

West Grand Lots



W GRAND ST, SPRINGFIELD, MO 65802

COVER PAGE

For Sale



For more information please contact:

David Havens

Senior Broker

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For Sale



PROPERTY SUMMARY

Sale Price:	Subject To Offer
Lot Size:	7 Acres
APN #:	881327102021
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	Kansas Expressy

PROPERTY OVERVIEW

3 Retail Pad Sites at the corner of Grand St & Kansas Expy. Price is \$12 - \$15 SqFt.

- 0.67 Acre Lot.
- 1.653 Acre Lot.
- 4.73 Acer Lot.

PROPERTY HIGHLIGHTS

- Signalized Intersection.
- Corner Lot.
- Great Visibility.
- Easy Access.
- Close Proximity to MSU Campus.

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ADDITIONAL PHOTOS

For Sale



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | 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.

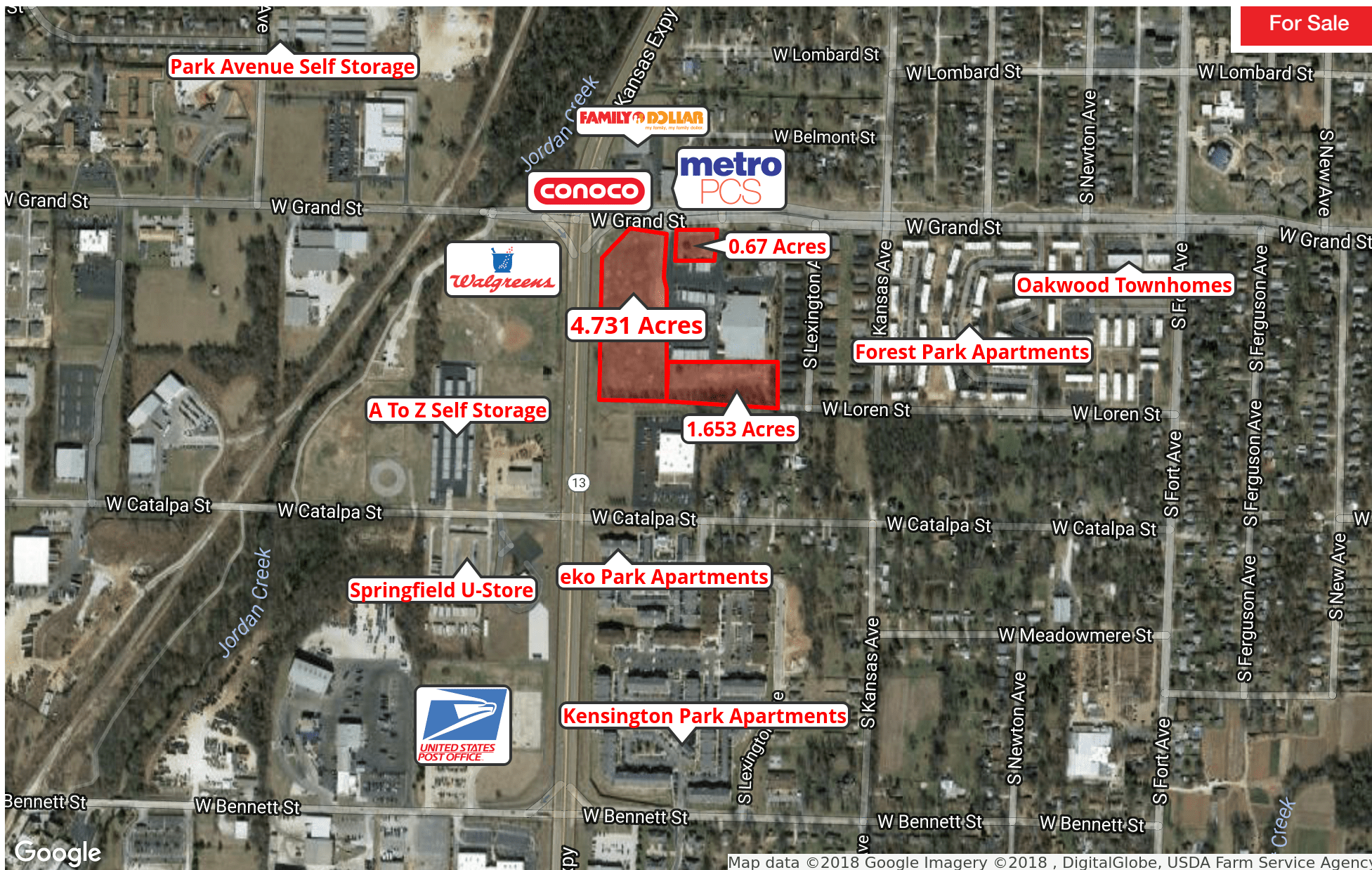


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RETAILER MAP

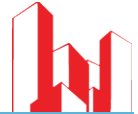


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TRAFFIC COUNT MAP



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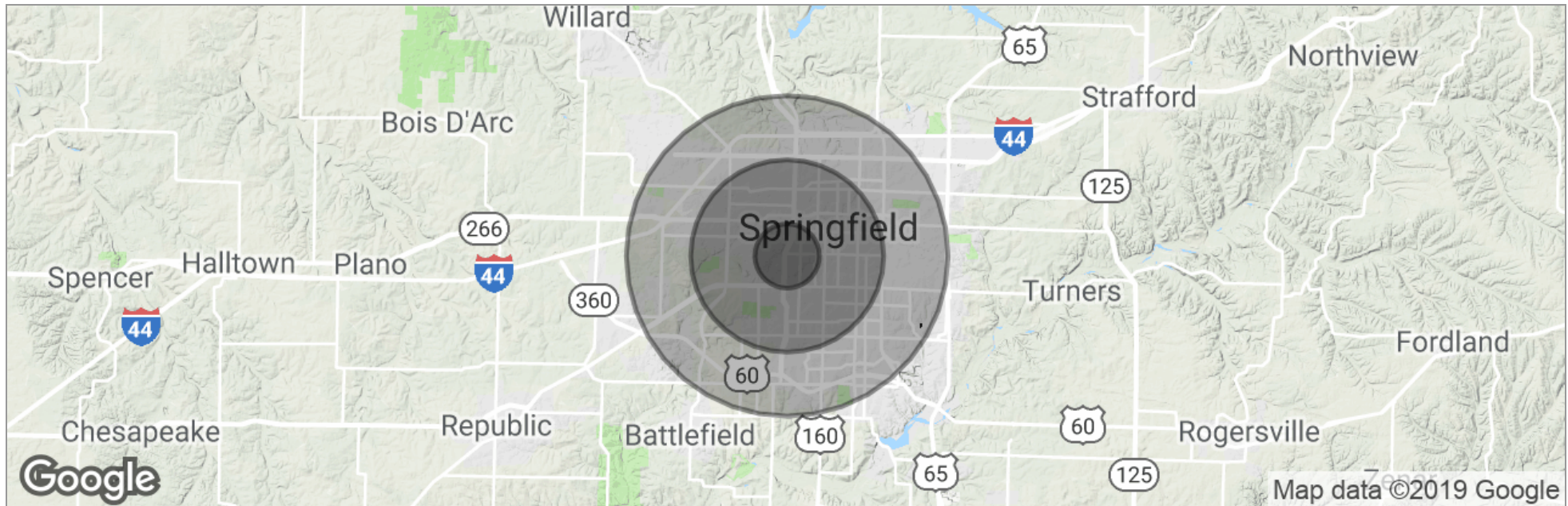
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,010	85,066	174,104
MEDIAN AGE	31.5	32.0	33.7
MEDIAN AGE (MALE)	30.2	31.0	32.7
MEDIAN AGE (FEMALE)	34.0	33.2	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,171	36,137	75,300
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$32,665	\$37,280	\$42,952
AVERAGE HOUSE VALUE	\$101,245	\$106,969	\$121,184

- PROPERTY HIGHLIGHTS**
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	1 Mile	3 Miles	5 Miles
Total Population	10,010	85,066	174,104
Population Density	3,186	3,009	2,217
Median Age	31.5	32.0	33.7
Median Age (Male)	30.2	31.0	32.7
Median Age (Female)	34.0	33.2	34.8
Total Households	4,171	36,137	75,300
# of Persons Per HH	2.4	2.4	2.3
Average HH Income	\$32,665	\$37,280	\$42,952
Average House Value	\$101,245	\$106,969	\$121,184

* Demographic data derived from 2010 US Census



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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