

## Lease Opportunity

# JAMESTOWN PLAZA

203 S. Jamestown Blvd  
Rogersville, MO 65742



- New Construction in Rogersville, MO
- 24,204 Cars Per Day
- Front Door to the Jamestown Development
- Lighted Intersection on Highway 60

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# JAMESTOWN PLAZA

## Property Summary



203 S. Jamestown Blvd

Rogersville, MO 65742

GLA 15,000

Building S.F. 16,500

### ■ New Construction in Rogersville, MO

Cross Street	US Hwy 60	Tax Parcel Number	
Market	Rogersville	Sub Market	
Year Built	2008	Building Class	A
Location Class	B	No. of Buildings	1
HVAC	Central	Street Frontage	Yes
No. of Parking Spaces	84	No. Stories	1

### ■ Property Descriptions

Parking	Front door asphalt parking. 84 total spaces.
Traffic Counts	Traffic Count is 24,204 cars per day.
Ingress/Egress	Ingress and egress is available directly from Jamestown via two curb cuts.
Area	Rogersville is a bedroom community approximately 9 miles Southeast of Springfield.
Property	The property is located just off US Hwy 60 at the Jamestown intersection. This is a lighted intersection. Traffic Count is 24,204 cars per day. The building is new construction and consist of eleven 1,500 SF bays. The Owner will provide a white box finish and is open to negotiating additional infill. The Property is 1/4 mile from a new elementary school. Attractive colonial architecture. Rental rate is \$10/SF NNN year one.

# Space Availability Summary

Space	Size S.F.	Rate/S.F.	Lease Type	Available	Divisible	Space Highlight
A	1,500	\$10.00	NNN	LEASED	N	
B	1,500	\$10.00	NNN	3/2/2009	N	
C	1,500	\$10.00	NNN	3/2/2009	N	
D	1,500	\$10.00	NNN	3/2/2009	N	
E	1,500	\$10.00	NNN	3/2/2009	N	
F	1,500	\$10.00	NNN	3/2/2009	N	
G	1,500	\$10.00	NNN	3/2/2009	N	
H	1,500	\$10.00	NNN	3/2/2009	N	
I	1,500	\$10.00	NNN	3/2/2009	N	
J	1,500	\$10.00	NNN	3/2/2009	N	
K	1,500	\$10.00	NNN	3/2/2009	N	

Exterior



Exterior



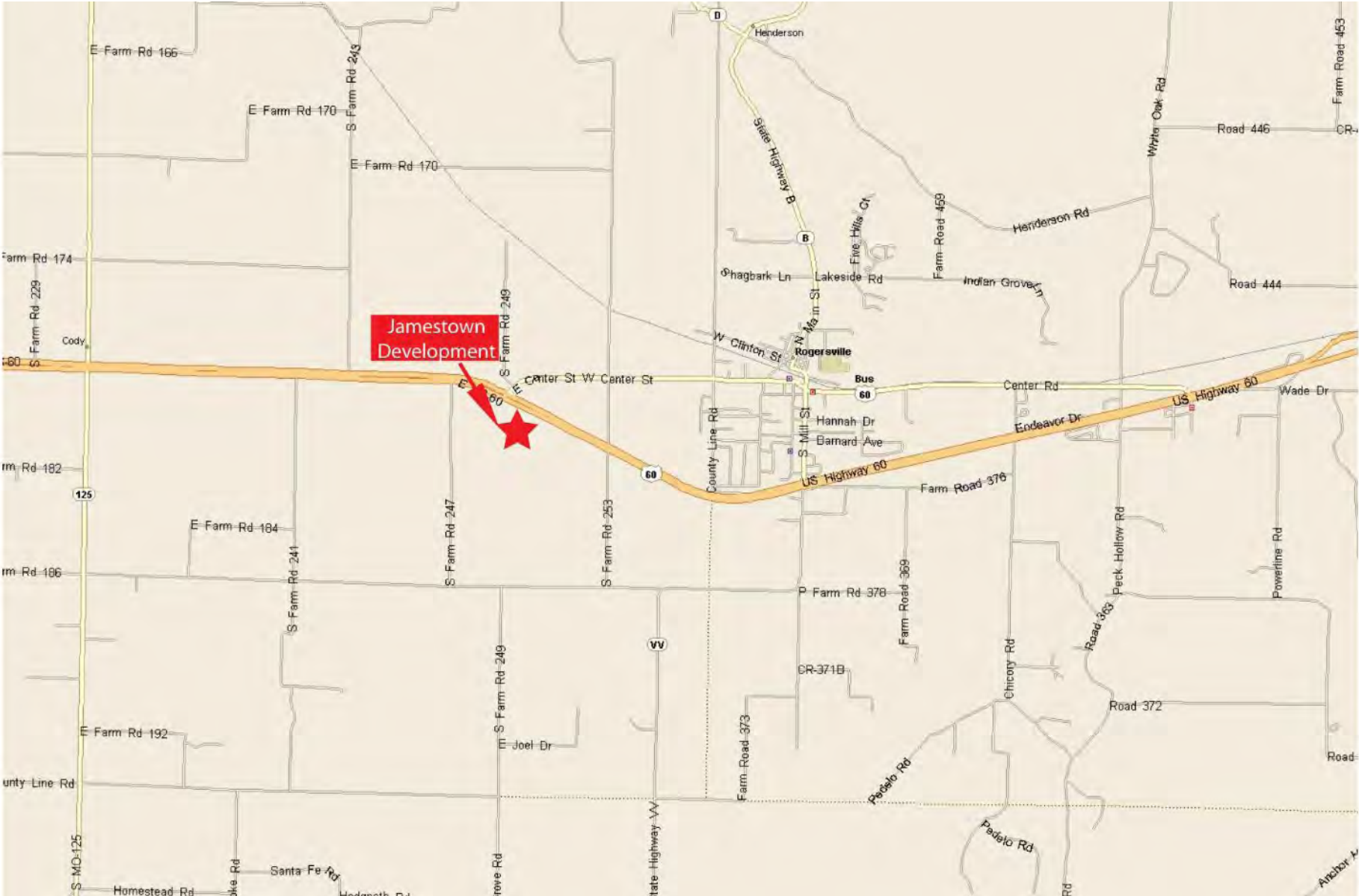
Exterior



Sign



# Locator Map



## Sperry Van Ness Advisors



**Tim Roth, CCIM**

Senior Advisor  
Sperry Van Ness

Tim Roth, CCIM, serves as a senior advisor for Sperry Van Ness specializing in the representation of sellers and landlords in multifamily, retail and office property in Springfield, Missouri. Having been in the commercial real estate industry since 1993, Roth has secured over 400 transactions.

Prior to joining Sperry Van Ness, Roth served as a sale and leasing agent for the Rankin Company, LLC. Roth's primary focus has become multifamily sales where he has marketed over \$30 million in the last two years throughout Southwest Missouri. He currently serves as a board member on the Springfield Apartment Association.

During his career, he has also worked with such industry giants as Pier 1, K-Mart, Dollar General, Weherenberg Theaters, Flooring America, American Red Cross, US Postal Service, Buffalo Wild Wings, Wendy's and Subway.

His accomplishments include: the "40 under 40" award in 2001 given by "Springfield Business Journal" for providing outstanding community and professional services; named "One of Ten Outstanding Young Missourians" in 1998 awarded for outstanding community service, professional ethics, and personal character; and the "Big Brother of the Year" award in 1995 given by the Big Brothers/Big Sisters. Roth has served as President for Sunrise Rotary Club, Big Brothers/Big Sisters, Leadership Springfield and The Kitchen Foundation.

As an active commercial real estate advisor, Roth's professional memberships include: the Certified Commercial Investment Member; the Springfield Apartment Association; the Springfield Board of Realtors; and the National Association of Realtors.

Roth earned a Bachelor of Science in accounting with a minor in communications from Missouri State University.