



# REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

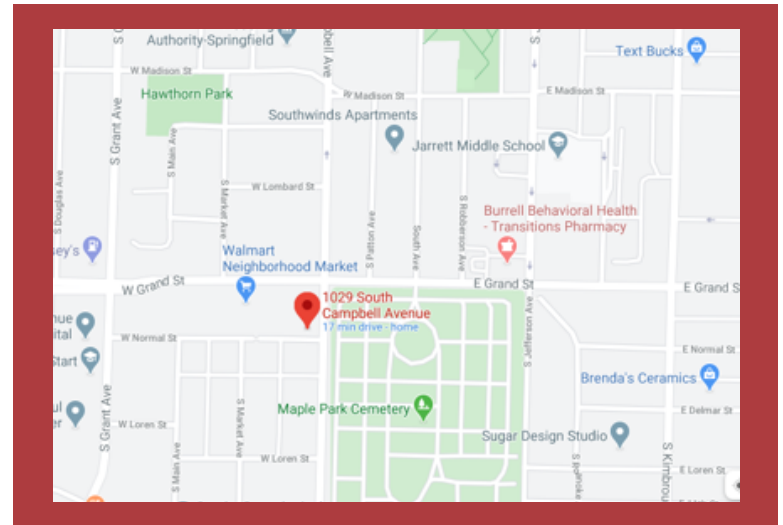
## New Retail for Lease 1,323SF to 4,500SF

### 1029 S. Campbell, Springfield, MO 65807



## Property Overview

- Located on Campbell Ave at Grand St, in front of the Walmart Neighborhood Market.
- Total size is 4,500 SF with 3 bays.
- Excellent visibility and traffic counts.
- Great access to MSU and the Downtown markets.
- Over 6,700 businesses and 108,000 employees within a 3-mile radius.
- For lease at \$18.00/SF NNN, for a White Box finish with estimated expenses of \$4.00/SF.



## FOR INFORMATION CONTACT

Mark Patrick, CCIM

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Reece Commercial, Inc.

3626 S Campbell Ave, Springfield Missouri 65807

417-882-5710 office

DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



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### Site Plan



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Traffic Counts



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### Demographics

	1 Mile	3 Mile	5 Mile		1 Mile	3 Mile	5 Mile
<b>Population</b>				<b>Households</b>			
2024 Projection	19,595	102,761	188,949	2024 Projection	8,091	44,303	81,926
2019 Estimate	19,046	99,837	184,856	2019 Estimate	7,813	42,966	80,095
2010 Census	17,315	90,533	174,805	2010 Census	6,830	38,660	75,697
Growth 2019 - 2024	2.88%	2.93%	2.21%	Growth 2019 - 2024	3.56%	3.11%	2.29%
Growth 2010 - 2019	10.00%	10.28%	5.75%	Growth 2010 - 2019	14.39%	11.14%	5.81%
				Owner Occupied	1,847 23.64%	6,819 39.14%	39,083 48.80%
				Renter Occupied	5,966 76.36%	26,147 60.86%	41,012 51.20%

	1 Mile	3 Mile	5 Mile
<b>2019 Households by HH Income</b>	7,812	42,964	80,094
Income: <\$25,000	4,476 57.30%	18,247 42.47%	27,924 34.86%
Income: \$25,000 - \$50,000	1,875 24.00%	13,579 31.61%	24,113 30.11%
Income: \$50,000 - \$75,000	760 9.73%	6,365 14.81%	14,204 17.73%
Income: \$75,000 - \$100,000	285 3.65%	2,433 5.66%	6,271 7.83%
Income: \$100,000 - \$125,000	139 1.78%	1,274 2.97%	3,390 4.23%
Income: \$125,000 - \$150,000	138 1.77%	455 1.06%	1,591 1.99%
Income: \$150,000 - \$200,000	82 1.05%	309 0.72%	1,385 1.73%
Income: \$200,000+	57 0.73%	302 0.70%	1,216 1.52%
2019 Avg Household Income	\$31,899	\$38,787	\$48,408
2019 Med Household Income	\$19,166	\$30,291	\$34,838

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