



For Sale



For more information please contact:

**David Havens**

Senior Broker

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For Sale



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$299,000
<b>Lot Size:</b>	0.594 Acres
<b>Building Size:</b>	4,004 SF
<b>Year Built:</b>	1984
<b>Zoning:</b>	Commercial
<b>Market:</b>	Springfield, MO
<b>Cross Streets:</b>	N Kellett Ave

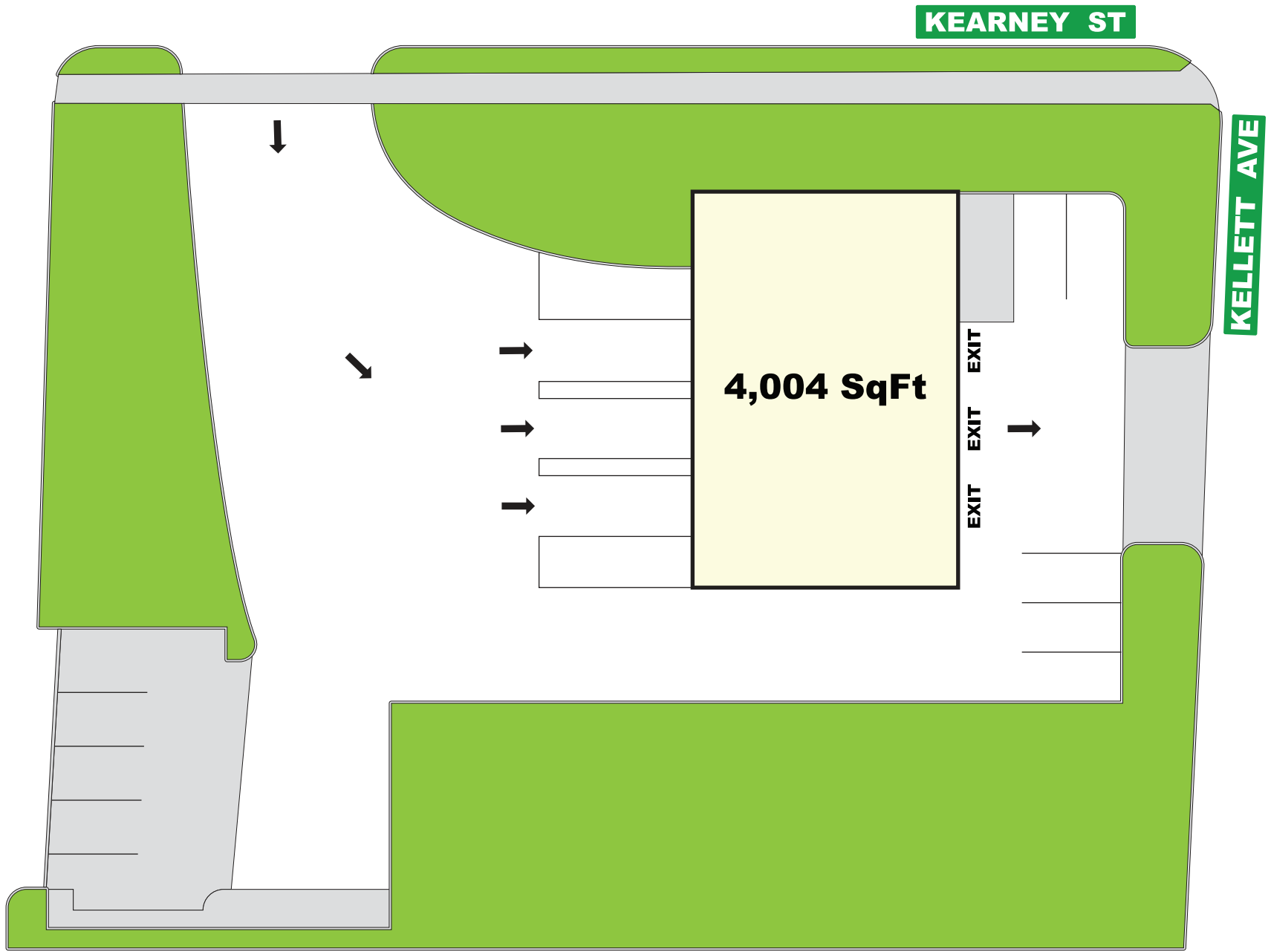
### PROPERTY OVERVIEW

Free Standing building for sale in north Springfield, MO. 2 floors at around 2,000 SqFt per floor.

Equipment leases can be assumed.

### PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- Corner Lot.
- High Traffic Area.
- Close proximity to I-44.
- Free Standing.







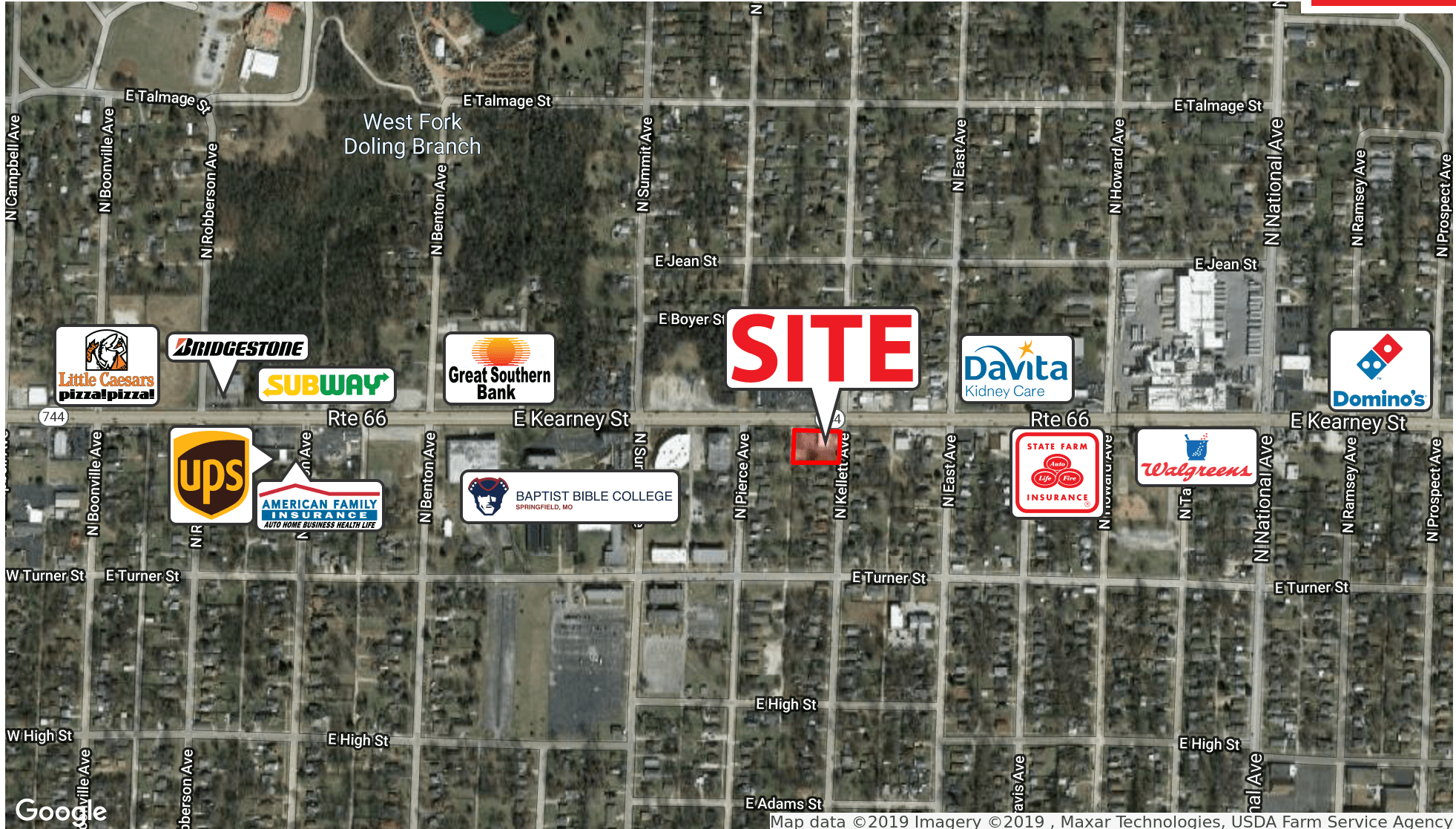
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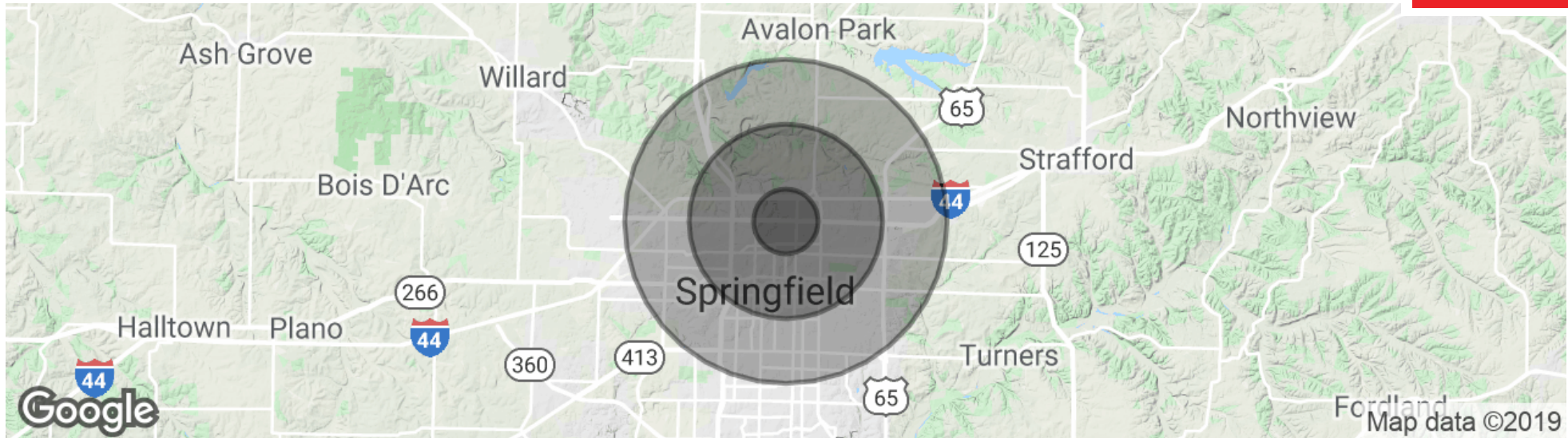








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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,085	62,836	130,562
Median age	30.6	30.8	32.7
Median age (Male)	32.1	30.8	31.9
Median age (Female)	30.6	31.1	33.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,704	24,311	54,802
# of persons per HH	2.5	2.6	2.4
Average HH income	\$34,130	\$35,615	\$39,812
Average house value	\$87,153	\$106,607	\$117,366

\* Demographic data derived from 2010 US Census



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## DAVID HAVENS

Senior Broker

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### 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

### MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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