



For Lease



For more information please contact:

**David Havens**

Senior Broker

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For Lease



### PROPERTY SUMMARY

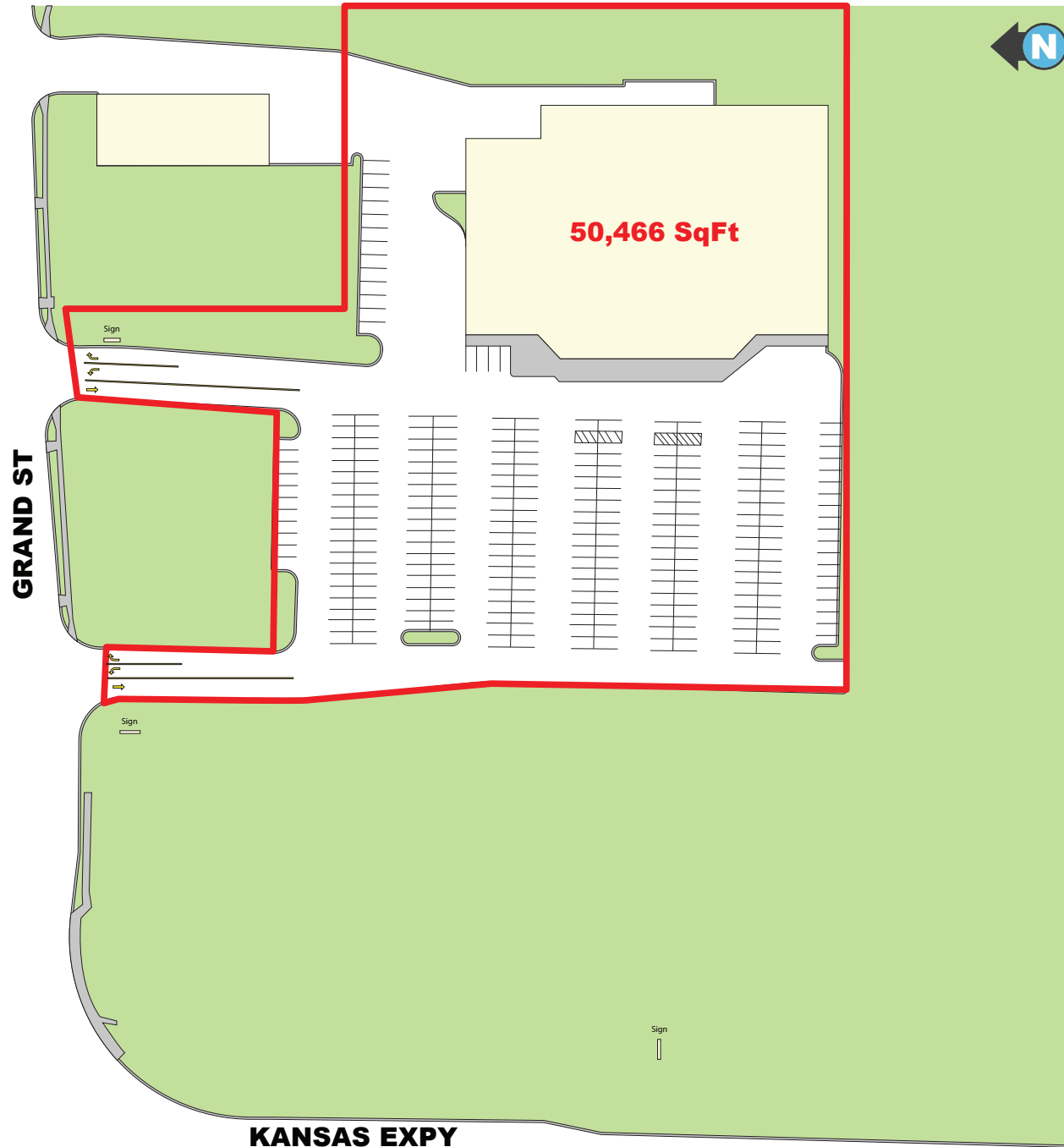
<b>Available SF:</b>	50,466 SF
<b>Lease Rate:</b>	\$6.00 SF/yr (NNN)
<b>Lot Size:</b>	5.5 Acres
<b>Building Size:</b>	50,466 SF
<b>Year Built:</b>	1997
<b>Zoning:</b>	Commercial
<b>Market:</b>	Springfield, MO
<b>Cross Streets:</b>	Kansas Expressway

### PROPERTY OVERVIEW

Large Free Standing retail building for lease. Property sits at a signalized intersection with great visibility and high traffic counts.

### PROPERTY HIGHLIGHTS

- Signalized Intersection.
- Corner Lot.
- Great Visibility.
- Easy Access.
- High Traffic Area.
- Close Proximity to MSU Campus.



# 1720 W GRAND ST



1720 W GRAND ST, SPRINGFIELD, MO 65802

ADDITIONAL PHOTOS

For Lease



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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1720WGRAND.RM

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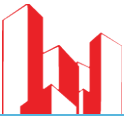


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TRAFFIC COUNT MAP



Google

Map data ©2018 Google

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LOCATION MAPS

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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,467	86,432	175,564
MEDIAN AGE	31.2	31.9	33.7
MEDIAN AGE (MALE)	29.7	30.9	32.7
MEDIAN AGE (FEMALE)	33.8	33.1	34.8

## HOUSEHOLDS & INCOME 1 MILE

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,405	36,726	75,939
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$32,285	\$37,395	\$42,982
AVERAGE HOUSE VALUE	\$101,629	\$108,703	\$120,248

## PROPERTY HIGHLIGHTS

- Signalized Intersection.
- Corner Lot.
- Great Visibility.
- Easy Access.
- High Traffic Area.
- Close Proximity to MSU Campus.

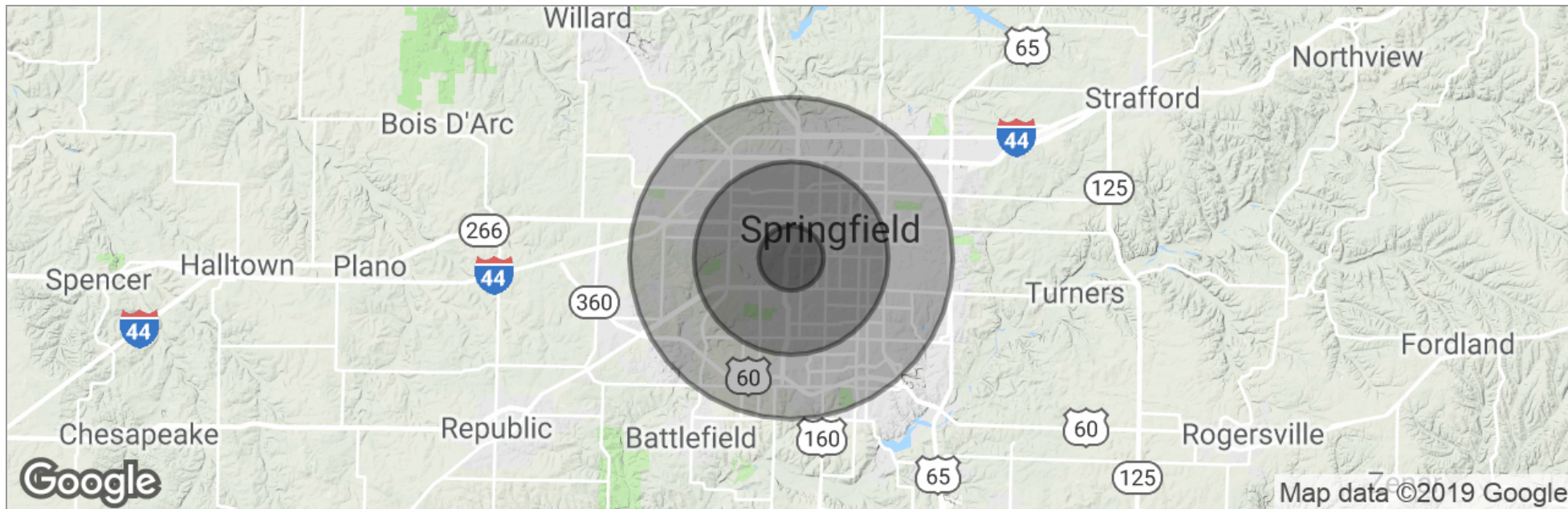
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DEMOGRAPHICS MAP

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	1 Mile	3 Miles	5 Miles
Total Population	10,467	86,432	175,564
Population Density	3,332	3,057	2,235
Median Age	31.2	31.9	33.7
Median Age (Male)	29.7	30.9	32.7
Median Age (Female)	33.8	33.1	34.8
Total Households	4,405	36,726	75,939
# of Persons Per HH	2.4	2.4	2.3
Average HH Income	\$32,285	\$37,395	\$42,982
Average House Value	\$101,629	\$108,703	\$120,248

\* Demographic data derived from 2010 US Census

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**Memberships & Affiliations**

CCIM, ICSC, NAR, MAR.

**Education**

Bachelors Degree in Business Administration from University of Northern Colorado.  
Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR