

Ridgeview Office Suites



3230 - 3246 E RIDGEVIEW ST, SPRINGFIELD, MO 65804

COVER PAGE

For Lease



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PROPERTY OVERVIEW

Great office building located in Southeast Springfield, MO. Office building is located in Deerfield Office Park, and is in close proximity to Highway 65.

PROPERTY HIGHLIGHTS

- Located in Deerfield Office Park.
- Close proximity to Highway 65.
- Easy Access.
- Quiet Area.

PROPERTY SUMMARY

Available SF:	2,060 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	0.74 Acres
Building Size:	10,630 SF
Building Class:	A
Year Built:	2002
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	Ingram Mill Rd

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AVAILABLE SPACES

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Lease Rate: \$16.00 SF/YR (NNN) **Total Space:** 2,060 SF
Lease Type: NNN - \$3.00 **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
3246	Office Building	\$16.00 SF/YR	NNN - \$3.00	2,060 SF	Negotiable	End Cap

RIDGEVIEW OFFICE SUITES

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SITE PLAN



Site Plan



E. RIDGEVIEW ST.



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RETAILER MAP

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Google

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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.



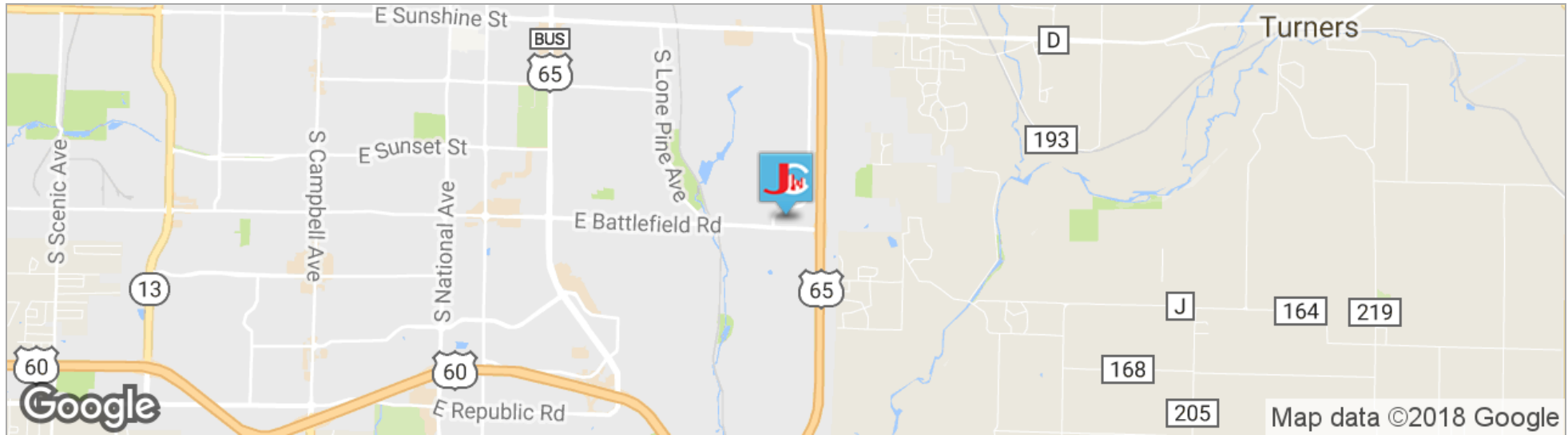
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LOCATION MAPS

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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,833	39,500	108,419
MEDIAN AGE	39.2	40.9	37.7
MEDIAN AGE (MALE)	36.4	38.5	35.8
MEDIAN AGE (FEMALE)	41.2	42.7	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,780	18,316	48,358
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$59,451	\$63,801	\$60,625
AVERAGE HOUSE VALUE	\$190,825	\$201,910	\$209,485

PROPERTY HIGHLIGHTS

- Located in Deerfield Office Park.
- Close proximity to Highway 65.

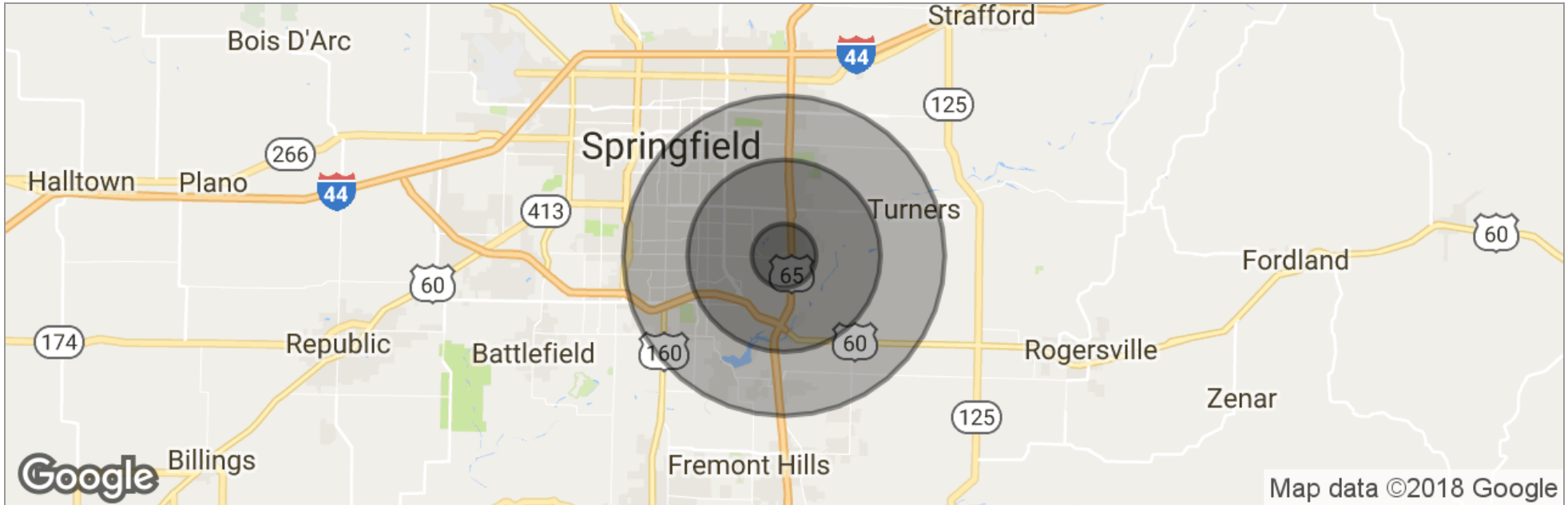
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DEMOGRAPHICS MAP

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	1 Mile	3 Miles	5 Miles
Total Population	5,833	39,500	108,419
Population Density	1,857	1,397	1,380
Median Age	39.2	40.9	37.7
Median Age (Male)	36.4	38.5	35.8
Median Age (Female)	41.2	42.7	39.4
Total Households	2,780	18,316	48,358
# of Persons Per HH	2.1	2.2	2.2
Average HH Income	\$59,451	\$63,801	\$60,625
Average House Value	\$190,825	\$201,910	\$209,485

* 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