

Old Town Shopping Center



2550 S CAMPBELL AVE, SPRINGFIELD, MO 65807

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com



Old Town Shopping Center



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EXECUTIVE SUMMARY

For Lease



PROPERTY SUMMARY

Available SF:	890 - 7,983 SF
Lease Rate:	\$8.00 - 14.00 SF/yr (NNN; Gross)
Lot Size:	7.91 Acres
Building Size:	95,552 SF
Year Built:	1973
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	Glenwood St

PROPERTY OVERVIEW

Retail space for lease in South Springfield, MO.

PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- Co-anchored by Petsmart and Party City
- High Traffic Corridor along Campbell Ave.
- High Parking Ratio.
- Close Proximity to Bass Pro Outdoor World, Mercy Hospital, and Regional Mall.

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AVAILABLE SPACES

For Lease

LEASE TYPE	NNN; Gross
TOTAL SPACE	890 - 7,983 SF
LEASE TERM	Negotiable
LEASE RATE	\$8.00 - \$14.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2522	Available	5,000 SF	NNN	\$12.00 SF/yr	
2526	Available	2,500 SF	NNN	\$14.00 SF/yr	
2530	Available	890 SF	Gross	\$995 per month	
2550-800	Available	900 SF	Gross	\$995 per month	
2550-700	Available	1,768 SF	Gross	\$1,750 per month	
2550-500	Available	1,027 SF	Gross	\$995 per month	
2550-400	Available	1,027 SF	Gross	\$995 per month	
2550-300	Available	7,983 SF	NNN	\$8.00 SF/yr	

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SITE PLAN



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RETAILER MAP

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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 correctness.



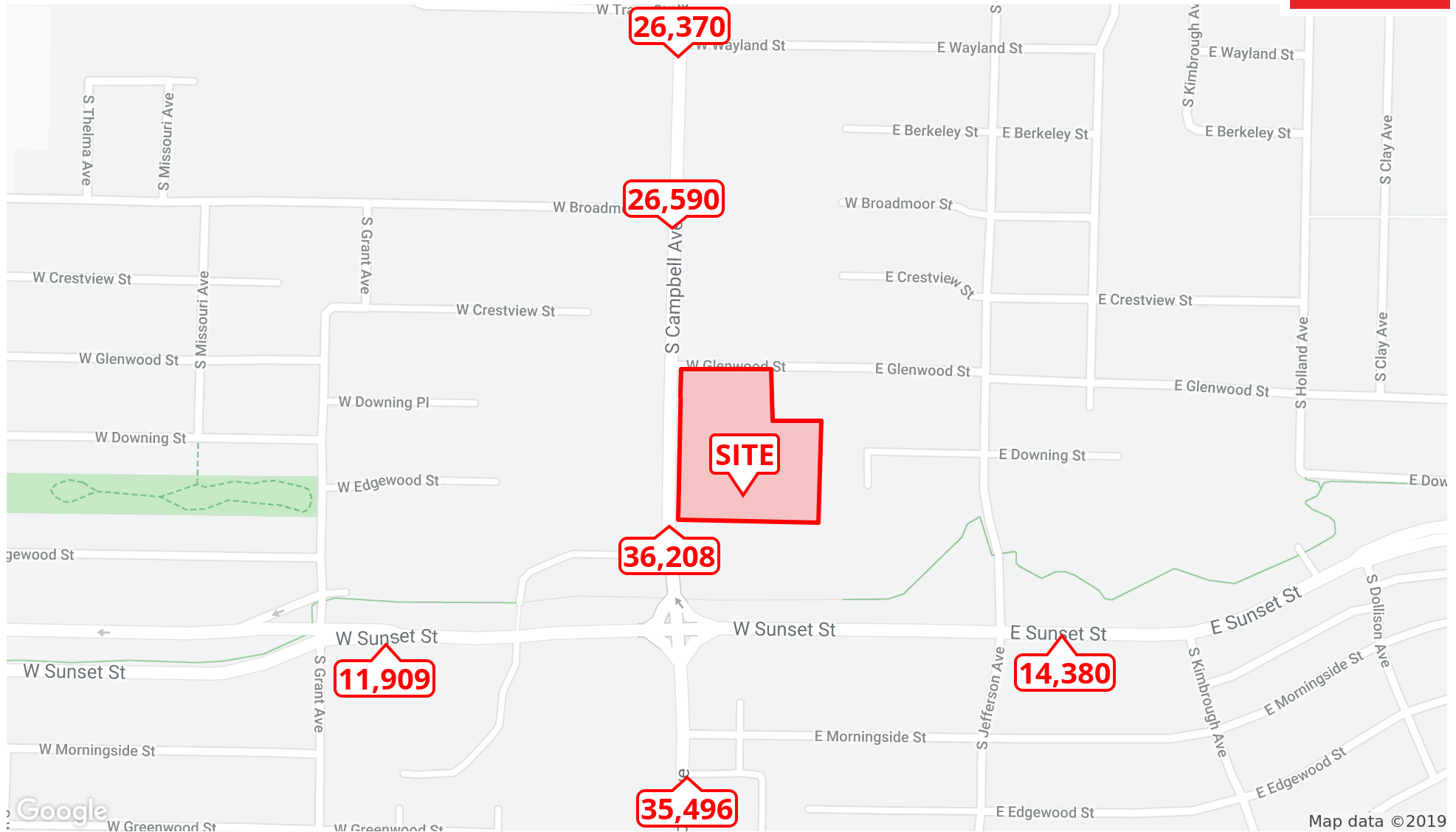
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TRAFFIC COUNT MAP

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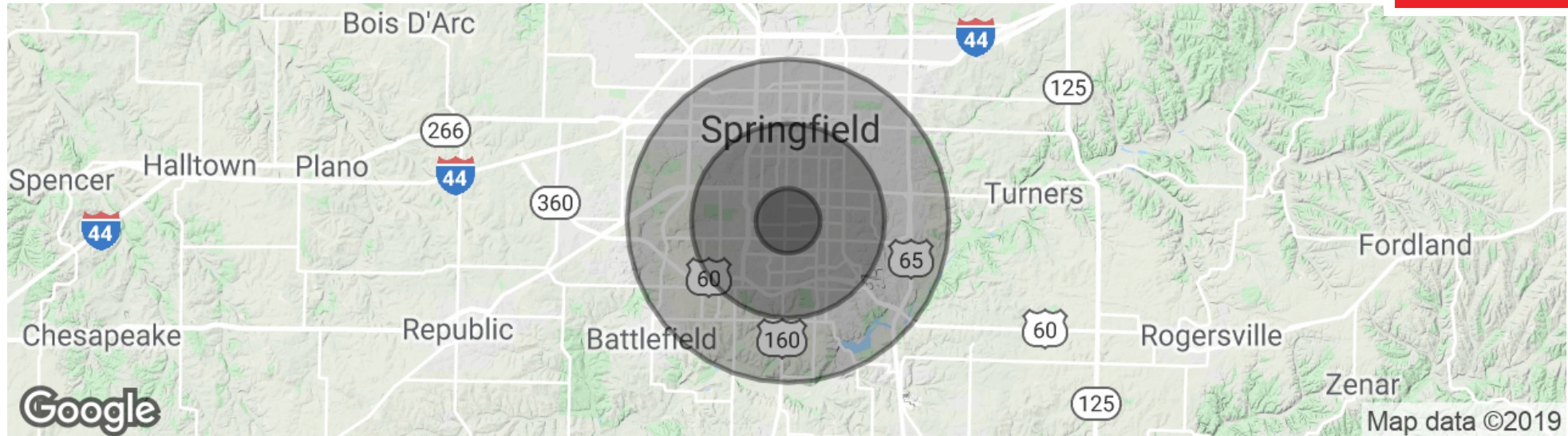
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DEMOGRAPHICS MAP & REPORT

For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,320	87,030	187,200
Median age	35.5	34.5	34.8
Median age (Male)	33.3	32.8	33.5
Median age (Female)	37.6	36.2	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,180	40,064	82,074
# of persons per HH	2.0	2.2	2.3
Average HH income	\$39,961	\$44,046	\$47,797
Average house value	\$144,266	\$147,625	\$140,835

* Demographic data derived from 2010 US Census

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2550 S CAMPBELL AVE, SPRINGFIELD, MO 65807

ADVISOR

For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | **Cell:** 417.350.4771

MO #2015037234

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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