

Austin Vista Warehouse



2720 - 2748 S AUSTIN AVE, SPRINGFIELD, MO 65807

COVER PAGE

For Lease



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PROPERTY OVERVIEW

Warehouse space for lease in Southwest Springfield, MO.

PROPERTY HIGHLIGHTS

- Located in Industrial park.
- Close proximity to Kansas Expressway.
- Large drive in bays.

PROPERTY SUMMARY

Available SF:	3,000 - 6,000 SF
Lease Rate:	\$7.50 SF/yr (NNN)
Lot Size:	2.74 Acres
Building Size:	32,000 SF
Year Built:	1993
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	Austin Ave

Austin Vista Warehouse



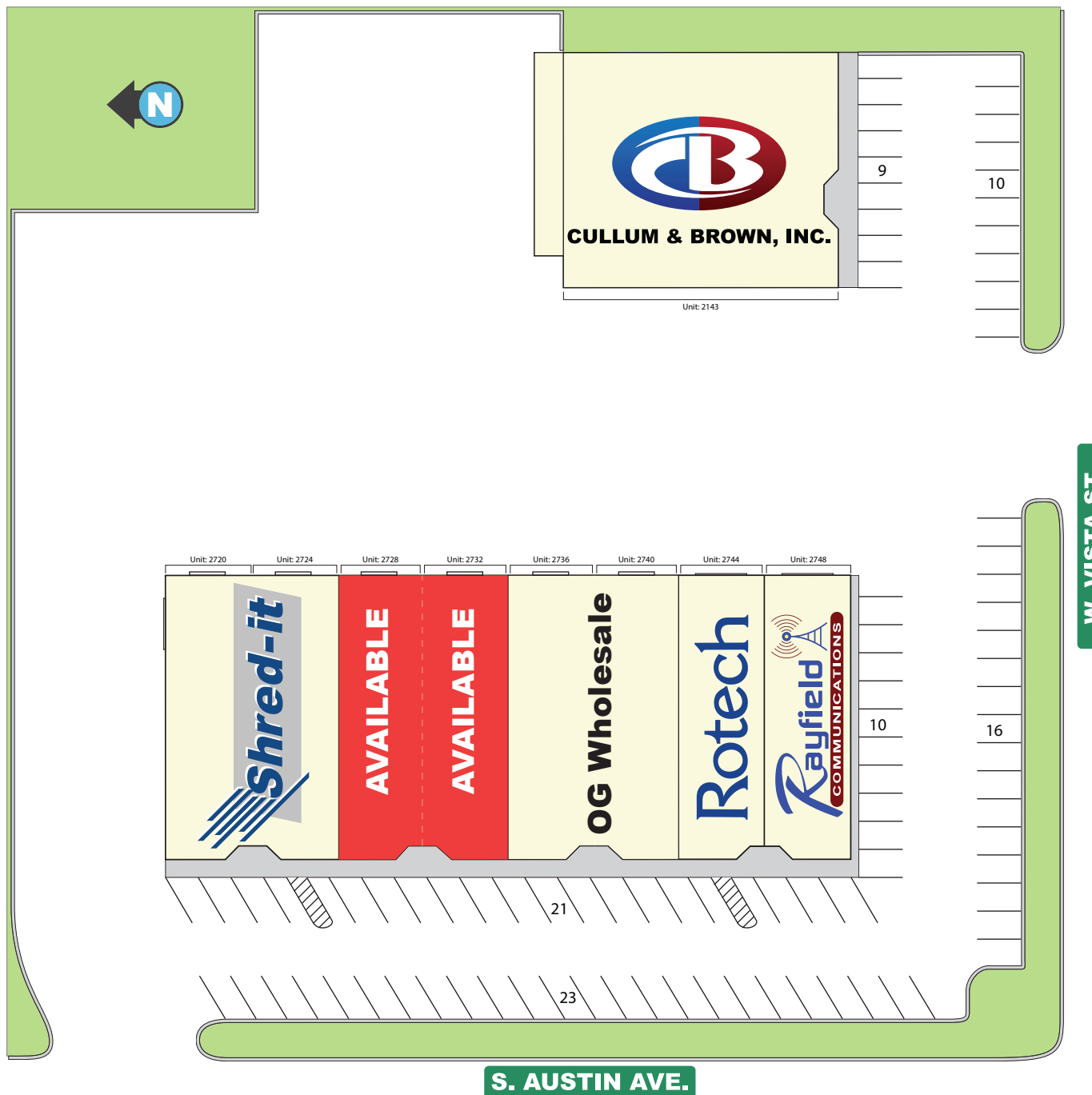
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AVAILABLE SPACES

For Lease

LEASE TYPE | NNN - \$2.25 **TOTAL SPACE** | 3,000 - 6,000 SF **LEASE TERM** | 36 MONTHS **LEASE RATE** | -

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2720	Available	3,000 - 6,000 SF	NNN	\$7.50 SF/yr



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RETAILER MAP



Google

Map data ©2018 Google Imagery ©2018, DigitalGlobe, USDA Farm Service Agency

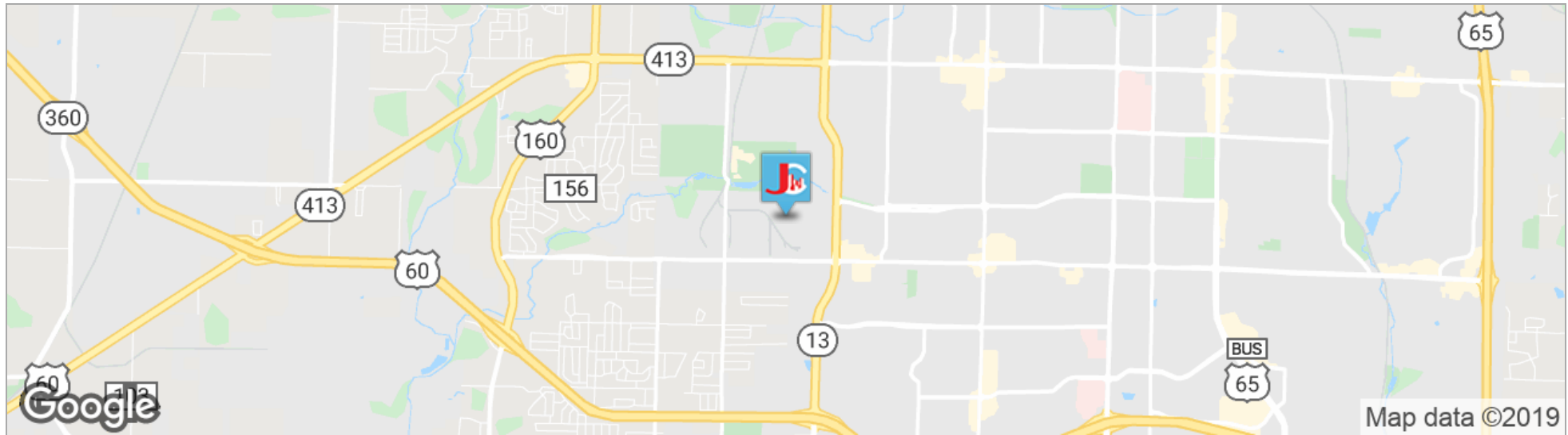
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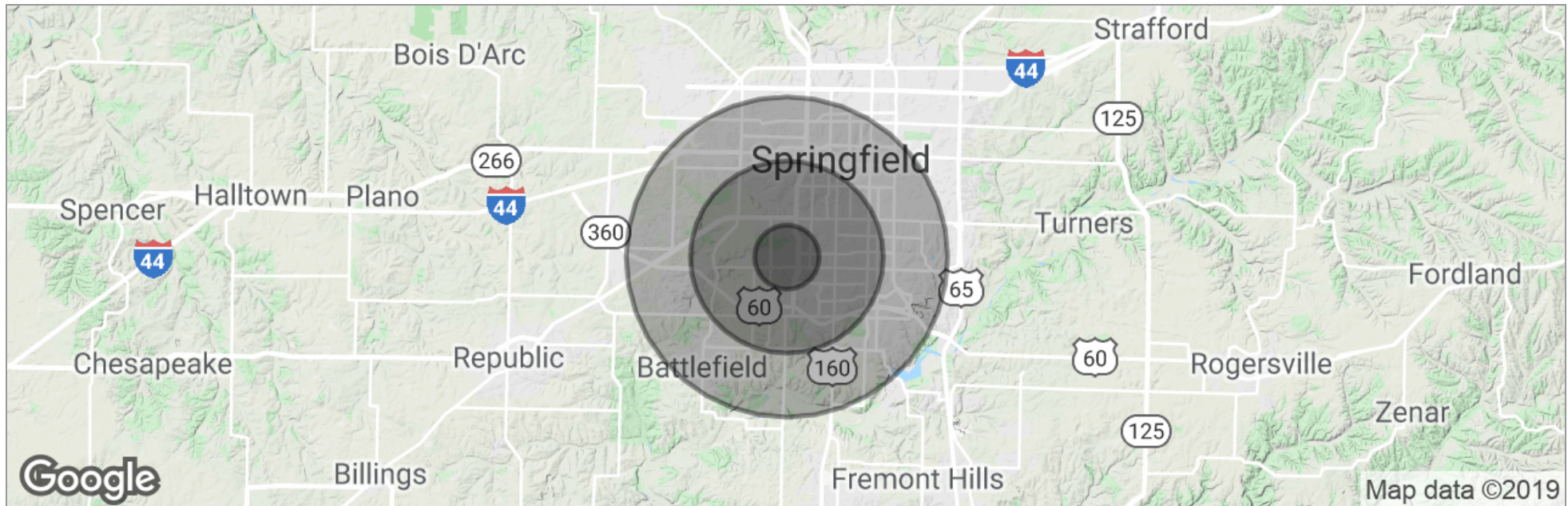
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,167	67,090	167,730
MEDIAN AGE	32.9	35.2	34.6
MEDIAN AGE (MALE)	32.5	33.7	33.3
MEDIAN AGE (FEMALE)	33.3	36.5	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,431	30,335	72,819
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$41,381	\$45,399	\$48,961
AVERAGE HOUSE VALUE	\$101,596	\$138,878	\$143,094

PROPERTY HIGHLIGHTS

- Located in Industrial park.
- Close proximity to Kansas Expressway.
- Large drive in bays.
- Easy access.



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	1 Mile	3 Miles	5 Miles
Total Population	7,167	67,090	167,730
Population Density	2,281	2,373	2,136
Median Age	32.9	35.2	34.6
Median Age (Male)	32.5	33.7	33.3
Median Age (Female)	33.3	36.5	35.9
Total Households	3,431	30,335	72,819
# of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$41,381	\$45,399	\$48,961
Average House Value	\$101,596	\$138,878	\$143,094

* Demographic data derived from 2010 US Census



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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

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ICSC
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National Association of Realtors

Education

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Real Estate License

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