

SPECIAL PURPOSE FOR SALE

302 Thunder Rd, Duenweg, MO 64841



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
LOT SIZE:	12.97 Acres
BUILDING SIZE:	16,700 SF
PRICE / SF:	\$77.84

PROPERTY OVERVIEW

With current longterm lease. \$102,000 NNN Income Stream (7.8% CAP Rate)
10,700 SF Office
4,900 SF Shop
Plus 1,100 SF Storage Mezzanine (not included in total SF calc)

LOCATION OVERVIEW

From Prigmor Ave and 7th Street, turn east on 7th, then South on Thunder Rd.
Property on west Side.

PROPERTY HIGHLIGHTS

- A. Dual, High Bay Drive-Thru Shop w/Auto Truck Wash
- B. Large Gated & Fenced Outdoor Storage Are
- C. Covered Parking/Storage Structure
- D. Storm Rated IT/Data Bunker
- E. Complete Interior Repaint
- F. Upgraded with New Led Lights
- G. Tall Monument Entry Signage

KW COMMERCIAL
619 S Florida Avenue
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GIL STEVENS-THE FLANAGAN GROUP
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SALE PRICE

\$1,300,000

LOCATION INFORMATION

Street Address	302 Thunder Rd
City, State, Zip	Duenweg, MO 64841
County/Township	Jasper

BUILDING INFORMATION

Building Size	16,700 SF
Price / SF	\$77.84
Load Factor	Yes

PROPERTY DETAILS

Property Type	Special Purpose
Property Subtype	Other
Lot Size	12.97 Acres

UTILITIES & AMENITIES

Interior Description	5 Bathrooms with multiple fixtures, including 2 Showers, Kitchen and Washer/Dryer 2 Men's & 2 Women's in the office and 1 Unisex Bathroom in the shop
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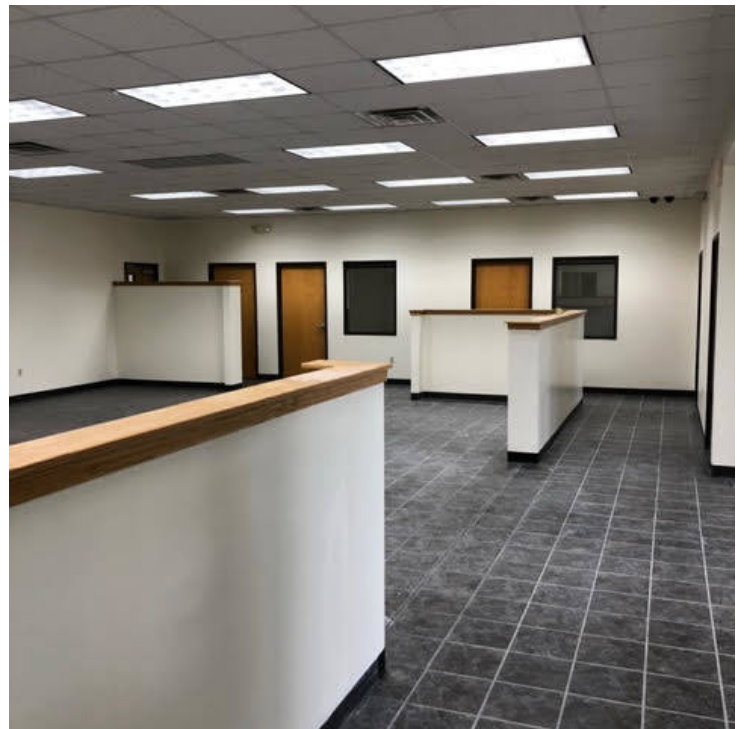
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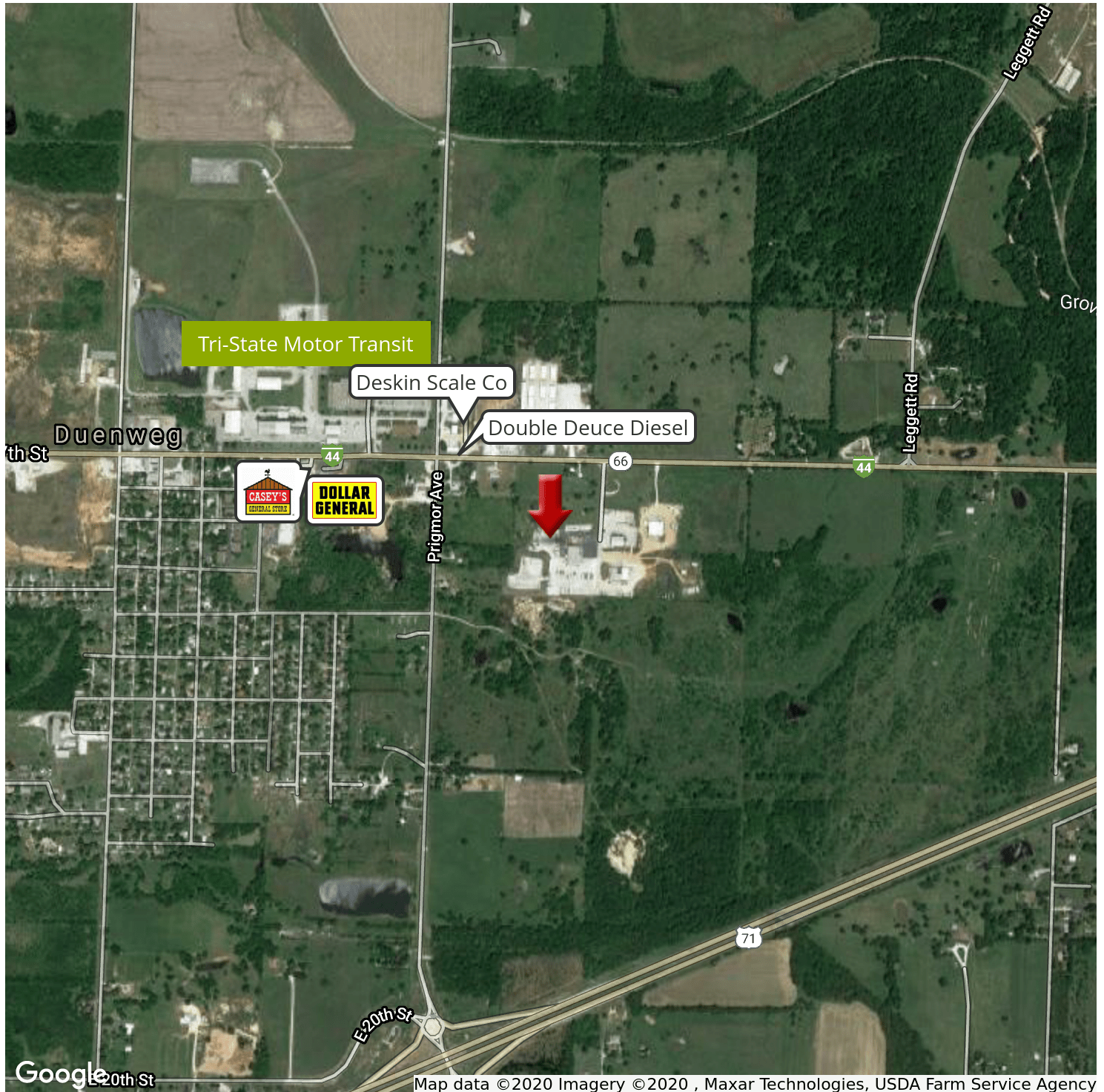
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Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

859

2018 Est. daily traffic counts

Street: E 20th St

Cross: Irwin St

Cross Dir: W

Dist: 0.15 miles

Historical counts

Year	Count	Type
2012	1,444	AADT
2011	1,188	AADT
2010	1,250	AADT
1997	6,294	ADT

2

12,585

2018 Est. daily traffic counts

Street: State Hwy 249

Cross: I- 44 Lp

Cross Dir: N

Dist: 0.18 miles

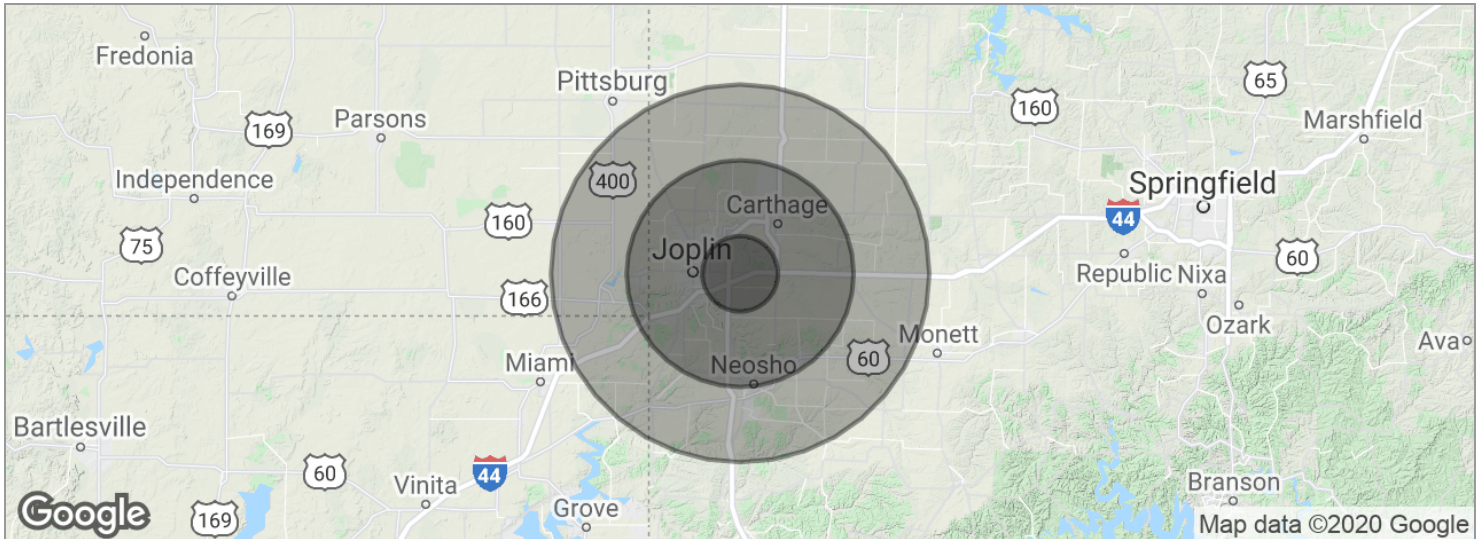
Historical counts

Year	Count	Type
2010	13,456	AADT
2009	13,323	AADT
2008	8,763	AADT
2005	5,626	AADT
2004	5,749	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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POPULATION	5 MILES	15 MILES	25 MILES
Total population	16,672	168,506	234,250
Median age	35.1	36.2	36.5
Median age (male)	34.8	35.2	35.2
Median age (Female)	34.9	37.1	37.7
HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total households	6,579	65,190	89,464
# of persons per HH	2.5	2.6	2.6
Average HH income	\$51,489	\$51,544	\$51,360
Average house value	\$148,990	\$129,480	\$125,764

* Demographic data derived from 2010 US Census

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