

# Deerfield Office Suites



2870 S INGRAM MILL RD, SPRINGFIELD, MO 65804

COVER PAGE

For Lease



For more information please contact:

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## PROPERTY SUMMARY

Available SF:	2,100 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	1.67 Acres
Building Size:	18,410 SF
Building Class:	A
Year Built:	2000
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	Ridgeview St

## PROPERTY OVERVIEW

One of Springfield, Missouri's best office buildings in the area. This property features an upscale and traditional brick and stone exterior. Only one space is available on the 2nd floor, and is a build to suite. With access to Battlefield Rd & Highway 65, this office building is easy to get to and from.

Owner/Agent

## PROPERTY HIGHLIGHTS

- Close Proximity to Highway 65.
- Located in Deerfield Office park.
- Great Visibility.
- Easy Access.

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AVAILABLE SPACES

For Lease

**LEASE TYPE** | NNN - \$5.00  
**TOTAL SPACE** | 2,100 SF  
**LEASE TERM** | 60 months  
**LEASE RATE** | \$15.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B2	Available	2,100 SF	NNN	\$15.00 SF/yr	

# DEERFIELD OFFICE SUITES

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SITE PLAN

Site Plan



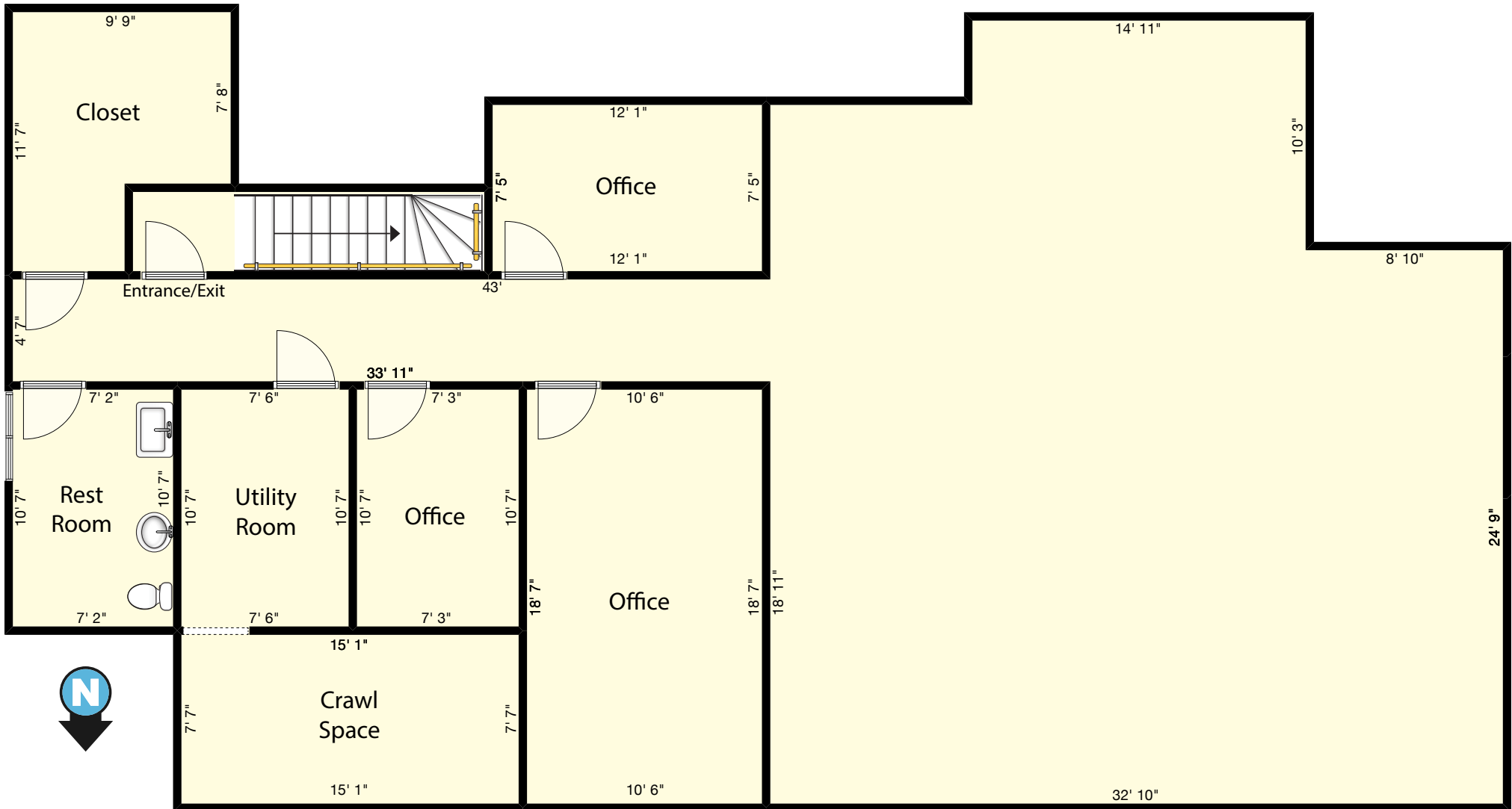
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FLOOR PLAN



Floor Plan



# Deerfield Office Suites



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RETAILER MAP

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Google

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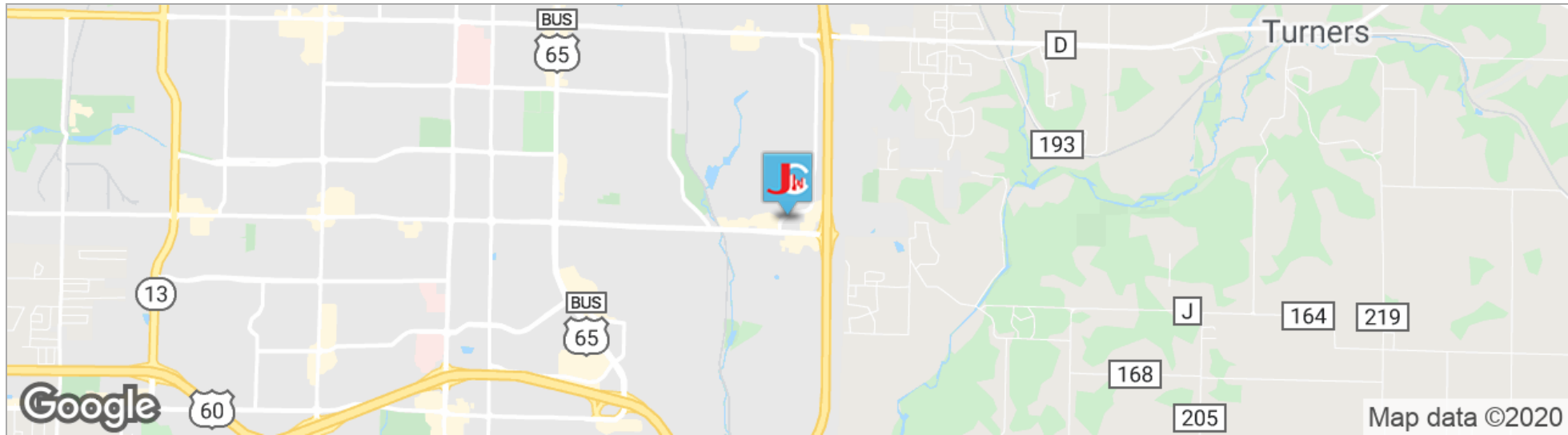
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LOCATION MAPS

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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,140	40,229	110,231
MEDIAN AGE	39.2	40.7	37.6
MEDIAN AGE (MALE)	36.4	38.4	35.8
MEDIAN AGE (FEMALE)	41.1	42.5	39.3

## HOUSEHOLDS & INCOME 1 MILE

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,938	18,725	49,120
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$58,795	\$63,047	\$60,268
AVERAGE HOUSE VALUE	\$186,460	\$199,477	\$208,954

## PROPERTY HIGHLIGHTS

- Close Proximity to Highway 65.
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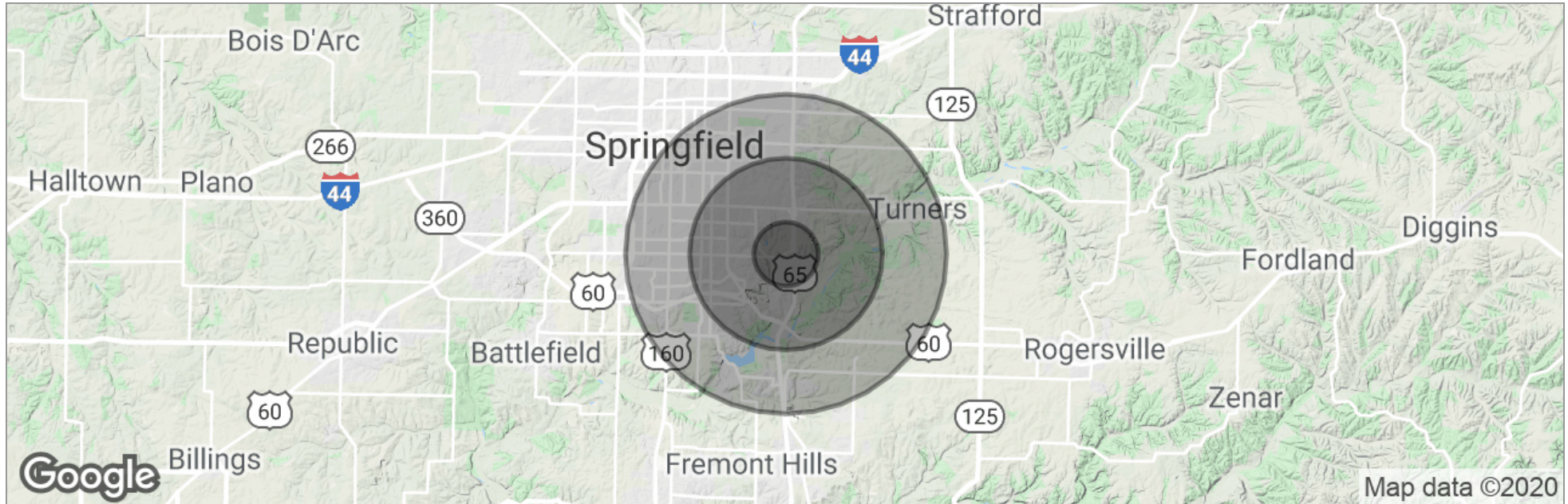
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DEMOGRAPHICS MAP

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	1 Mile	3 Miles	5 Miles
Total Population	6,140	40,229	110,231
Population Density	1,954	1,423	1,404
Median Age	39.2	40.7	37.6
Median Age (Male)	36.4	38.4	35.8
Median Age (Female)	41.1	42.5	39.3
Total Households	2,938	18,725	49,120
# of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$58,795	\$63,047	\$60,268
Average House Value	\$186,460	\$199,477	\$208,954

\* Demographic data derived from 2010 US Census

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**Memberships & Affiliations**

CCIM, ICSC, NAR, MAR.

**Education**

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Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR



For Lease

**CURTIS JARED**  
**President & CEO**



**Memberships & Affiliations**

BOMA International  
ICSC  
Missouri Realtors  
National Association of Realtors

**Education**

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Real Estate License

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