



# JAMES RIVER TOWNE CENTER - ±1,400 SF OF RETAIL SPACE FOR LEASE

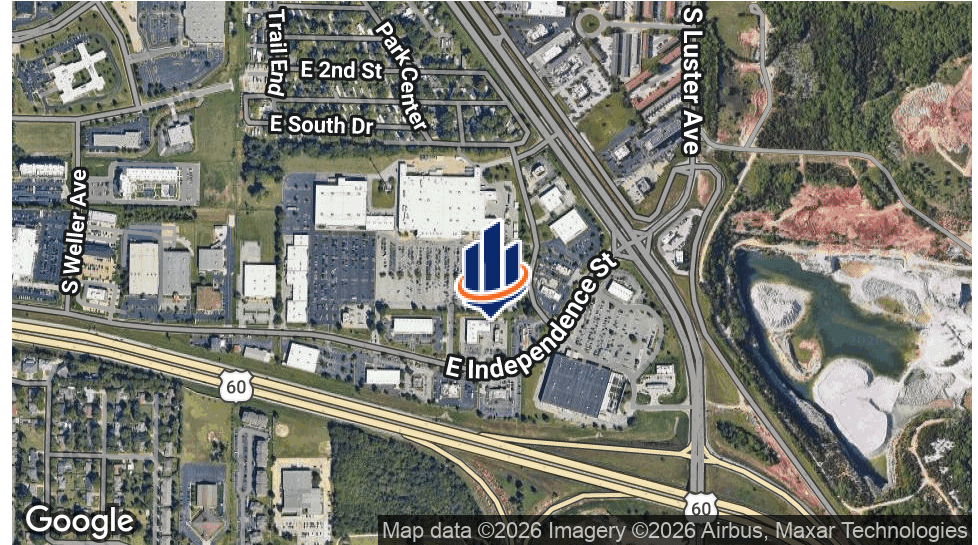
2043 E INDEPENDENCE STREET  
SPRINGFIELD, MO 65804

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**±1,400 SF Retail  
Space For Lease**



# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN) Estimated NNN \$3.50
Building Size:	14,700 SF
Available SF:	1,400 SF
Year Built:	1999
Zoning:	Commercial

## PROPERTY OVERVIEW

Retail space available for lease in southeast Springfield, MO. Anchored by Walmart Super Center, Home Depot, Kohls, Michael's and Dollar Tree. This space is located in the building with Sports Clips and Mattress Firm.

## PROPERTY HIGHLIGHTS

- Great visibility
- Easy access
- Close proximity to Highway 60 and Highway 65
- High traffic area

# Additional Photos



# Site Map



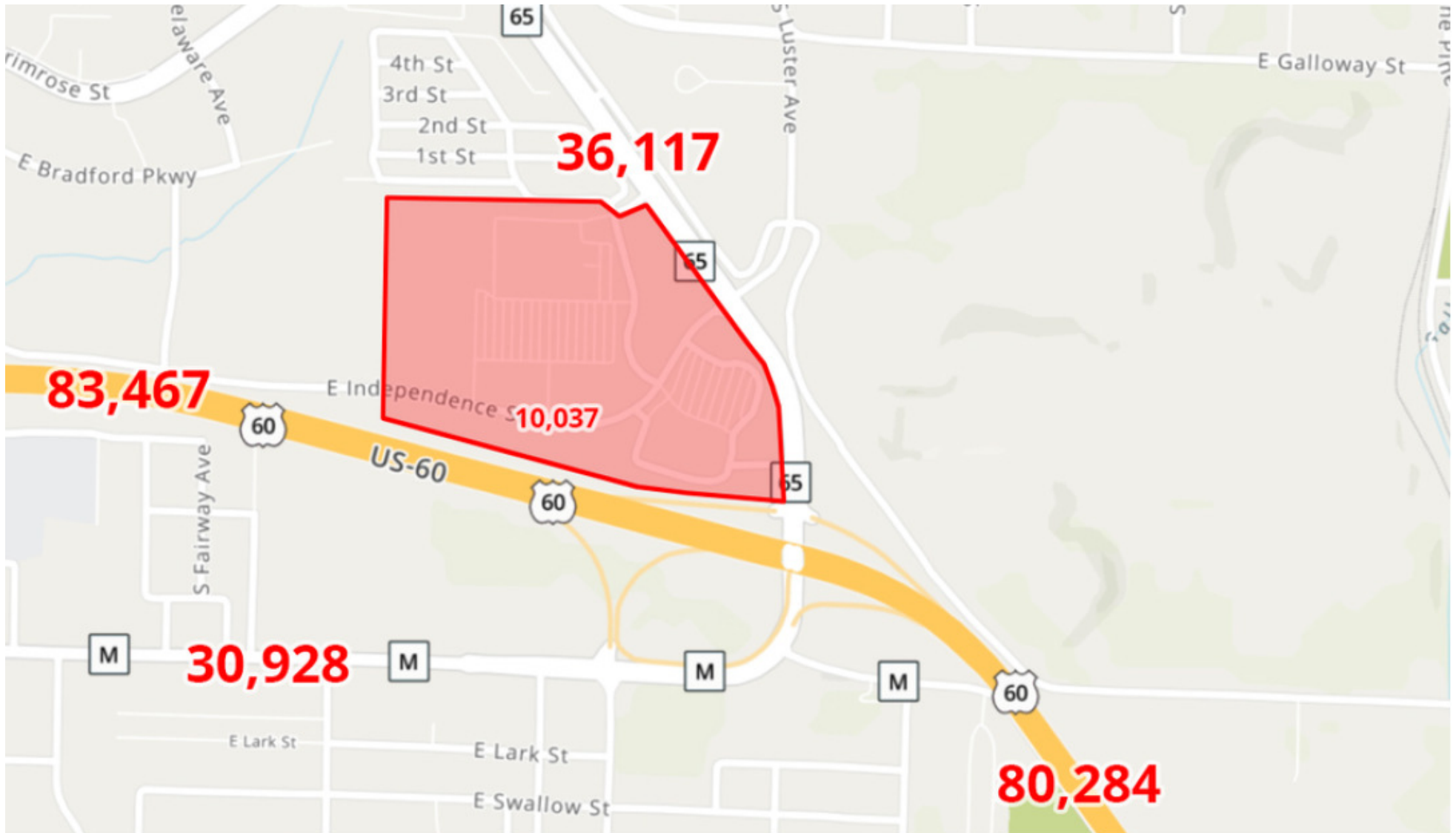
# Retailer Map



# Aerial Map



# Traffic Counts



# Demographics Map & Report

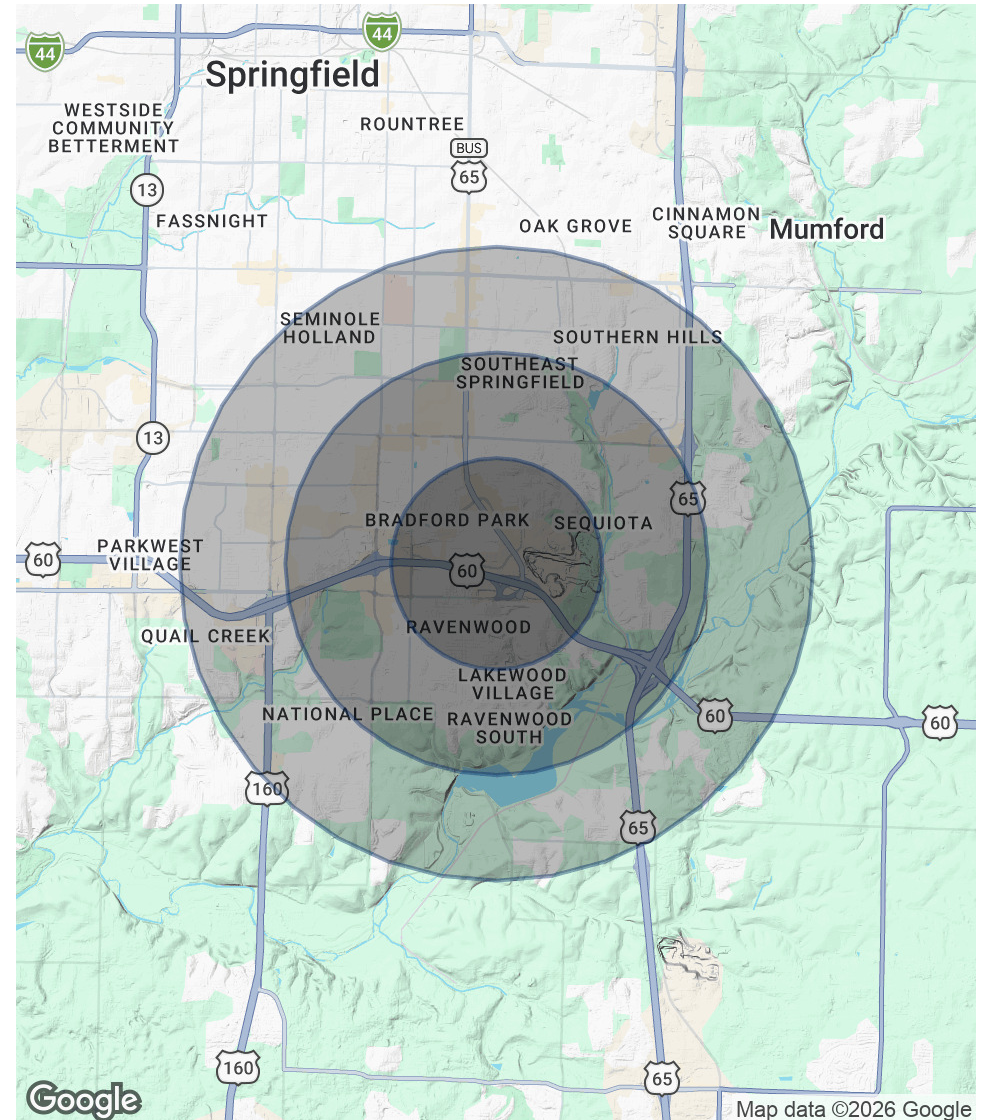
## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,844	23,526	50,972
Average Age	48.4	47.2	43.3
Average Age (Male)	44.9	43.6	40.3
Average Age (Female)	52.1	50.1	46.7

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,198	12,371	26,599
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$62,178	\$69,361	\$69,139
Average House Value	\$173,378	\$186,885	\$173,677

2020 American Community Survey (ACS)



# Advisor Bio



**JEFF CHILDS, SIOR, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, is a senior advisor with SVN/Rankin Company, specializing in the sale and leasing of office, industrial, and retail properties throughout Springfield and Southwest Missouri. With over 30 years of experience in commercial real estate, Jeff has built a reputation as a trusted advisor who consistently ranks among the top SVN advisors nationally.

Over the years, Jeff has represented a wide range of clients, from national corporations to local business owners and investors. His expertise extends beyond transactions, he has personally developed and advised on industrial, office, and retail properties, giving him a unique perspective on the full life cycle of commercial real estate.

As a committed professional, Jeff is an active member of the Society of Industrial and Office Realtors [SIOR], the Certified Commercial Investment Member Institute [CCIM], and local and national real estate associations. He combines deep market knowledge with a client-first approach to help property owners and investors maximize value and achieve their goals.

Jeff is also deeply invested in the Springfield community. He currently serves on the OTC Foundation Board, has held leadership roles including 2019 Springfield Area Chamber of Commerce Chairman, and has contributed to boards such as City Utilities of Springfield and the Springfield Convention & Visitors Bureau. His expertise has been sought on panels for the Springfield Chamber of Commerce Economic Development Conference and as a guest speaker for "Good Morning, Springfield!" He has also been recognized by the Springfield Business Journal with the 40 Under 40 award for outstanding professional and community service.

Whether advising clients on property sales, leases, or development projects, Jeff combines professionalism, integrity, and a deep understanding of the Springfield market. He is passionate about helping clients navigate complex real estate decisions while giving back to the community that has supported him throughout his career.

## EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

# Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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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.