

James River Towne Center



1920-1932 E INDEPENDENCE ST, SPRINGFIELD, MO 65804

COVER PAGE

For Lease



For more information please contact:

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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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PROPERTY OVERVIEW

This retail strip center is located in the James River Towne Center Development in Southeast Springfield, MO. Anchored by Walmart SuperCenter, Kohl's, Michael's, Home Depot.

PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- Anchored by Dollar tree, Walmart, Michaels, Kohls, Home Depot.
- High Traffic Area.

PROPERTY SUMMARY

Available SF:	1,200 - 3,000 SF
Lease Rate:	\$17.00 - 20.00 SF/yr (NNN)
Lot Size:	1.68 Acres
Building Size:	17,220 SF
Year Built:	2000
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	S Harvard Ave

James River Towne Center



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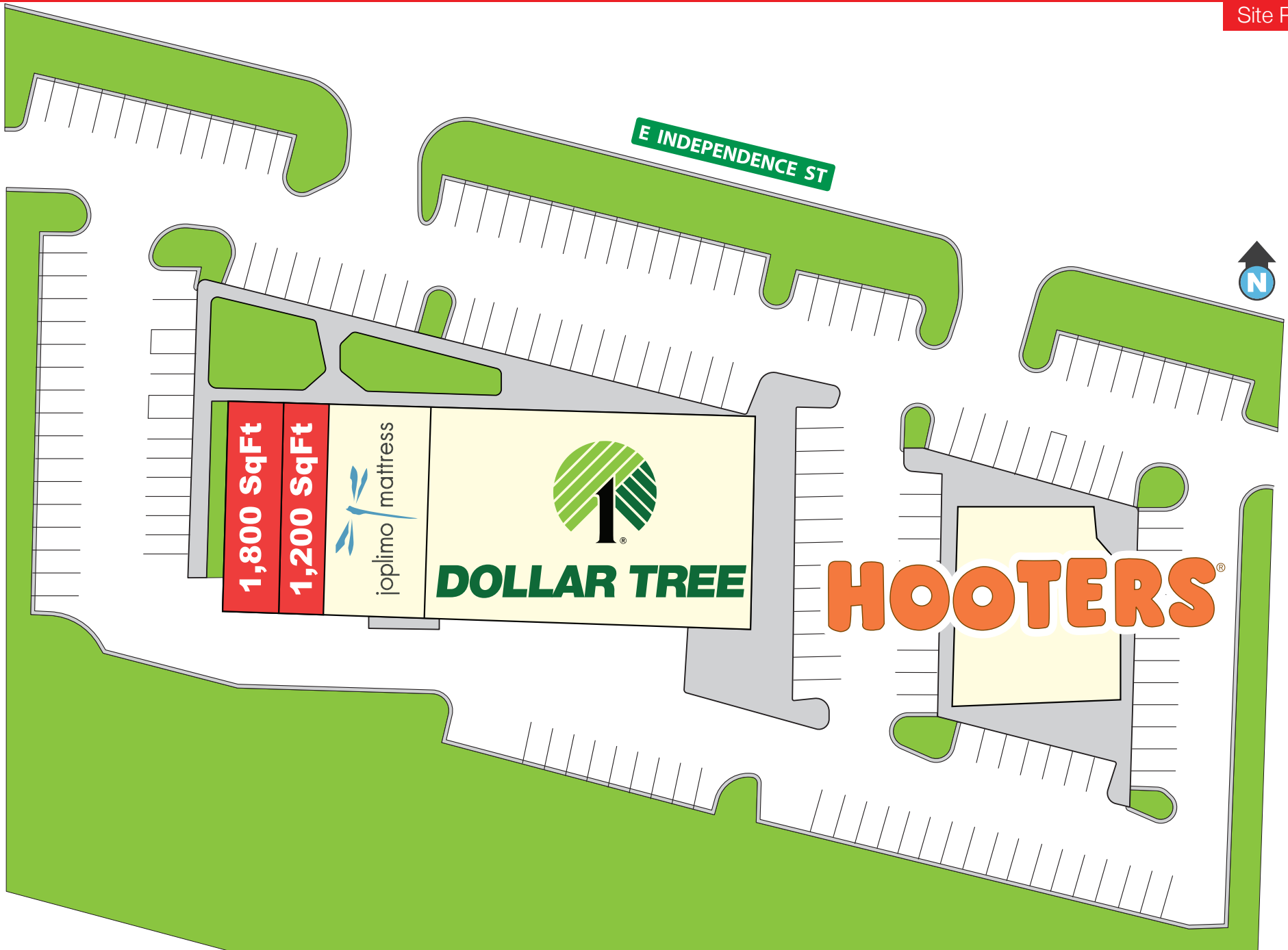
AVAILABLE SPACES

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LEASE TYPE		NNN
TOTAL SPACE		1,200 - 3,000 SF
LEASE TERM		60 months
LEASE RATE		\$17.00 - \$20.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1920-A	Available	1,800 SF	NNN	\$17.00 - \$20.00 SF/yr	
1920-B	Available	1,200 SF	NNN	\$17.00 - \$20.00 SF/yr	
1920	Available	3,000 SF	NNN	\$17.00 - \$20.00 SF/yr	



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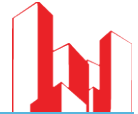
1839 - 3803 E INDEPENDENCE ST, SPRINGFIELD, MO 65804

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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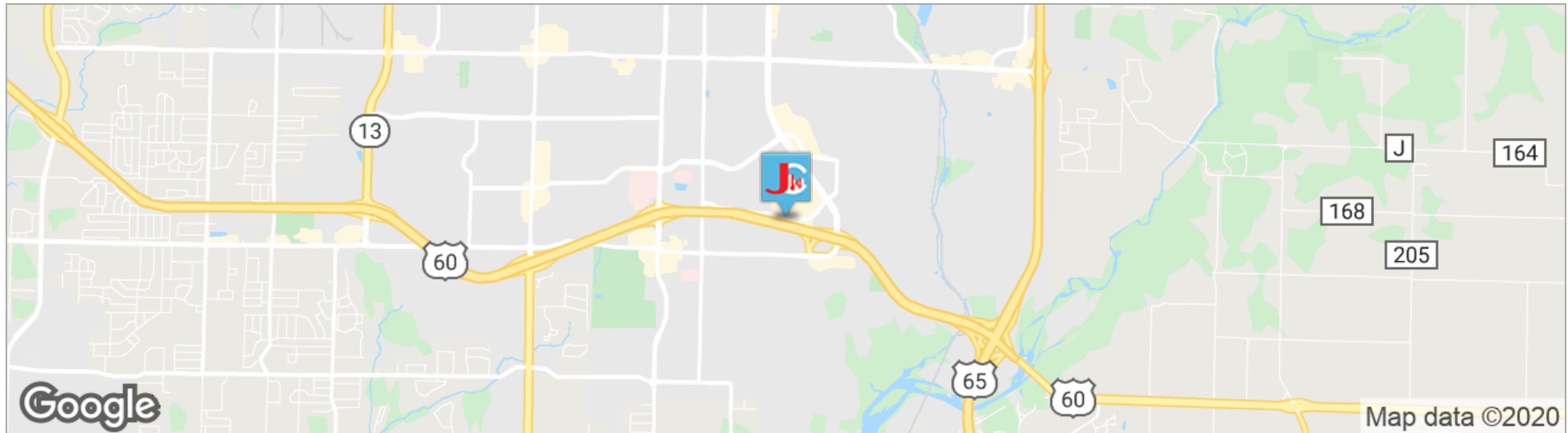
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LOCATION MAPS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,354	51,791	136,532
MEDIAN AGE	46.2	41.5	37.1
MEDIAN AGE (MALE)	44.4	39.0	35.4
MEDIAN AGE (FEMALE)	48.5	43.8	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,735	25,104	61,906
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$63,535	\$59,549	\$56,581
AVERAGE HOUSE VALUE	\$169,680	\$192,919	\$199,179

PROPERTY HIGHLIGHTS

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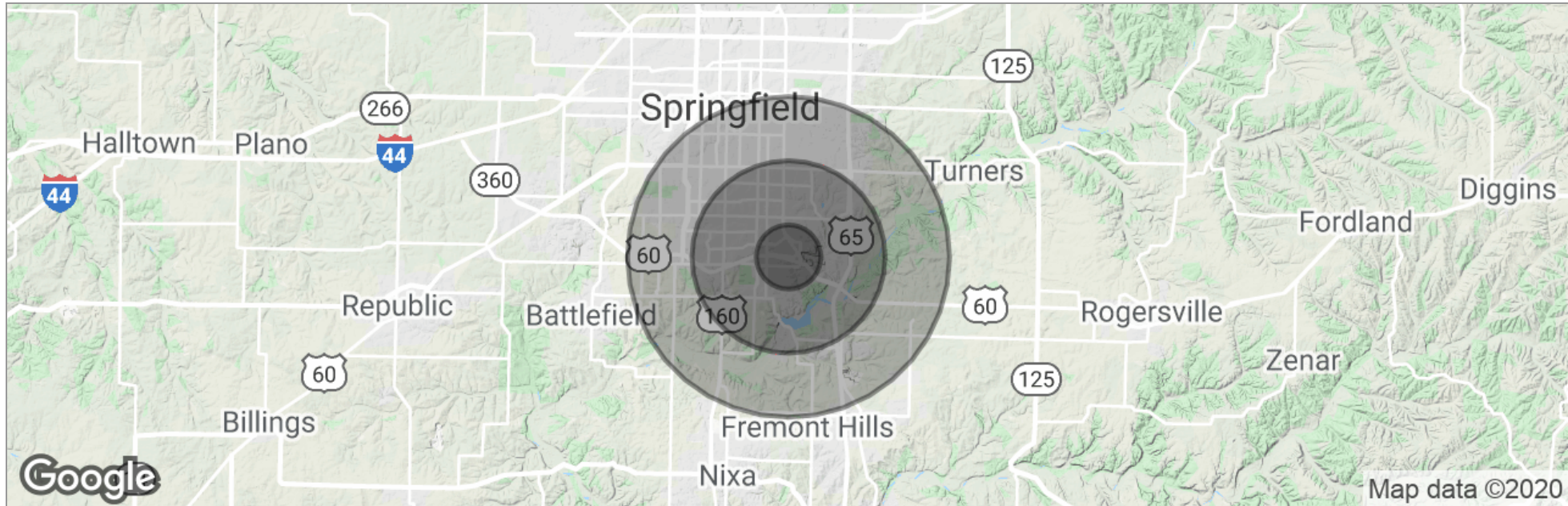
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DEMOGRAPHICS MAP

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	1 Mile	3 Miles	5 Miles
Total Population	5,354	51,791	136,532
Population Density	1,704	1,832	1,738
Median Age	46.2	41.5	37.1
Median Age (Male)	44.4	39.0	35.4
Median Age (Female)	48.5	43.8	38.7
Total Households	2,735	25,104	61,906
# of Persons Per HH	2.0	2.1	2.2
Average HH Income	\$63,535	\$59,549	\$56,581
Average House Value	\$169,680	\$192,919	\$199,179

* 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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