



For Lease



For more information please contact:

David Havens

Senior Broker

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For Lease



PROPERTY OVERVIEW

Great retail space for lease in Downtown Springfield, MO.

PROPERTY HIGHLIGHTS

- Corner Property.
- Great Visibility.
- Easy Access.
- High Traffic Area.
- Located in Downtown Springfield.

PROPERTY SUMMARY

Available SF:	1,486 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.088 Acres
Building Size:	11,190 SF
Year Built:	1896
Renovated:	2019
Zoning:	Commercial
Market:	Springfield, MO
Sub Market:	Downtown Springfield, MO
Cross Streets:	Walnut St

330 South Ave



328 SOUTH AVE, SPRINGFIELD, MO 65806

AVAILABLE SPACES

For Lease

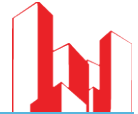
Lease Rate: \$14.00 SF/YR (NNN) **Total Space:** 1,486 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
328		\$14.00 SF/YR	NNN	1,486 SF	Negotiable	



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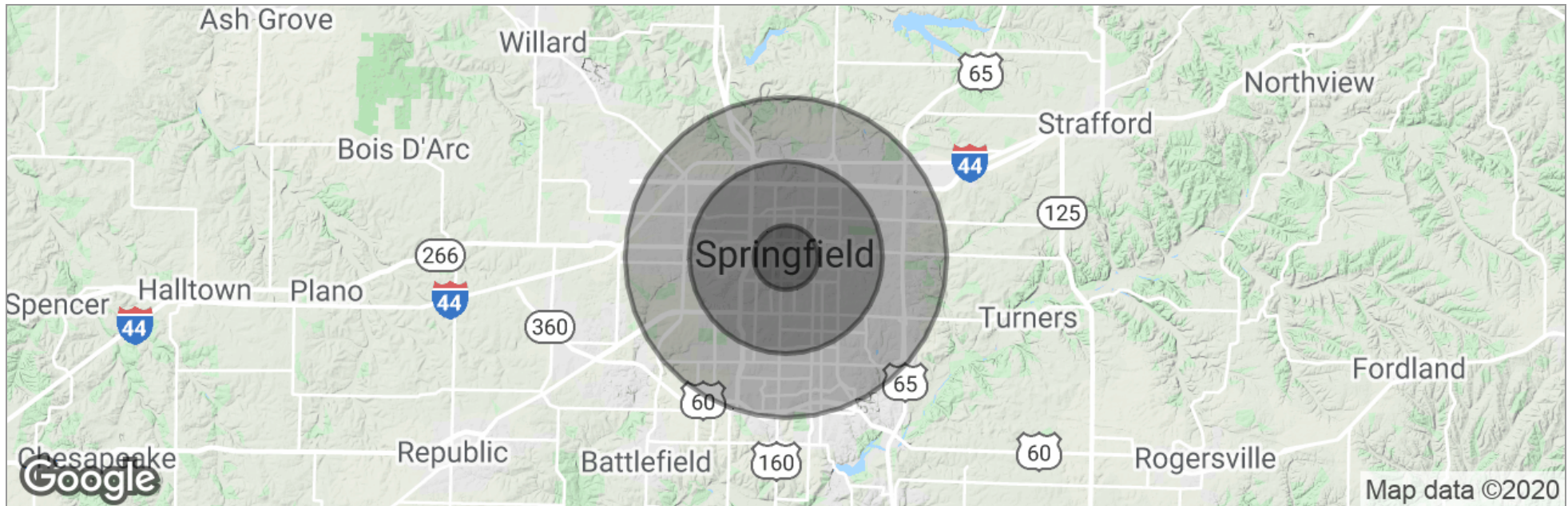
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,607	92,725	181,075
MEDIAN AGE	25.6	31.0	34.3
MEDIAN AGE (MALE)	26.2	30.2	33.1
MEDIAN AGE (FEMALE)	25.1	32.1	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,271	38,532	79,444
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$27,733	\$37,671	\$41,838
AVERAGE HOUSE VALUE	\$125,704	\$116,719	\$117,831

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	1 Mile	3 Miles	5 Miles
Total Population	16,607	92,725	181,075
Population Density	5,286	3,279	2,306
Median Age	25.6	31.0	34.3
Median Age (Male)	26.2	30.2	33.1
Median Age (Female)	25.1	32.1	35.5
Total Households	6,271	38,532	79,444
# of Persons Per HH	2.6	2.4	2.3
Average HH Income	\$27,733	\$37,671	\$41,838
Average House Value	\$125,704	\$116,719	\$117,831

* 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
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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