



## OFFICE BUILDING FOR SALE

OFFICE BUILDING FOR SALE | 3110 S. DELAWARE, SPRINGFIELD, MO 65804

- Stand-alone office building for sale
- Interior recently remodeled
- Newer HVAC systems in place
- Shown by appointment only

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600

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

Executive Summary



**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$1,415,000
<b>Taxes:</b>	\$25,556.29 (2019)
<b>Lot Size:</b>	1.31 Acres
<b>Building Size:</b>	11,284 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1987 (recently remodeled)
<b>Zoning:</b>	Office (O-1)

**PROPERTY OVERVIEW**

Stand-alone office building for sale on South Delaware. This building is currently home to Shelter Insurance. The interior has been recently remodeled and newer HVAC systems are in place. Perfect for general office use. The building has multiple private offices, reception/welcome area, large conference room, break room, and three workstations. Just a block from the Simon Battlefield Mall, the property is ideally located in one of Springfield's busiest retail corridors. Seller would agree to a sale/lease-back for up to 12 months. Terms to be mutually agreed upon by Buyer and Seller. Shown by appointment only. Contact listing broker for more information.

**PROPERTY HIGHLIGHTS**

- Stand-alone office building
- Interior recently remodeled
- Newer HVAC systems in place
- Ideally located
- Seller would agree to a sale/lease-back for up to 12 months
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The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.



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**100 Years**  
SINCE 1909

Additional Photos





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FOR SALE

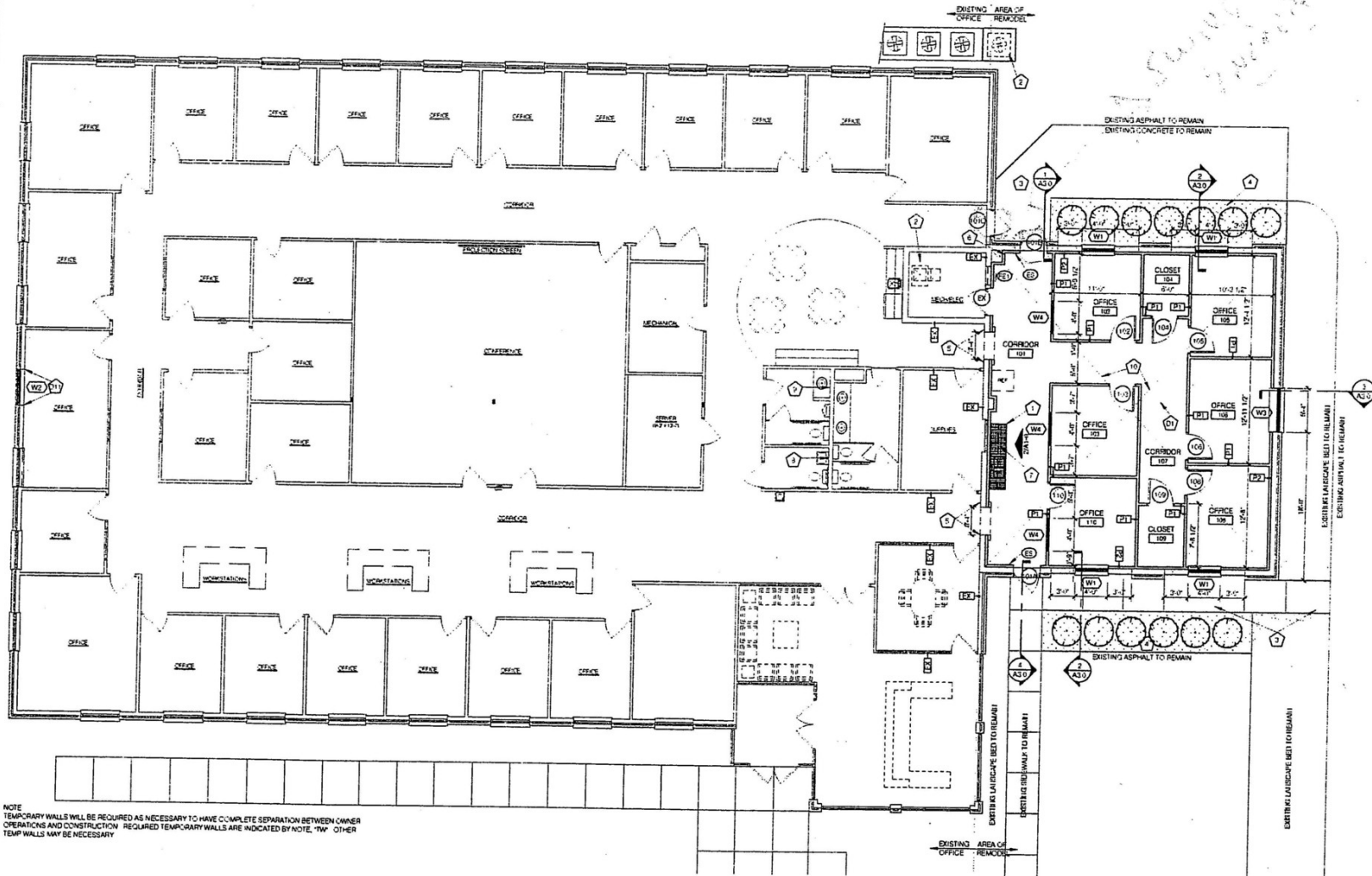
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Floor Plans

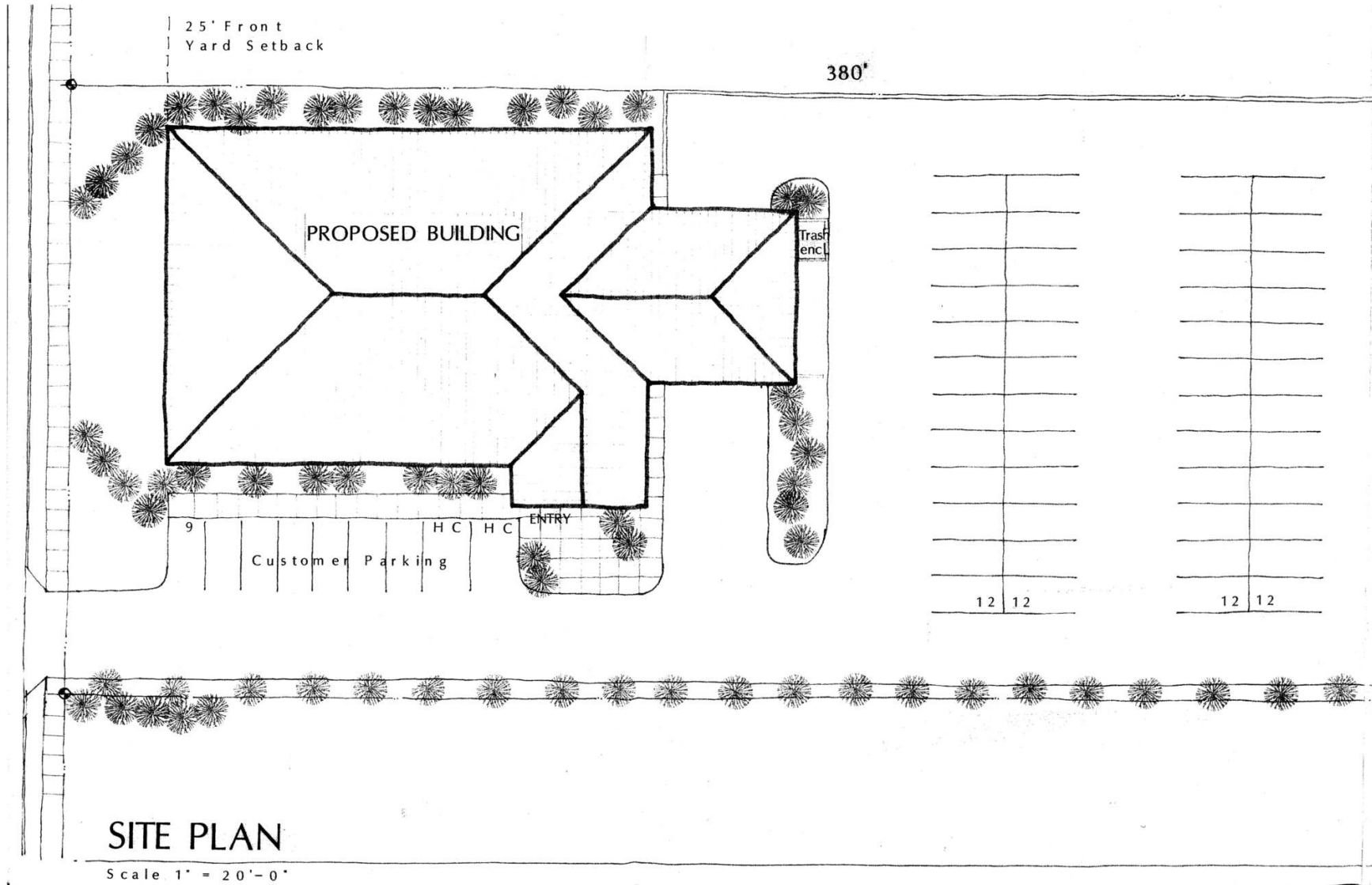


NOTE  
TEMPORARY WALLS WILL BE REQUIRED AS NECESSARY TO HAVE COMPLETE SEPARATION BETWEEN OWNER  
OPERATIONS AND CONSTRUCTION. REQUIRED TEMPORARY WALLS ARE INDICATED BY NOTE, "TW". OTHER  
TEMP WALLS MAY BE NECESSARY.

FLOOR PLAN 1  
SCALE 1/8" = 1'-0" A1.0



Site Plan





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Retailer Map



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Location Maps



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Demographics Map & Report

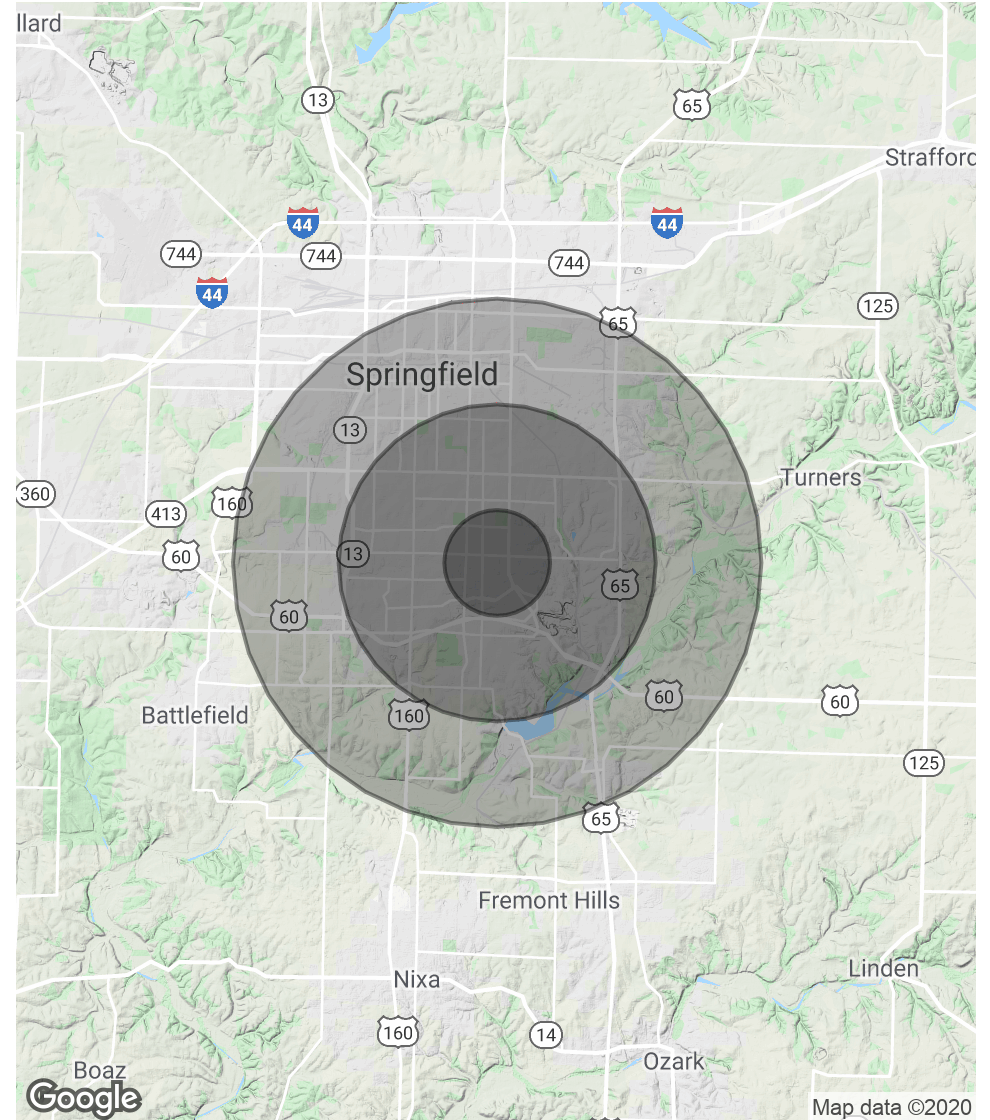
**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,115	71,622	157,152
Median age	45.8	38.5	35.6
Median age (Male)	42.9	36.0	34.1
Median age (Female)	48.1	40.8	36.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,864	34,930	70,043
# of persons per HH	1.8	2.1	2.2
Average HH income	\$47,736	\$52,851	\$52,008
Average house value	\$104,805	\$166,382	\$183,066

\* Demographic data derived from 2010 US Census



Advisor Bio



**ROSS MURRAY, SIOR, CCIM**

President

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**PROFESSIONAL BACKGROUND**

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out [www.terragreenoffice.com](http://www.terragreenoffice.com) for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit [www.farmersparkspringfield.com](http://www.farmersparkspringfield.com).

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

**MEMBERSHIPS**

Ross Murray, SIOR, CCIM | 417.881.0600 | [ross@rbmurray.com](mailto:ross@rbmurray.com)

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