedar Square Village Shoppes

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A601

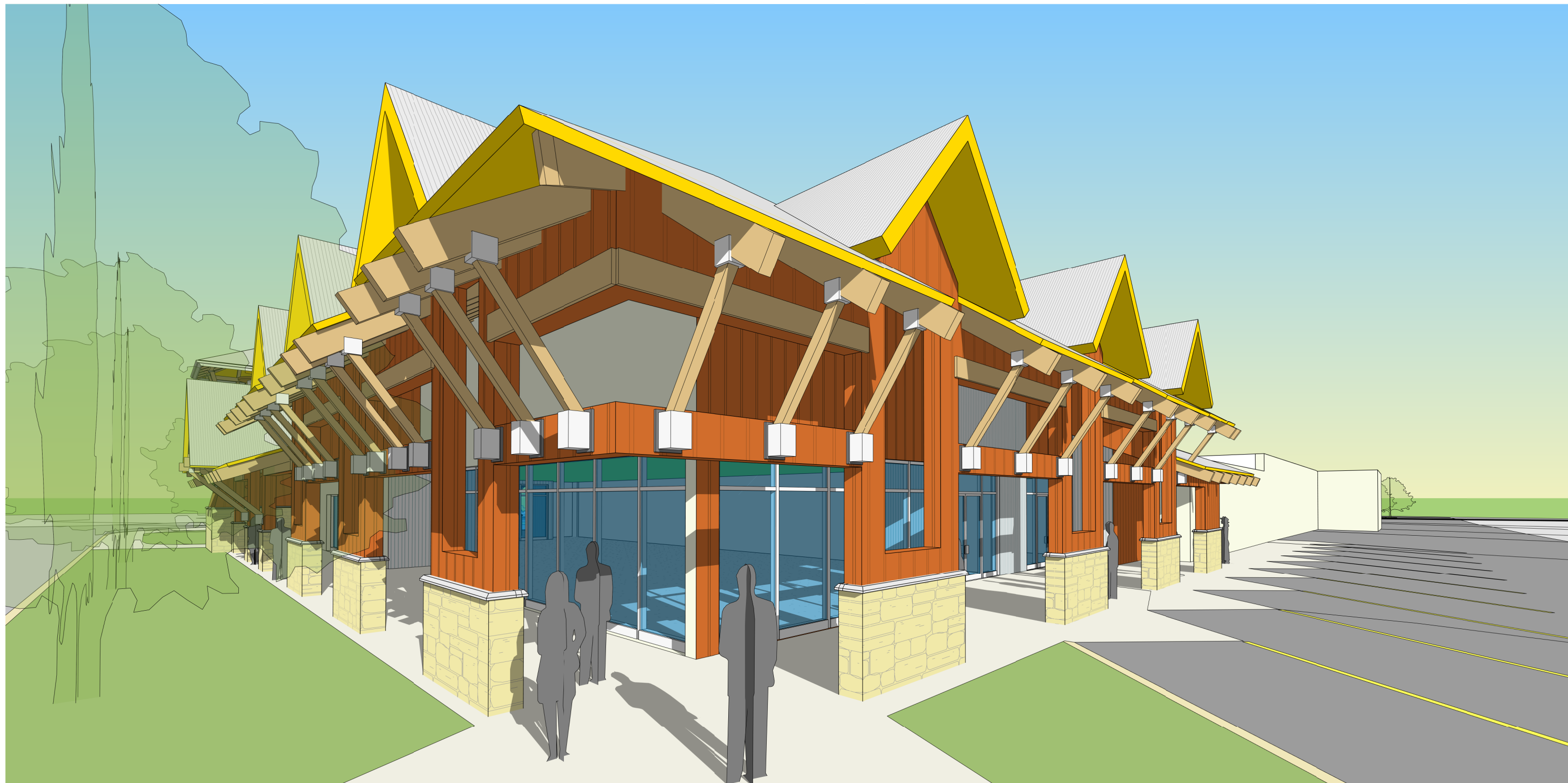
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SW Corner 3D View



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2 Southeast Perspective

# New Cedar Square Village Shoppes

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SE Corner 3D View

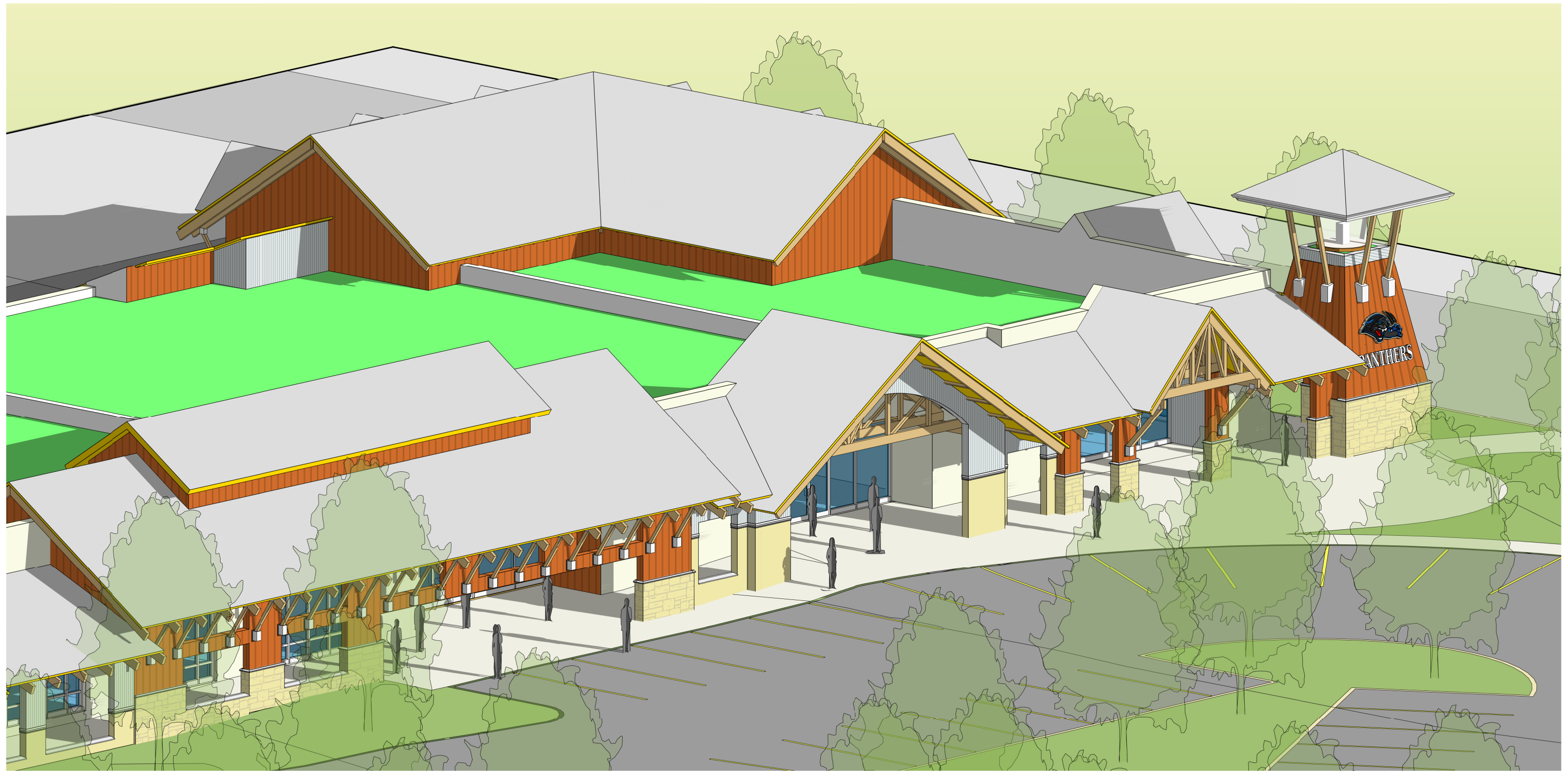


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1 SW 3D Aerial View

# New Cedar Square Village Shoppes

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SW Corner 3D Aerial  
View



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1 NW 3D Aerial View

# New Cedar Square Village Shoppes

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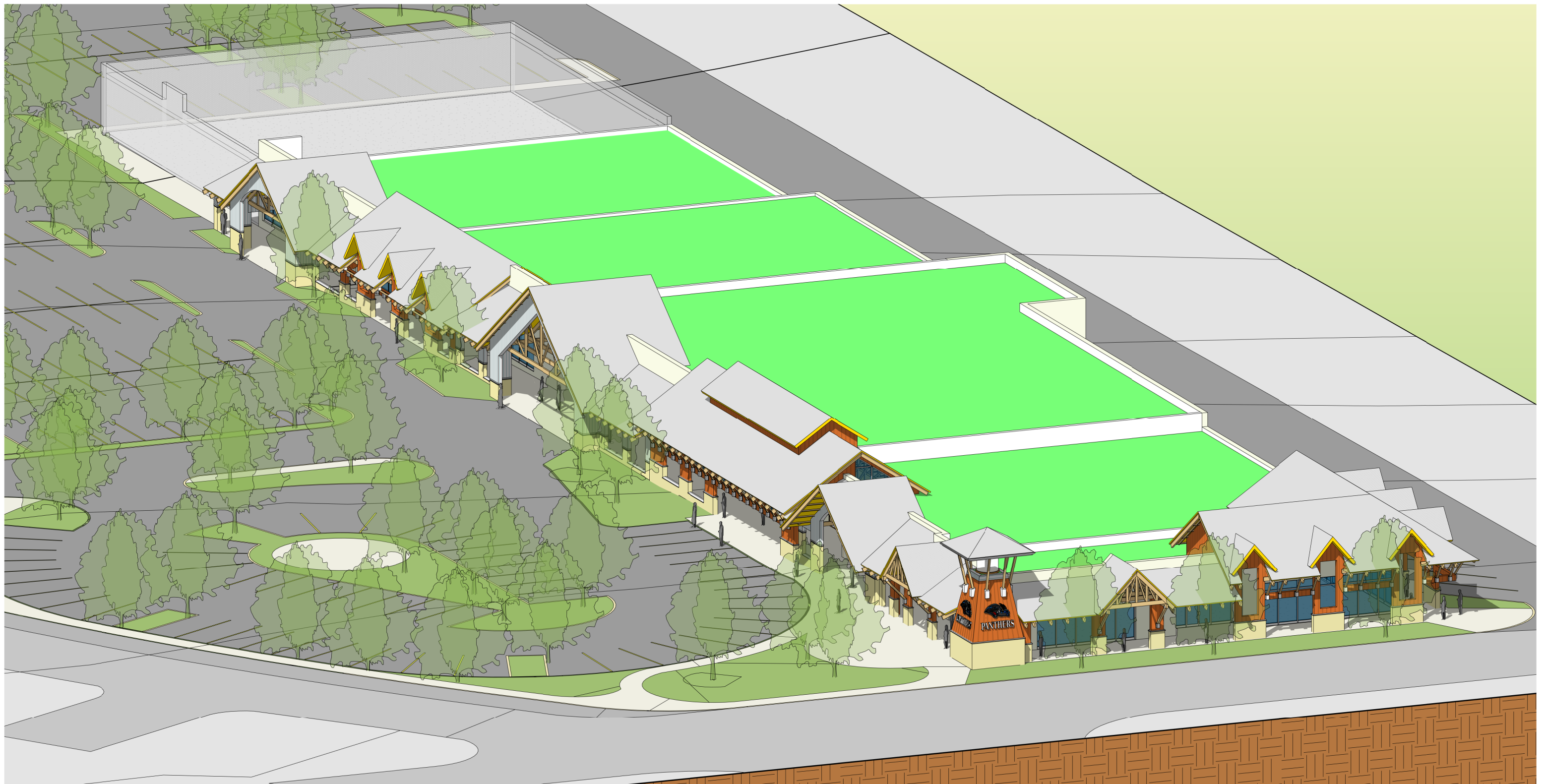
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NW 3D Aerial View



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1 Southwest Corner

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SW Overall Aerial



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