

1921-1957 E Independence St



1921-1957 E INDEPENDENCE ST, SPRINGFIELD, MO 65804

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

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



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EXECUTIVE SUMMARY

For Lease



PROPERTY OVERVIEW

Retail Strip Center located in the James River Towne Center in Springfield, MO. Property sits between Kohl's and Walmart Super Center.

PROPERTY HIGHLIGHTS

- Great Visibility.
- High Traffic Area.
- Anchored by Kohl's & Walmart Super Center.
- Easy Access.
- Located in the James River Towne Center.

PROPERTY SUMMARY

Available SF:	2,400 - 13,897 SF
Lease Rate:	\$17.00 - 20.00 SF/yr (NNN)
Lot Size:	42.75 Acres
Building Size:	14,000 SF
Year Built:	1996
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	S Harvard Ave

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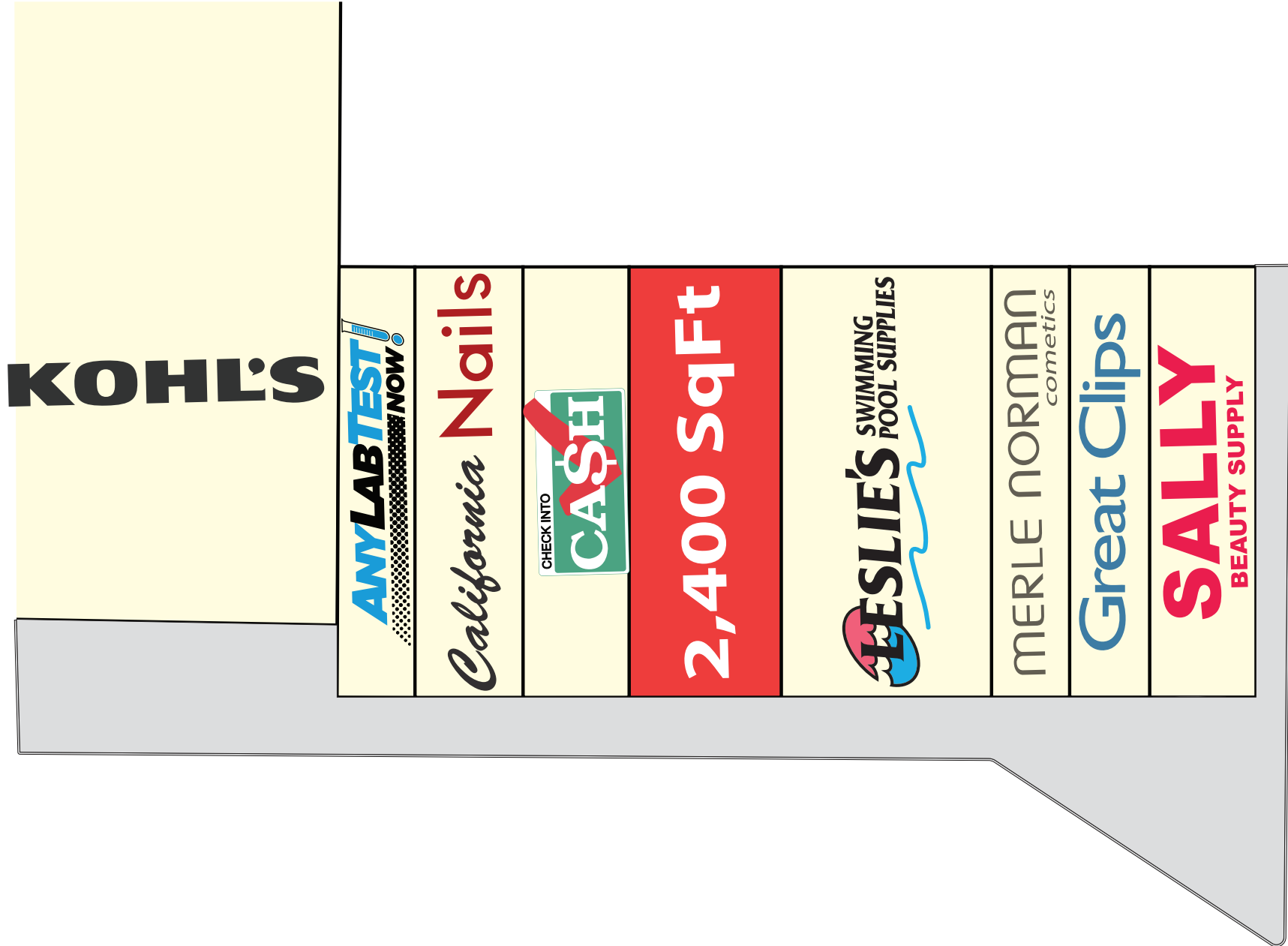
AVAILABLE SPACES

For Lease

LEASE TYPE	NNN
TOTAL SPACE	2,400 - 13,897 SF
LEASE TERM	60 months
LEASE RATE	\$17.00 - \$20.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1935	Available	2,400 SF	NNN	\$17.00 - \$20.00 SF/yr	



James River Towne Center

1839 - 3803 E INDEPENDENCE ST, SPRINGFIELD, MO 65804

DEVELOPMENT SITE PLAN

Site Plan



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RETAILER MAP



Google

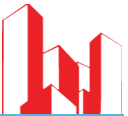
Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

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TRAFFIC COUNT MAP

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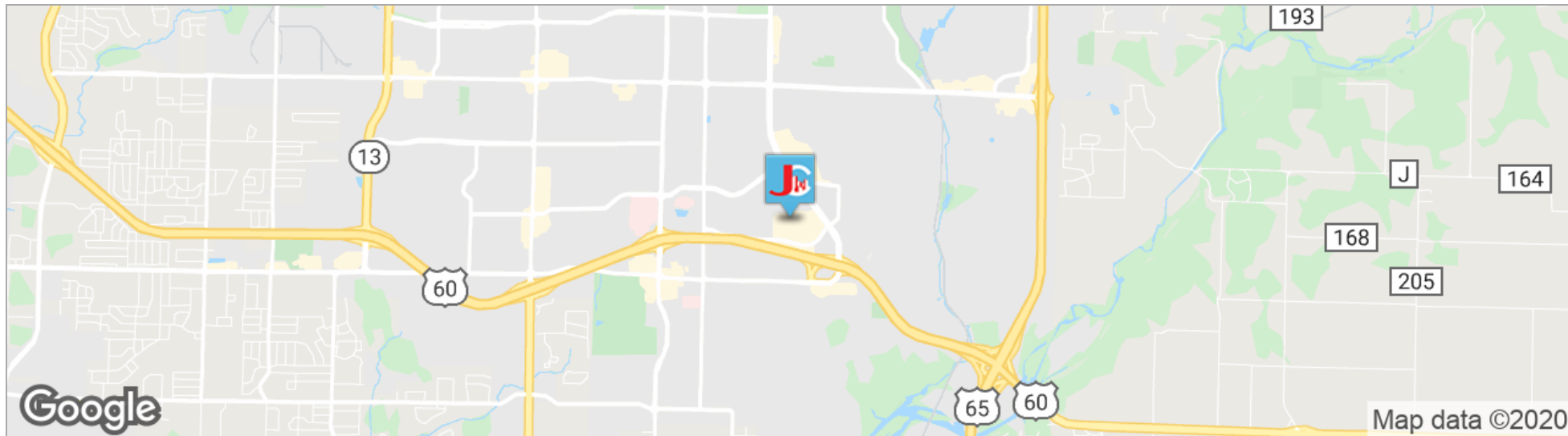
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LOCATION MAPS

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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,295	51,429	135,468
MEDIAN AGE	46.5	41.5	37.1
MEDIAN AGE (MALE)	44.5	39.0	35.4
MEDIAN AGE (FEMALE)	48.6	43.8	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,661	24,925	61,461
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$65,315	\$59,822	\$56,602
AVERAGE HOUSE VALUE	\$173,074	\$194,843	\$200,483

PROPERTY HIGHLIGHTS

- Great Visibility.
- High Traffic Area.
- Anchored by Kohl's & Walmart Super Center.
- Easy Access.
- Located in the James River Towne Center.

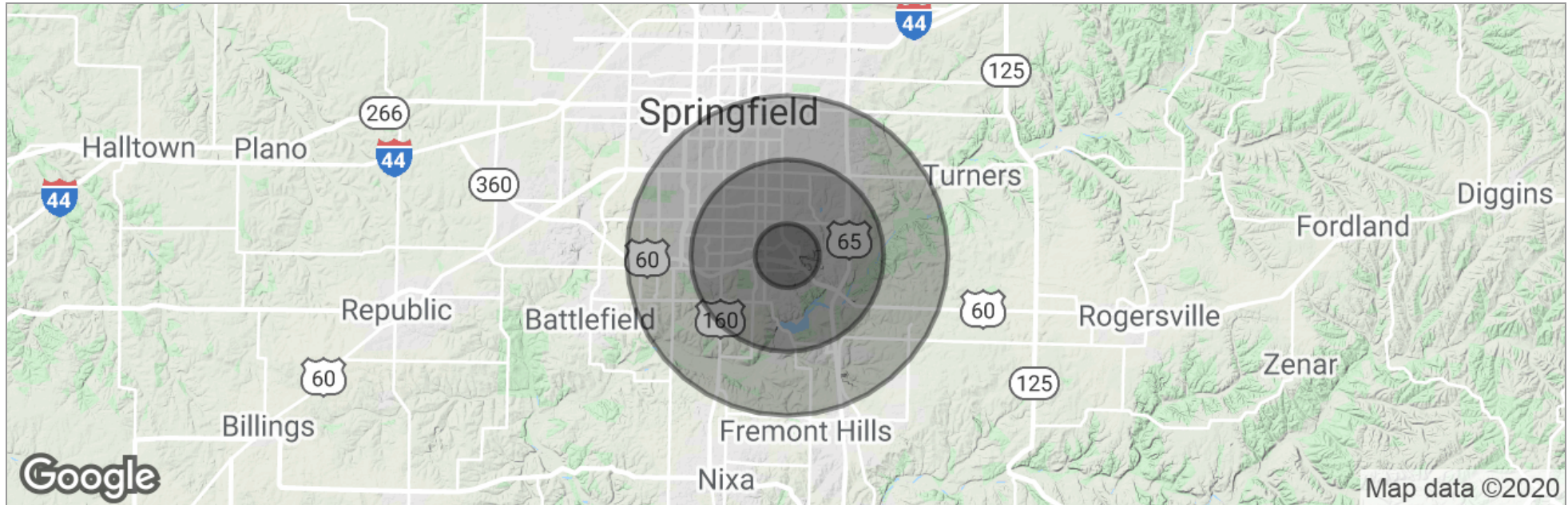
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DEMOGRAPHICS MAP

For Lease



	1 Mile	3 Miles	5 Miles
Total Population	5,295	51,429	135,468
Population Density	1,685	1,819	1,725
Median Age	46.5	41.5	37.1
Median Age (Male)	44.5	39.0	35.4
Median Age (Female)	48.6	43.8	38.7
Total Households	2,661	24,925	61,461
# of Persons Per HH	2.0	2.1	2.2
Average HH Income	\$65,315	\$59,822	\$56,602
Average House Value	\$173,074	\$194,843	\$200,483

* Demographic data derived from 2010 US Census

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ADVISOR BIO

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DAVID HAVENS

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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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