

# 3221 S Scenic Ave



3221 S SCENIC AVE, SPRINGFIELD, MO 65807

COVER PAGE

For Lease



For more information please contact:

**David Havens**

Senior Broker

417.877.7900 x101

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)





For Lease



### PROPERTY OVERVIEW

Office & Warehouse for lease in South West Springfield, MO.

### PROPERTY HIGHLIGHTS

- Easy Access.
- Great Visibility.
- Close proximity to Battlefield Rd & Kansas Expy
- Large Lot.
- Fenced Back Lot.

### PROPERTY SUMMARY

Available SF:	5,912 SF
Lease Rate:	\$8.15 SF/yr (NNN)
Lot Size:	1.5 Acres
Building Size:	5,912 SF
Building Class:	B
Year Built:	1981
Zoning:	Industrial
Market:	Springfield
Cross Streets:	W Battlefield Rd



# 3221 S Scenic Ave



3221 S SCENIC AVE, SPRINGFIELD, MO 65807

ADDITIONAL PHOTOS

For Lease



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://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.





# 3221 S Scenic Ave



3221 S SCENIC AVE, SPRINGFIELD, MO 65807

ADDITIONAL PHOTOS

For Lease

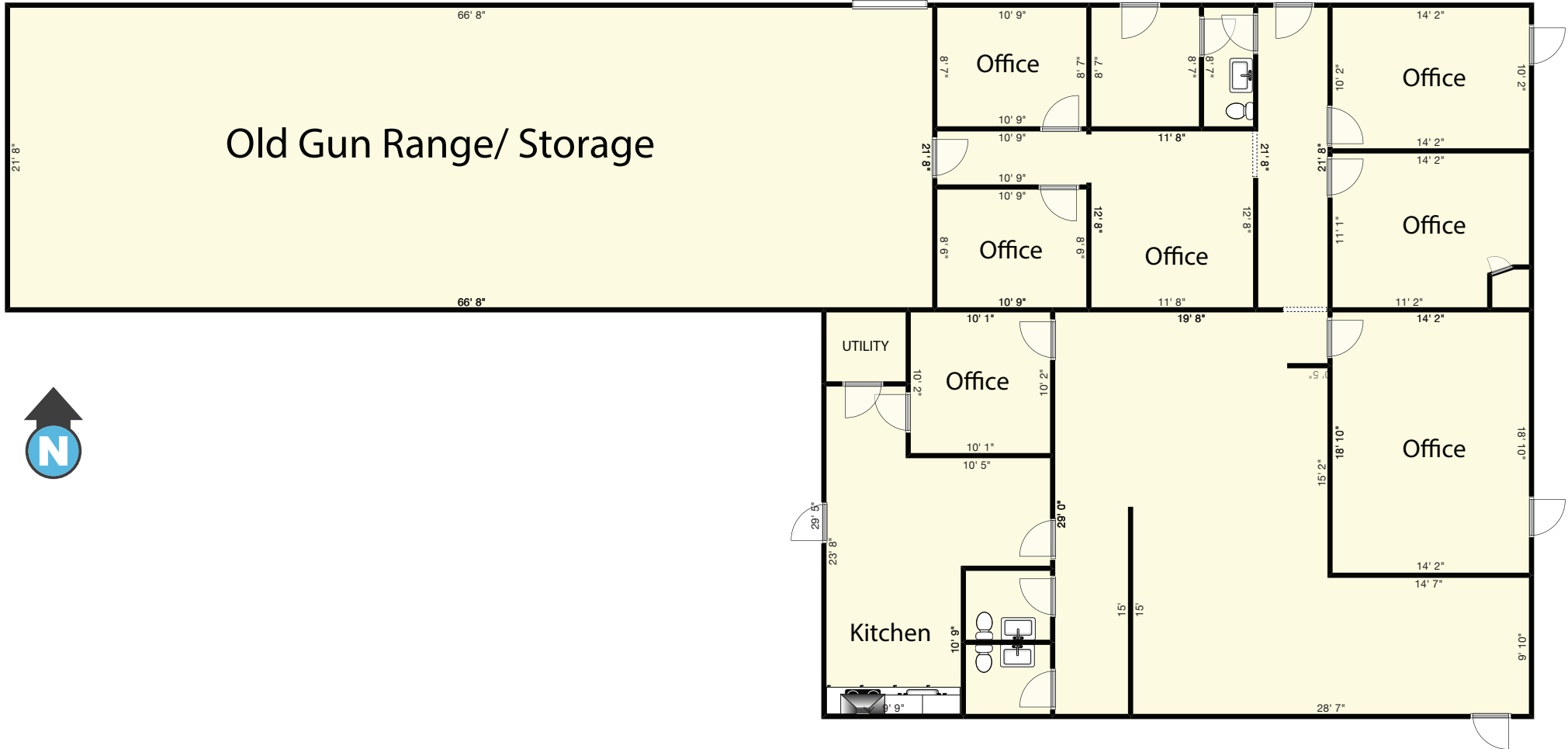


2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)

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

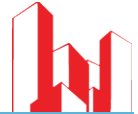








# 3221 S Scenic Ave



3221 S SCENIC AVE, SPRINGFIELD, MO 65807

3221SSCENIC\_RM

For Lease



Google

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, USDA Farm Service Agency

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://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.





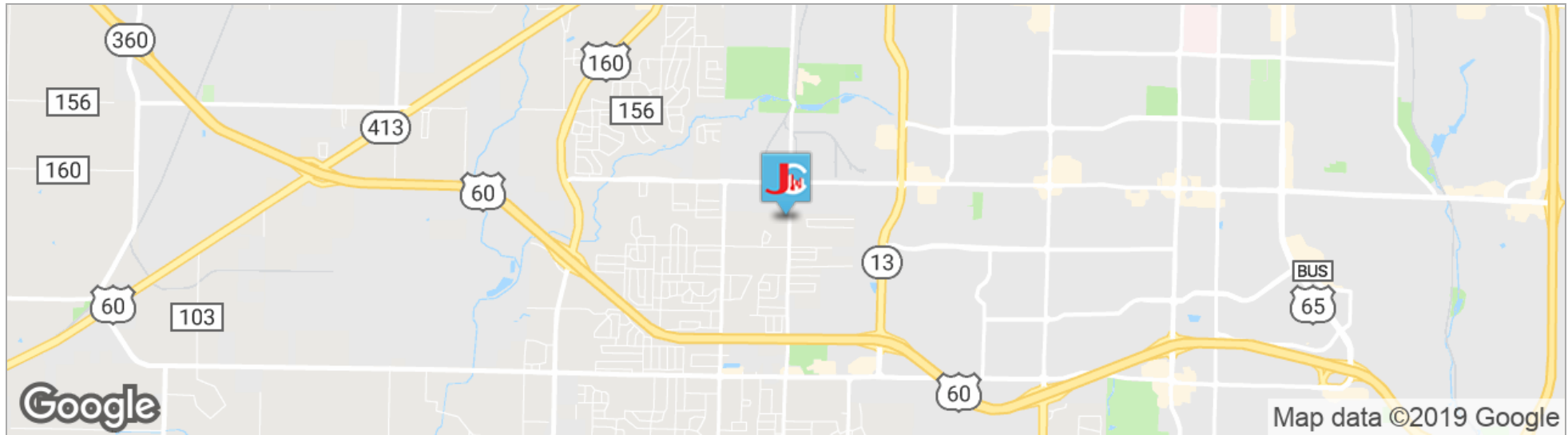
# 3221 S Scenic Ave



3221 S SCENIC AVE, SPRINGFIELD, MO 65807

LOCATION MAPS

For Lease



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,511	55,191	150,119
MEDIAN AGE	31.2	35.7	34.9
MEDIAN AGE (MALE)	30.6	34.8	33.5
MEDIAN AGE (FEMALE)	32.4	36.2	36.3

## HOUSEHOLDS & INCOME 1 MILE

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,430	24,332	64,696
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$46,627	\$51,552	\$50,157
AVERAGE HOUSE VALUE	\$150,988	\$155,459	\$149,072

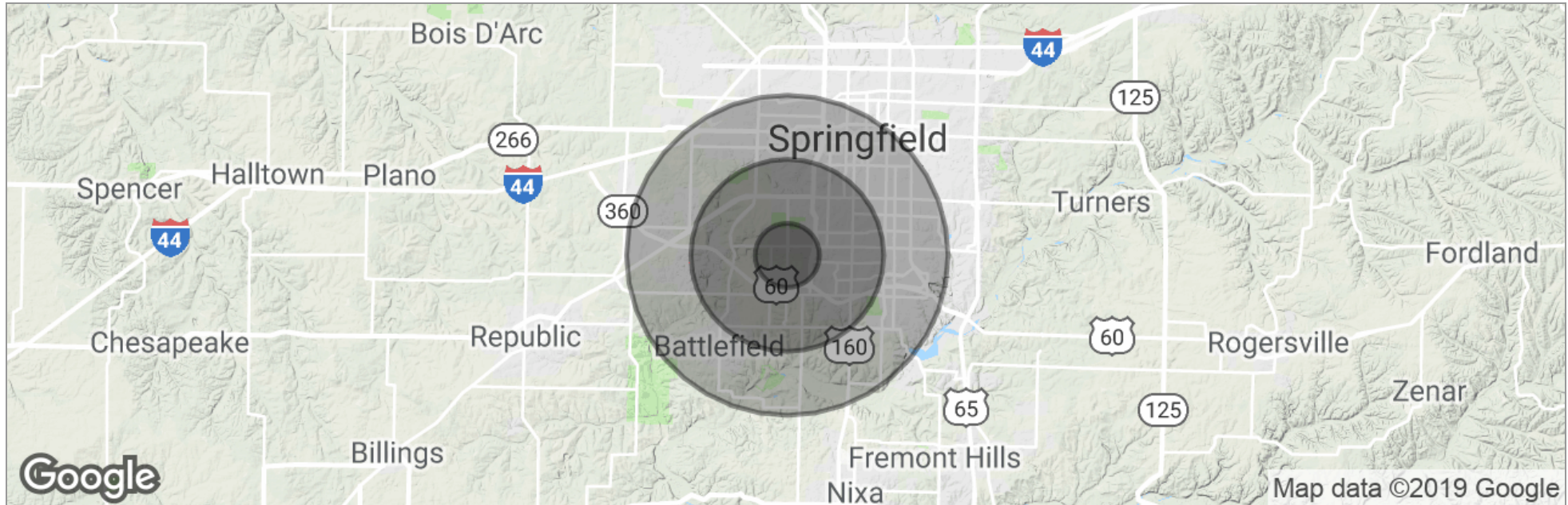
## PROPERTY HIGHLIGHTS

- Easy Access.
- Great Visibility.
- Close proximity to Battlefield Rd & Kansas Expy.
- Large Lot.
- Fenced Back Lot.





For Lease



	1 Mile	3 Miles	5 Miles
Total Population	5,511	55,191	150,119
Population Density	1,754	1,952	1,911
Median Age	31.2	35.7	34.9
Median Age (Male)	30.6	34.8	33.5
Median Age (Female)	32.4	36.2	36.3
Total Households	2,430	24,332	64,696
# of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$46,627	\$51,552	\$50,157
Average House Value	\$150,988	\$155,459	\$149,072

\* Demographic data derived from 2010 US Census



For Lease

**DAVID HAVENS**  
Senior Broker



2870 S Ingram Mill Rd  
Springfield, MO 65804

T 417.877.7900 x101  
C 417.350.4771  
dhavens@jaredcommercial.com  
MO #2015037234

**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