

**SALE**

# 5,073 SF Retail/Office Building

**703 S GLENSTONE AVE**

Springfield, MO 65802

**PRESENTED BY:**

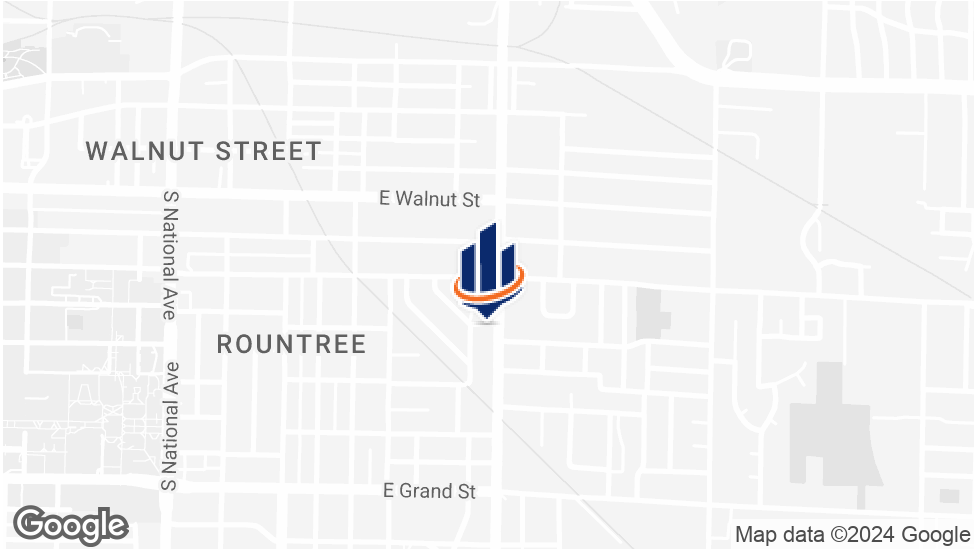
**JACK RANKIN**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$425,000
BUILDING SIZE:	5,073 SF
LOT SIZE:	0.25 acres
PRICE / SF:	\$83.78
YEAR BUILT:	1938
ZONING:	Highway Commercial

PROPERTY OVERVIEW

Thank you for viewing this 5,073 SF retail/office building located at the signalized intersection of S Glenstone and Monroe Street in Springfield Missouri. Property features a large reception area, several private offices, conference room, two private restrooms, and shop space with an overhead door. Ideal location for any office or retail use. Please contact the listing agent with any questions or for additional information. Thank you.

LOCATION OVERVIEW

Located at the intersection of S Glenstone and Monroe Street in Springfield, Missouri this busy corridor supports a high traffic volume with over 20,000 VPD. Neighboring retailers include Take 5 Car Wash, Starbucks, Arby’s, Kum and Go, Signal, Lend Nation and more.

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## ADDITIONAL PHOTOS



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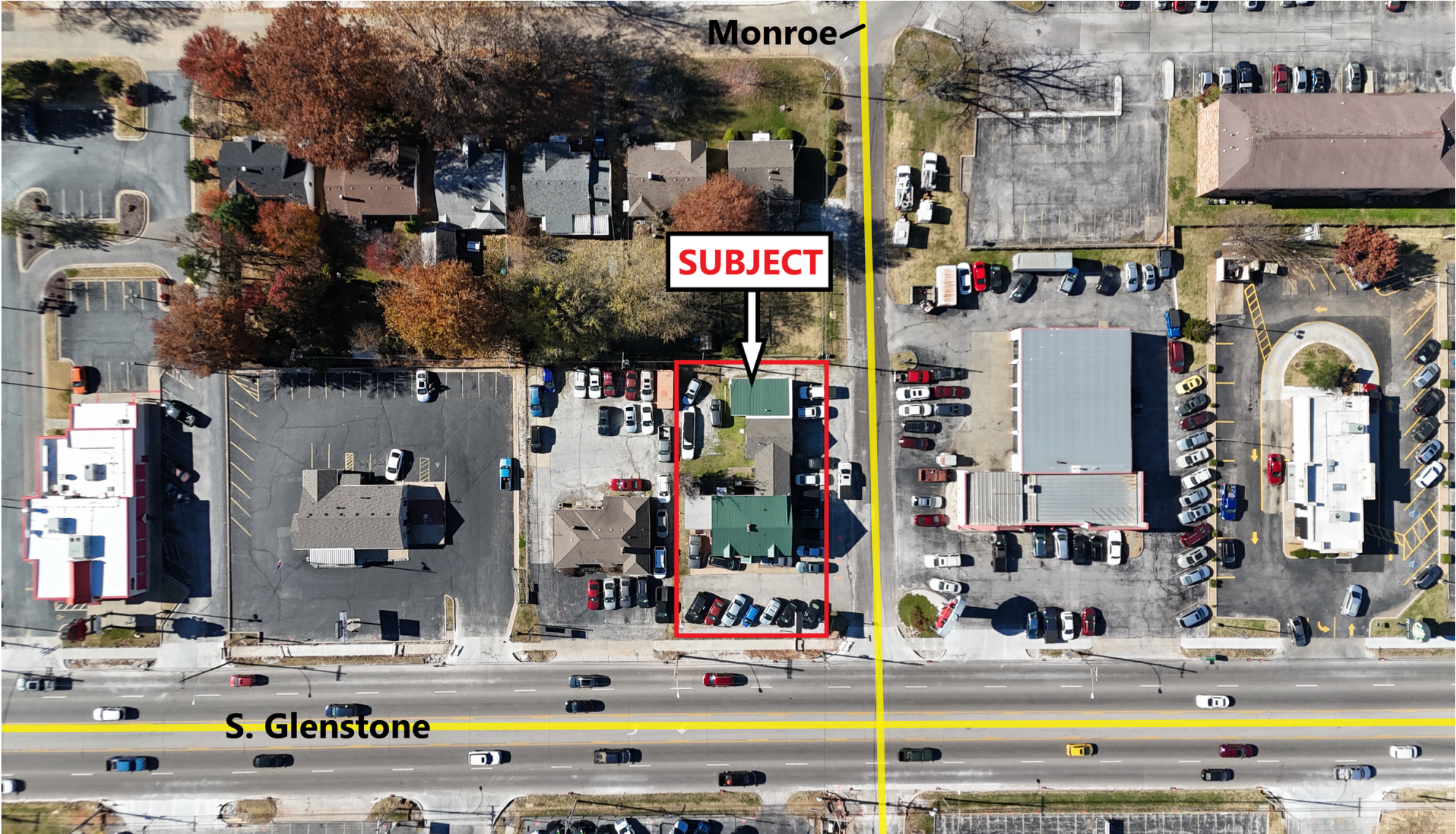
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# DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE5 MILES10 MILES

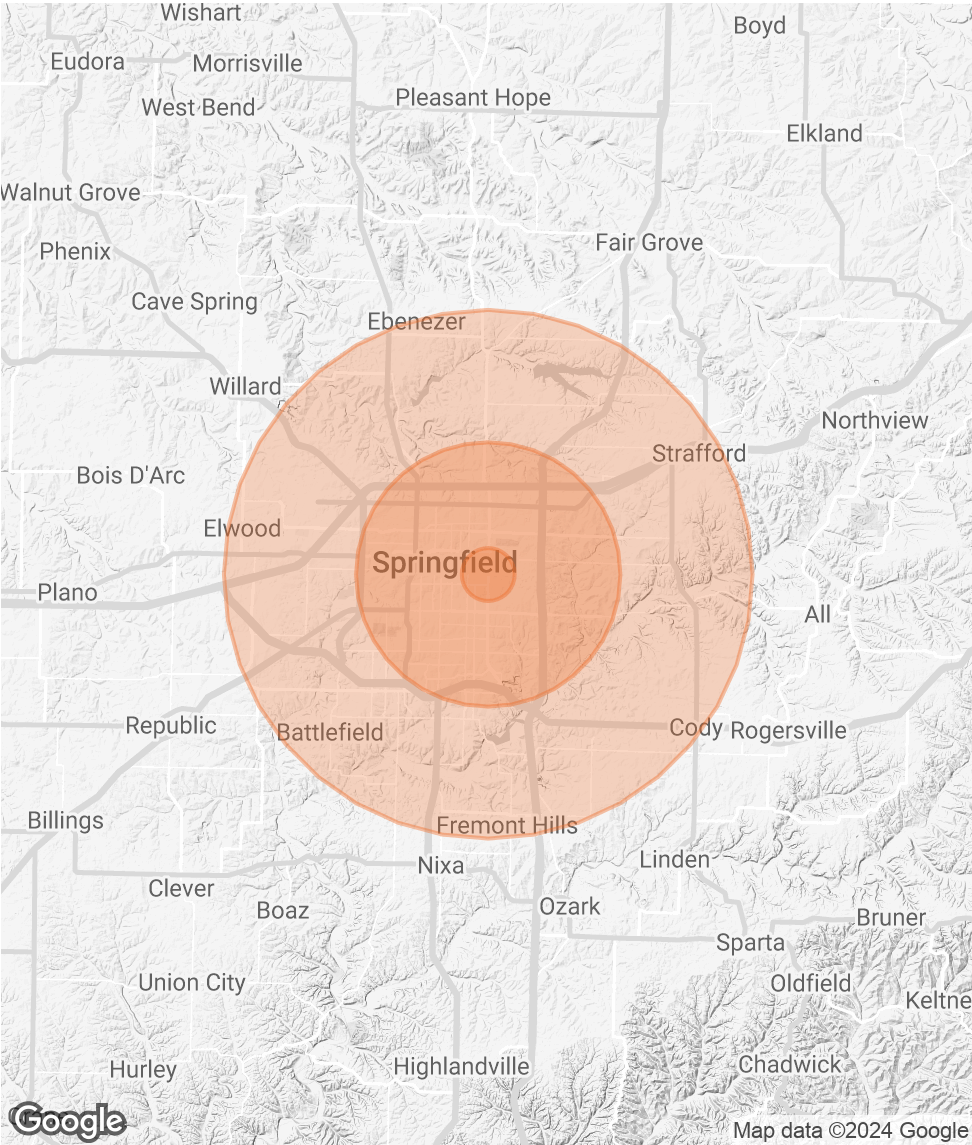
TOTAL POPULATION	11,067	161,462	263,208
AVERAGE AGE	28.1	35.8	37.8
AVERAGE AGE (MALE)	28.8	34.5	36.8
AVERAGE AGE (FEMALE)	28.9	37.8	39.4

HOUSEHOLDS & INCOME

1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	5,293	79,035	122,728
# OF PERSONS PER HH	2.1	2.0	2.1
AVERAGE HH INCOME	\$46,595	\$50,933	\$61,704
AVERAGE HOUSE VALUE	\$101,760	\$115,854	\$147,404

\* Demographic data derived from 2020 ACS - US Census



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# 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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# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION

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**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.

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ADVISOR BIO



JACK RANKIN

Associate Advisor

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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 is 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

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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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