

3850 S Campbell



3850 S CAMPBELL AVE, SPRINGFIELD, MO 65807

COVER PAGE

For Lease



For more information please contact:

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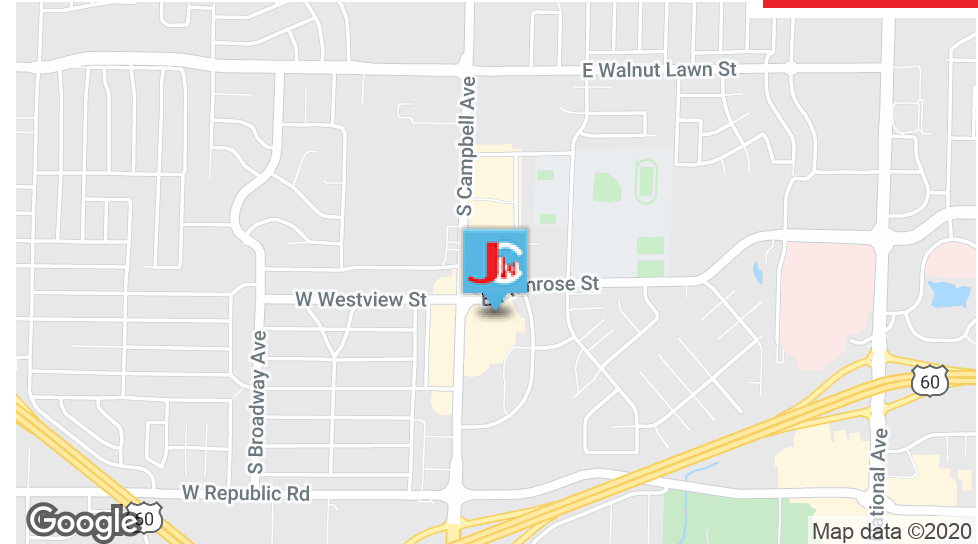
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EXECUTIVE SUMMARY

For Lease



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	62,861 SF
Available SF:	1,500 - 3,000 SF
Lot Size:	4.59 Acres
Year Built:	1986
Renovated:	2003
Zoning:	Commercial
Market:	Springfield, MO

PROPERTY OVERVIEW

Retail pad site for lease in South Springfield, Missouri.

Owner/Agent

PROPERTY HIGHLIGHTS

- Signalized Intersection.
- Corner Lot.
- Great Visibility.
- Easy Access.
- High Traffic area.
- Close proximity to Hwy 60.





Google

Map data © 2020 Imagery © 2020, Maxar Technologies, USDA Farm Service Agency

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TRAFFIC COUNT MAP



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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LOCATION MAPS

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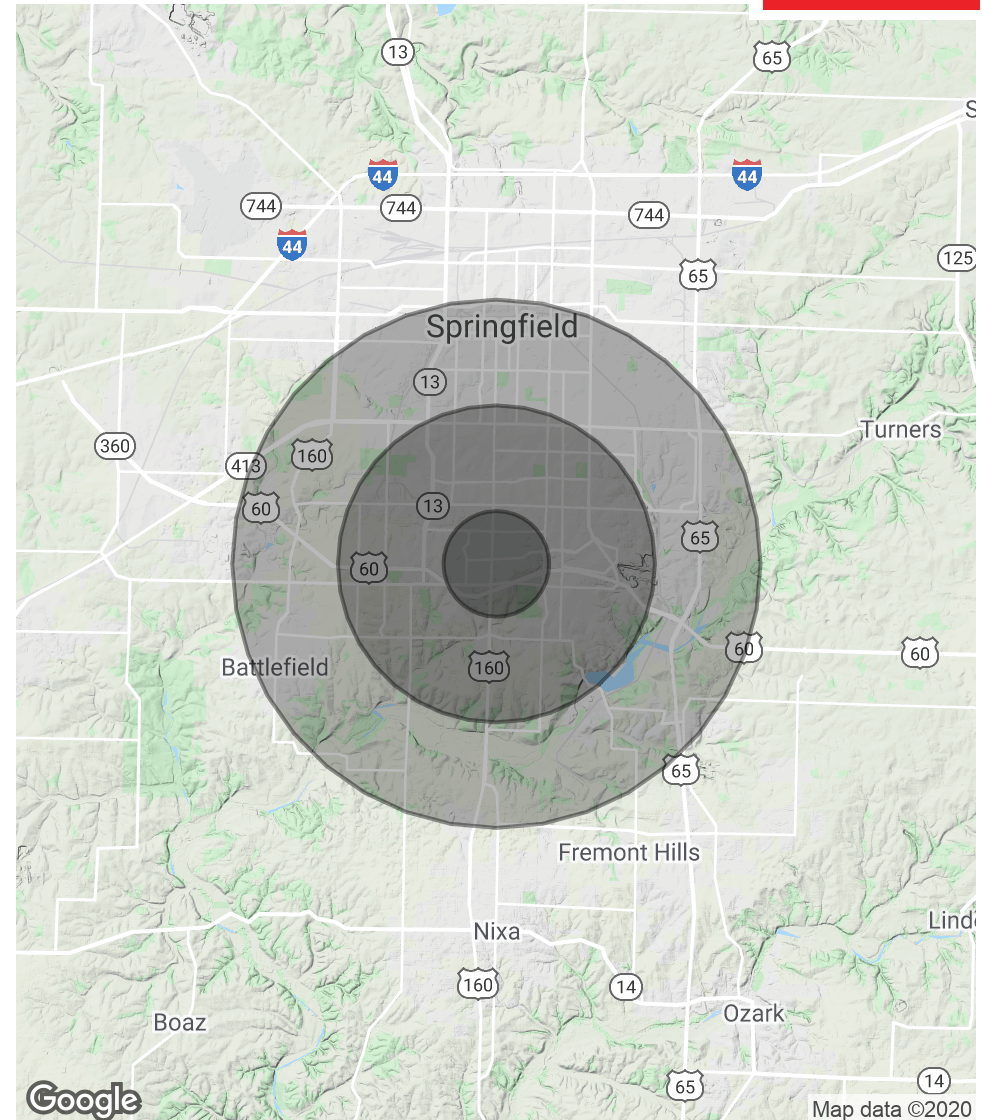
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,385	61,816	159,119
Average age	43.4	39.1	35.7
Average age (Male)	38.4	37.0	34.3
Average age (Female)	46.4	41.2	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,115	29,712	70,387
# of persons per HH	2.0	2.1	2.3
Average HH income	\$51,712	\$52,136	\$52,998
Average house value		\$159,850	\$172,512

* Demographic data derived from 2010 US Census





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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
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Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

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