



OFFICE/RETAIL SPACE FOR LEASE

OFFICE/RETAIL SPACE FOR LEASE | 5360 S. CAMPBELL, SPRINGFIELD, MO 65810

- Located at the corner of Campbell and Plainview
- High visibility
- Available immediately
- Gross lease structure

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

rbmurray.com

R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE/RETAIL
SPACE FOR LEASE

OFFICE/RETAIL SPACE FOR LEASE 5360 S. CAMPBELL, SPRINGFIELD, MO 65810



Executive Summary



PROPERTY SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$11.00 SF/yr (Gross)
Lot Size:	1.0 Acres
Building Size:	15,000 SF
Year Built:	1996
Zoning:	General Retail
Cross Streets:	Campbell and Plainview

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

PROPERTY OVERVIEW

Office/retail space available for lease near the corner of Campbell and Plainview. This property has high visibility on one of Springfield's busiest streets. Current tenants include: Purple Burrito, American Family Insurance, Woodsman Cuts Barber Shop, and LeClare Powersports. Gross leases - CAM, taxes and insurance included in rent. Tenant pays own utilities. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located at the corner of Campbell and Plainview
- High traffic counts & great visibility
- Gross leases - CAM, taxes, and insurance included in rent - Tenant pays own utilities
- Available immediately

Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Available Spaces

Lease Rate: \$11.00 SF/YR (GROSS)
Lease Type: Gross

Total Space: 3,000 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite E	Office/Retail Space	\$11.00 SF/YR	Gross	1,500 SF	Negotiable	1,500± SF office/retail space for lease at \$11.00 PSF (Gross). CAM, taxes, and insurance included in rent. Tenant pays own utilities. Space has a kitchen area and single restroom. Estimated monthly rent: \$1,375.00.
Suite D	Office/Retail Space	\$11.00 SF/YR	Gross	1,500 SF	Negotiable	1,500± SF office/retail space for lease at \$11.00 PSF (Gross). CAM, taxes, and insurance included in rent. Tenant pays own utilities. Estimated monthly rent: \$1,375.00.

EST. 1909

OFFICE/RETAIL
SPACE FOR LEASE

OFFICE/RETAIL SPACE FOR LEASE
5360 S. CAMPBELL, SPRINGFIELD, MO 65810



Additional Photos - Suite E



OFFICE/RETAIL
SPACE FOR LEASE

OFFICE/RETAIL SPACE FOR LEASE

5360 S. CAMPBELL, SPRINGFIELD, MO 65810



Retailer Map



Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

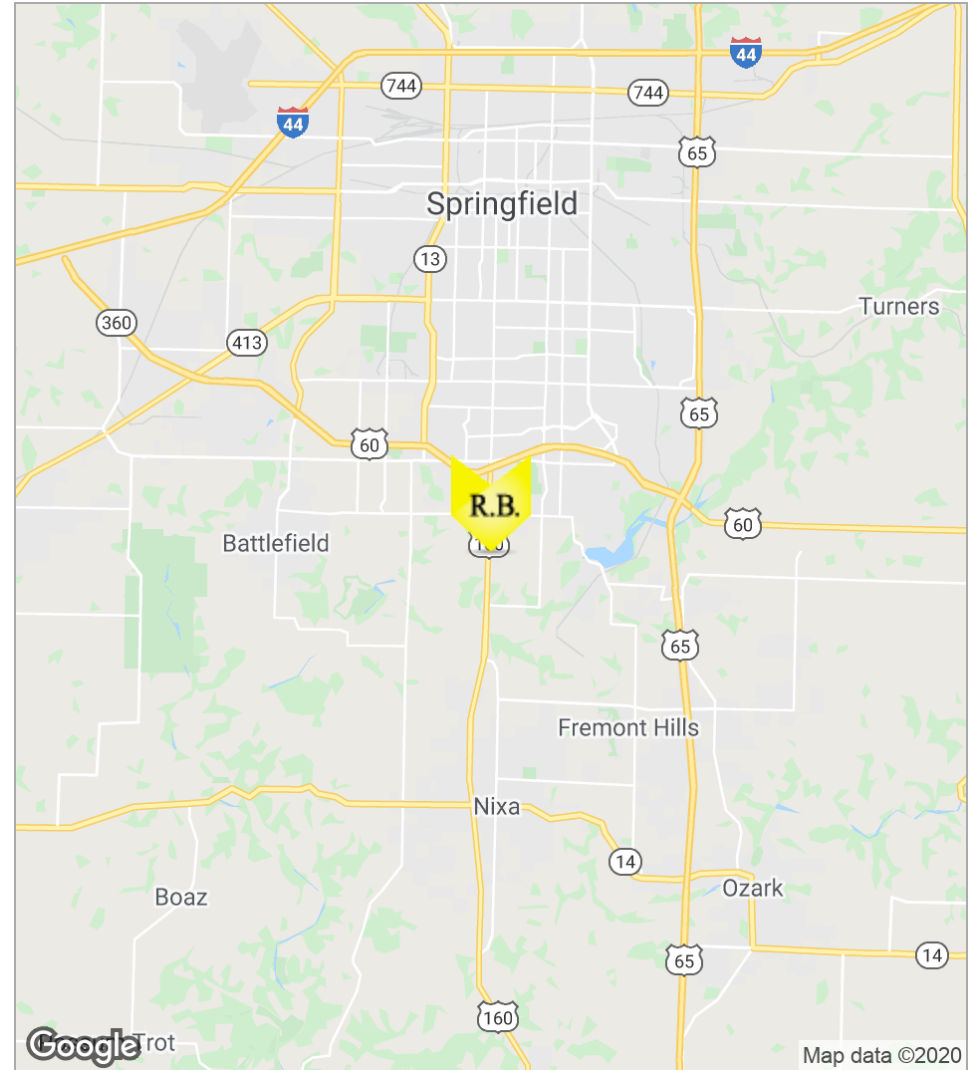
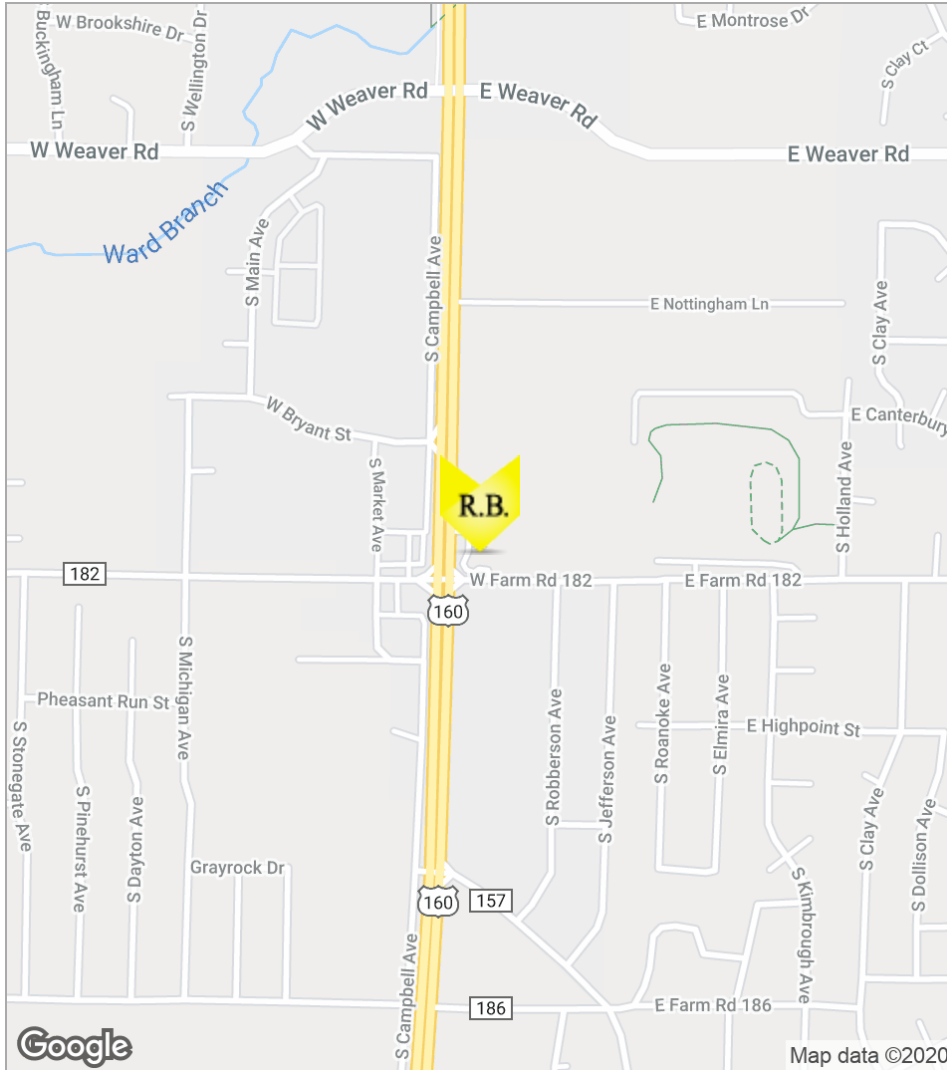
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE/RETAIL
SPACE FOR LEASE

OFFICE/RETAIL SPACE FOR LEASE
5360 S. CAMPBELL, SPRINGFIELD, MO 65810



Location Maps



Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

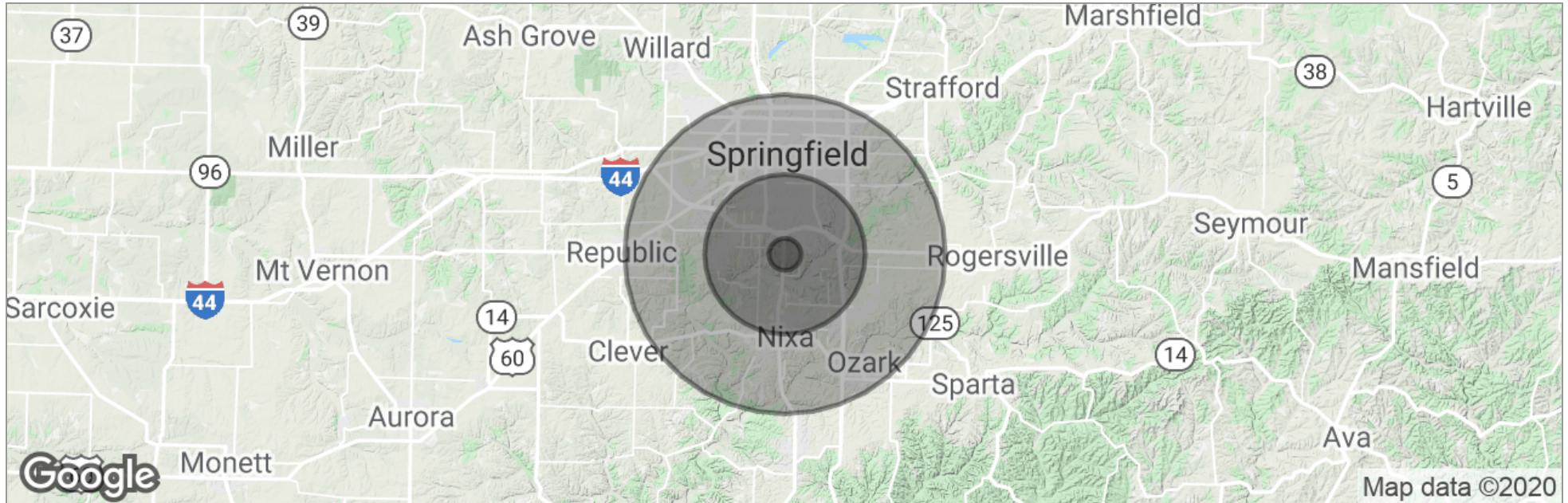
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE/RETAIL
SPACE FOR LEASE

OFFICE/RETAIL SPACE FOR LEASE
5360 S. CAMPBELL, SPRINGFIELD, MO 65810



Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	3,706	114,036	316,168
Population Density	1,180	1,452	1,006
Median Age	40.1	38.5	35.4
Median Age (Male)	40.0	36.8	34.3
Median Age (Female)	40.9	40.1	36.6
Total Households	1,523	50,947	132,451
# of Persons Per HH	2.4	2.2	2.4
Average HH Income	\$79,960	\$60,317	\$55,230
Average House Value	\$195,055	\$186,961	\$165,159

* Demographic data derived from 2010 US Census

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.766.4226
ryan@rbmurray.com
MO #2007030465

Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, and specializes in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIORs SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray current serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM