

# S Campbell Pad Site



3940 S CAMPBELL PAD SITE, SPRINGFIELD, MO 65807

COVER PAGE

For Sale



For more information please contact:

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EXECUTIVE SUMMARY

For Sale



## PROPERTY SUMMARY

Sale Price:	\$707,850
Lot Size:	0.65 Acres
APN #:	881812305073
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	W Lasalle St

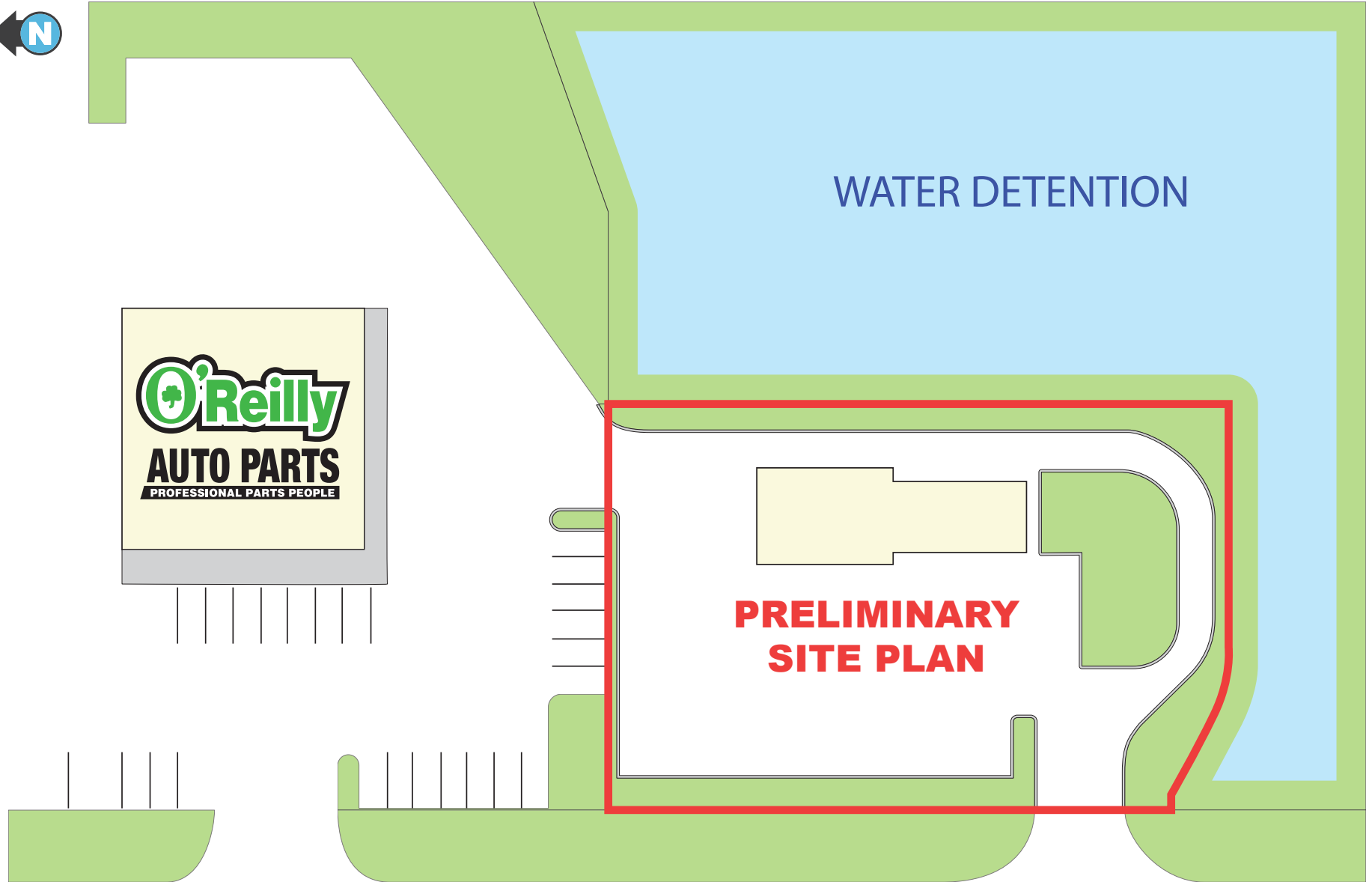
## PROPERTY OVERVIEW

Pad site on S Campbell Ave in Springfield, MO. Seller delivers Pad Ready Site.

Owner/Agent

## PROPERTY HIGHLIGHTS

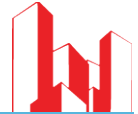
- High Traffic Count.
- Close proximity to highway 60.
- Great visibility.
- Easy access.
- Access from Campbell Ave.
- Drive easement from North property.
- Seller delivers Pad Ready Site.



**S CAMPBELL AVE**



# S Campbell Pad Site



3940 S CAMPBELL PAD SITE, SPRINGFIELD, MO 65807

S CAMPBELL RETAILER MAP

For Sale



Google

Map data ©2019 Google Imagery ©2019, DigitalGlobe, USDA Farm Service Agency

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)

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





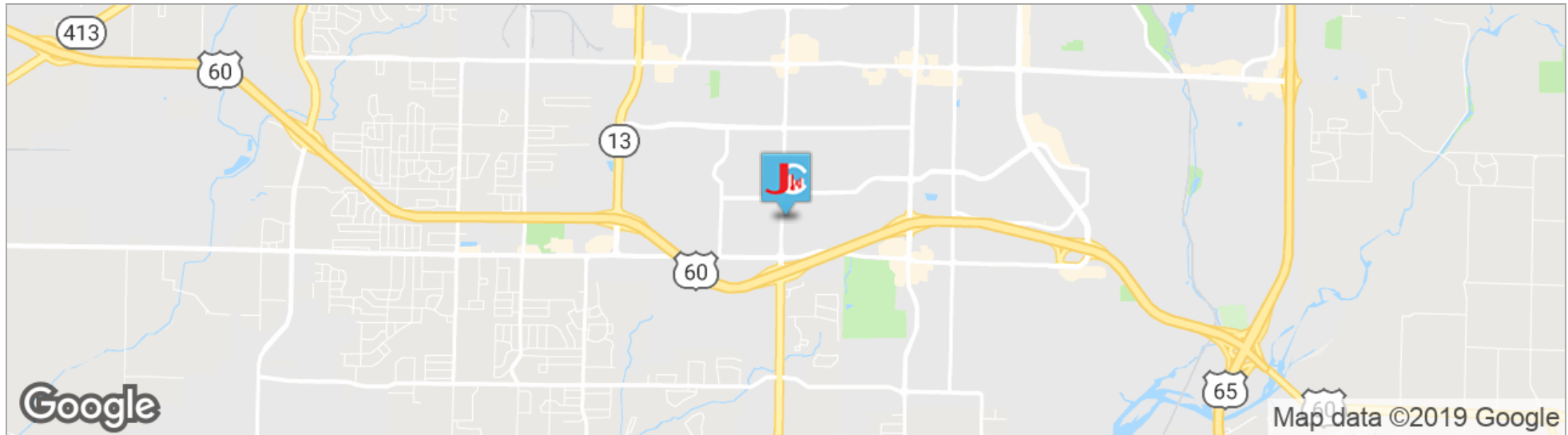
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LOCATION MAPS

For Sale



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,829	60,488	155,931
MEDIAN AGE	44.3	39.2	35.8
MEDIAN AGE (MALE)	39.5	37.1	34.5
MEDIAN AGE (FEMALE)	47.3	41.2	37.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,722	28,988	69,309
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$55,274	\$52,628	\$53,321
AVERAGE HOUSE VALUE		\$163,859	\$175,267

## PROPERTY HIGHLIGHTS

- High Traffic Count.
- Close proximity to highway 60.
- Great visibility.
- Easy access.
- Access from Campbell Ave.
- Drive easement from North property.
- Seller delivers Pad Ready Site.

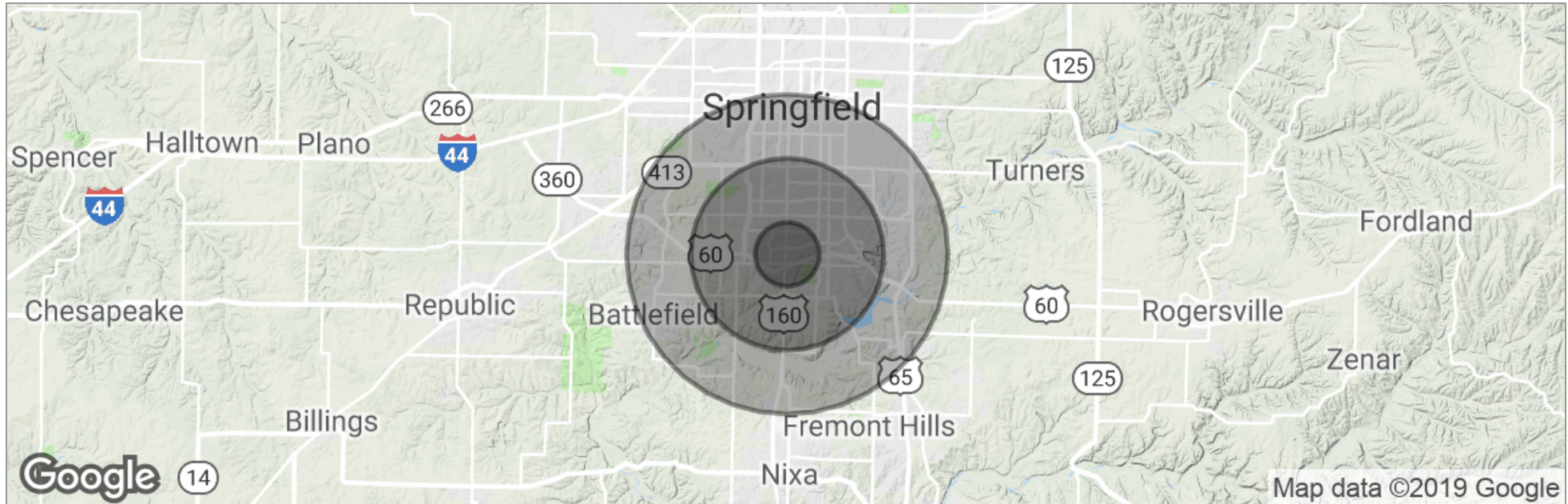
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DEMOGRAPHICS MAP

For Sale



	1 Mile	3 Miles	5 Miles
Total Population	7,829	60,488	155,931
Population Density	2,492	2,139	1,985
Median Age	44.3	39.2	35.8
Median Age (Male)	39.5	37.1	34.5
Median Age (Female)	47.3	41.2	37.1
Total Households	3,722	28,988	69,309
# of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$55,274	\$52,628	\$53,321
Average House Value		\$163,859	\$175,267

\* Demographic data derived from 2010 US Census

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For Sale

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Senior Broker



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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



For Sale

**CURTIS JARED**  
President & CEO



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**Memberships & Affiliations**

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**Education**

BA - Drury University  
Real Estate License