

Wilson Creek Center

2767 W. Republic Rd • Springfield, MO 65807



Availability Overview

Space Available	1,500 SF
Lease Rate	\$9.00 SF/yr (NNN)
Lease Type	NNN
Date Available	
Space Type	Office Building
Spaces available	3
Building Size	14,000 SF
Building Class	B
Year Built	2006
Market	Springfield
Sub Market	Southwest Springfield
Cross Streets	Republic & Scenic

Property Overview

Property	The center has three dedicated ± 1,500 SF office spaces available Office suites 144, 148 and 152 have ± 1,500 SF each and can be combined for a total of ± 4,500 SF. There is a white box infill allowance Traffic Count on Republic Road west of Scenic = 22,986 vehicles
Location	Located in southwest Springfield.

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Summary 3 Spaces

Lease Rate	\$9.00 SF/yr (NNN)	Space Available	1,500 SF
Lease Type	NNN	Term	

144



Lease Rate	\$9.00 SF/yr	Space Available	1,500 SF
Lease Type	NNN	Term	Negotiable

Office suites 144, 148 and 152 have ± 1,500 SF each and can be combined for a total of ± 4,500 SF. There is a \$18/SF infill allowance.

148



Lease Rate	\$9.00 SF/yr	Space Available	1,500 SF
Lease Type	NNN	Term	Negotiable

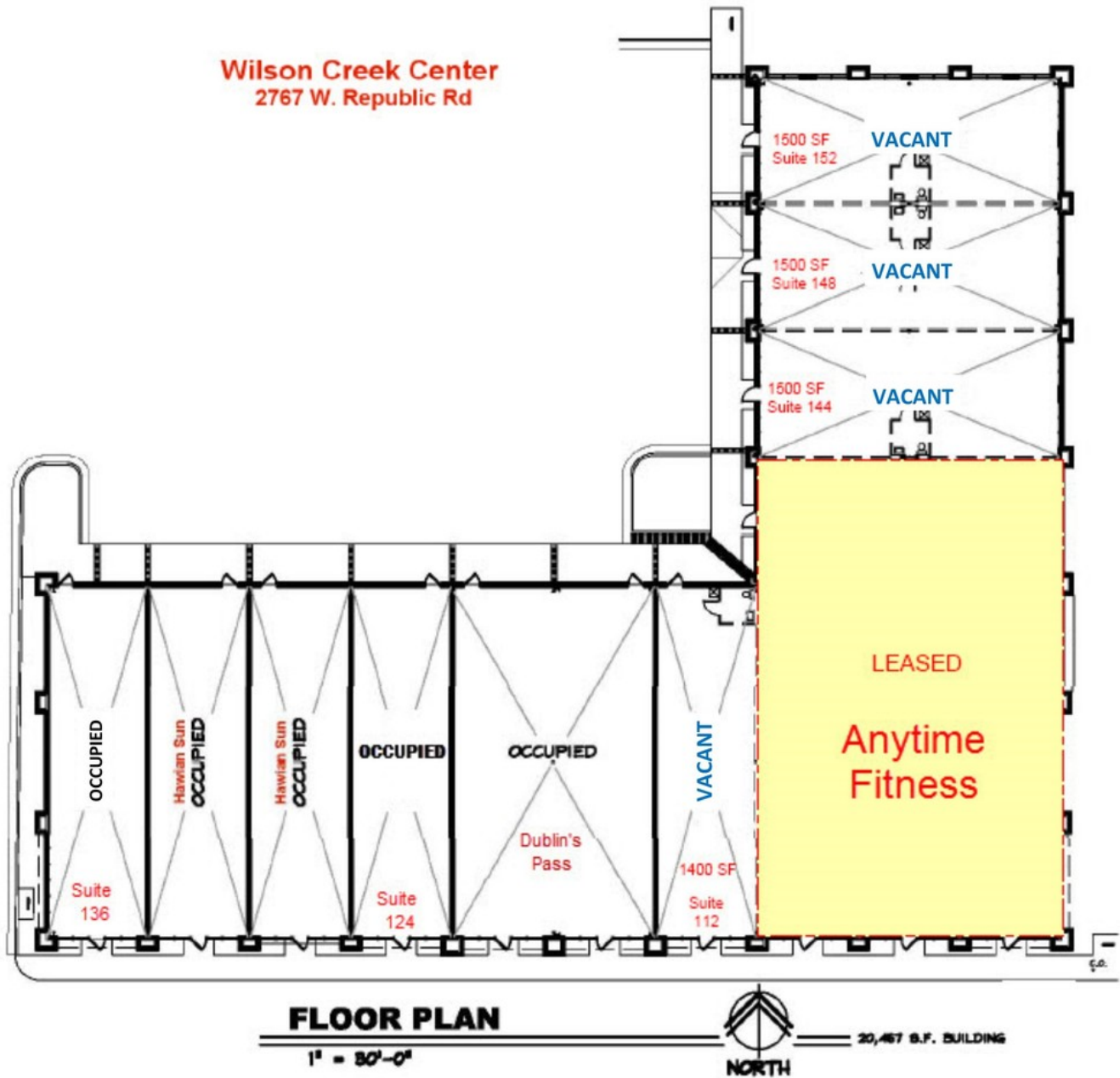
Office suites 144, 148 and 152 have ± 1,500 SF each and can be combined for a total of ± 4,500 SF. There is a \$18/SF infill allowance.

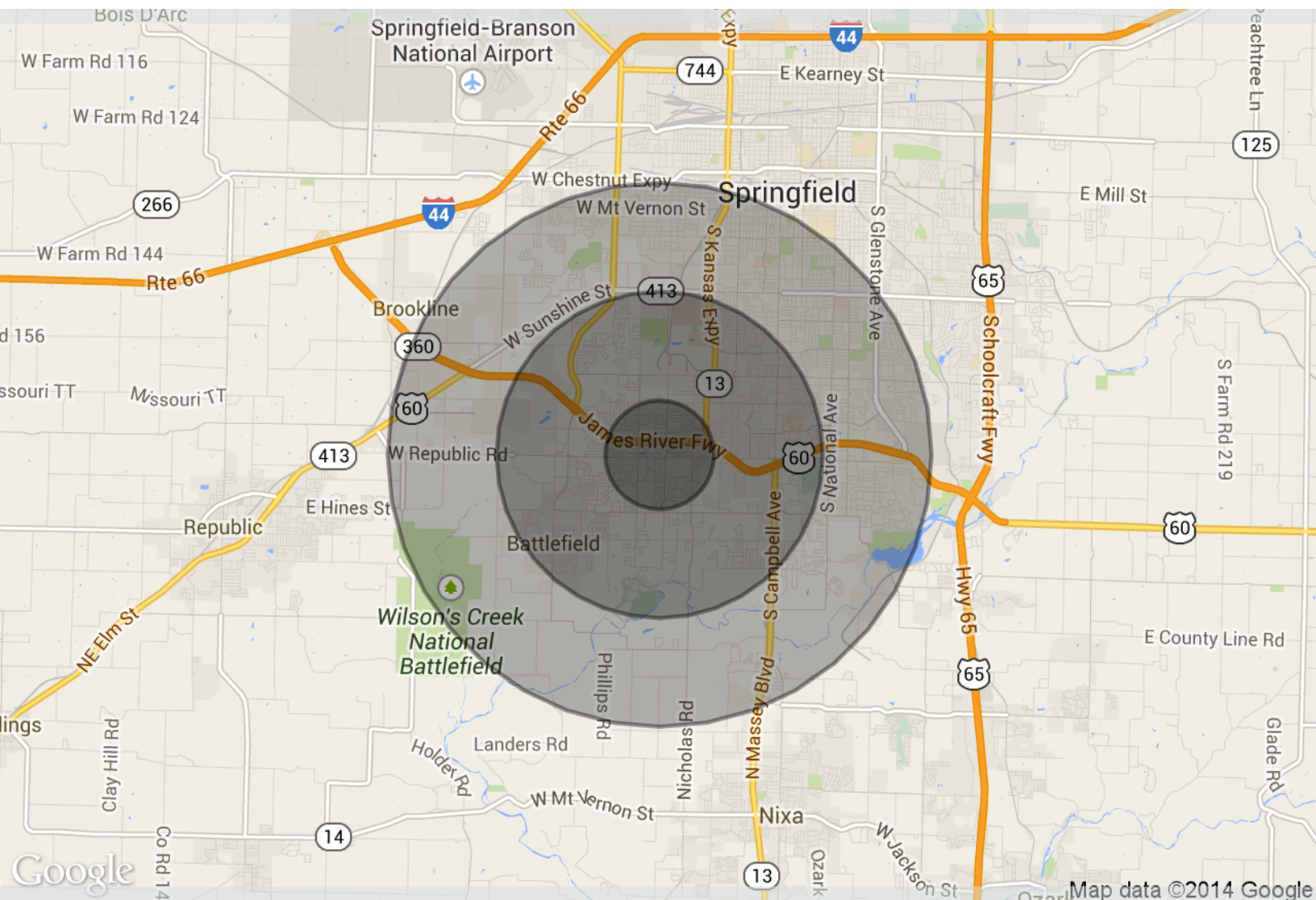
152



Lease Rate	\$9.00 SF/yr	Space Available	1,500 SF
Lease Type	NNN	Term	Negotiable

Office suites 144, 148 and 152 have ± 1,500 SF each and can be combined for a total of ± 4,500 SF. There is a \$18/SF infill allowance.





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Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	4,594	48,086	124,110
Total Number of Households	1,859	20,532	54,170
Average Household Income	\$64,280	\$59,683	\$53,564
Median Age	33.3	35.8	36.1

* Demographic information provided by BuildOut, LLC

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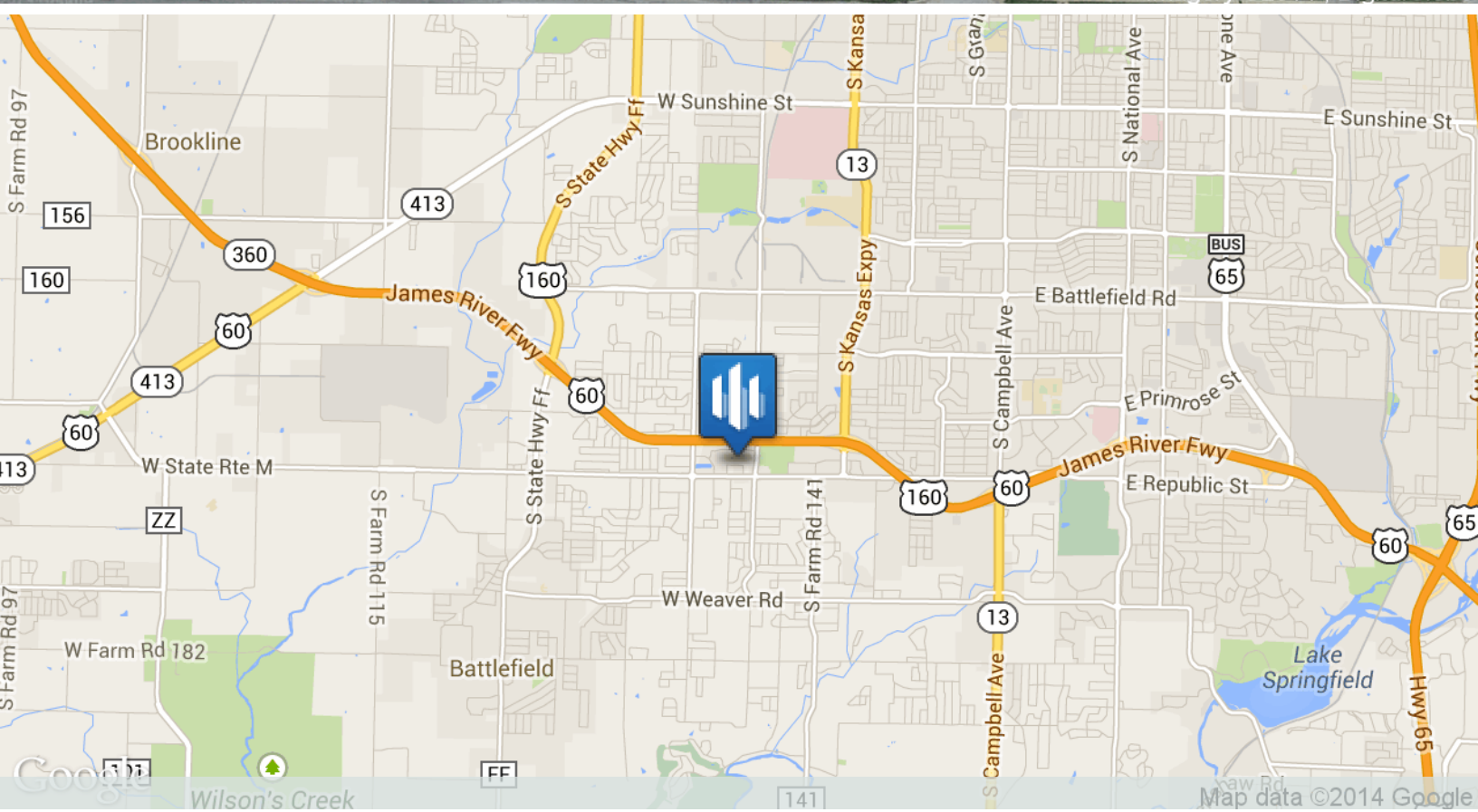
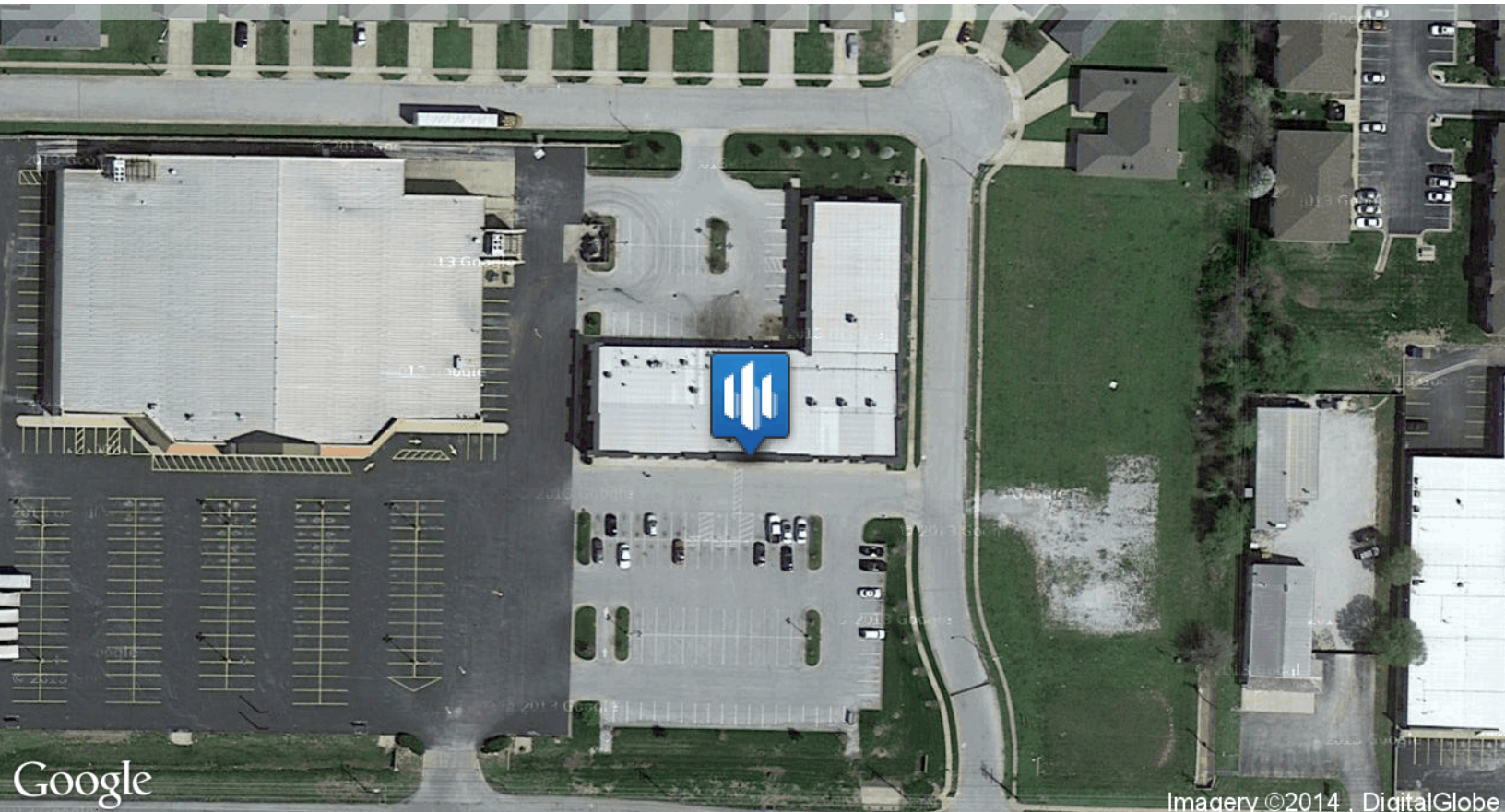
Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	4,594	48,086	124,110
Total Number of Households	1,859	20,532	54,170
Total Number of Persons per Household	2.5	2.3	2.3
Average House Value	\$200,042	\$179,218	\$154,483
Average Household Income	\$64,280	\$59,683	\$53,564
Median Age	33.3	35.8	36.1
Median Age - Male	32.9	35.0	34.6
Median Age - Female	33.9	36.2	37.6
Total Population - White	4,192	43,947	112,733
Total Percent - White	91.2%	91.4%	90.8%
Total Population - Black	144	1,468	3,872
Total Percent - Black	3.1%	3.1%	3.1%
Total Population - Asian	69	954	2,473
Total Percent - Asian	1.5%	2.0%	2.0%
Total Population - Hawaiian	0	0	0
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	19	145	585
Total Percent - Indian	0.4%	0.3%	0.5%
Total Population - Other	29	389	1,108
Total Percent - Other	0.6%	0.8%	0.9%
Total Population - Hispanic	111	1,288	3,448
Total Percent - Hispanic	2.4%	2.7%	2.8%

* Demographic information provided by BuildOut, LLC

Wilson Creek Center

Location Maps





Jeff Childs, SIOR, CCIM

Senior Advisor

Sperry Van Ness/ Rankin Company, LLC

Jeff Childs, SIOR, CCIM, serves as a senior advisor for Sperry Van Ness, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 20 years of commercial real estate experience and has received multiple Broker of the Year awards locally and consistently ranks among the top 2% of Sperry Van Ness advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties.

As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); International Council of Shopping Centers (ICSC); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services. Jeff currently serves as a board member for City Utilities of Springfield, as Chairman of the Local Issues Public Policy Task Force for the Chamber of Commerce and is a member and the former Chairman of the Developmental Issues Input Group for the Springfield Chamber of Commerce. While serving on the Board of Leadership Springfield, Jeff was Chairman for the "Leadership is For Teachers" program. In addition, he was a panel speaker for the Springfield Chamber of Commerce Economic Development Conference and a returning guest speaker to "Good Morning Springfield" hosted by the Springfield Chamber of Commerce.

Childs earned a Bachelor of Science in Finance with an emphasis in

Memberships & Affiliations

Society of Industrial and Office REALTORS (SIOR)
Certified Commercial Investment Member (CCIM)
Board of Public Utilities- City Utilities Board Member
Springfield Chamber of Commerce
Local Issues Public Policy Task Force - Chairman
Development Issues Input Group- Past Chairman
Leadership Springfield- Past Board Member
Voice of Business Committee - Springfield Chamber of Commerce
International Council of Shopping Centers
Xceligent Office & Industrial Advisory Boards
Green Circle Advisory Board
Care To Learn Advisory Board

Jeff Childs, SIOR, CCIM

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