

0.5 ACRE LOT | RETAIL PAD FOR LAND LEASE

RETAIL PAD FOR LAND LEASE | 2336 S. CAMPBELL, SPRINGFIELD, MO 65807

- Anchored by Westlake Ace Hardware and Aaron's Rental
- Just down the road from Bass Pro Shops Outdoor World Headquarters
- Recently redeveloped
- Under New Ownership

EST. 1909

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Springfield, MO 65809
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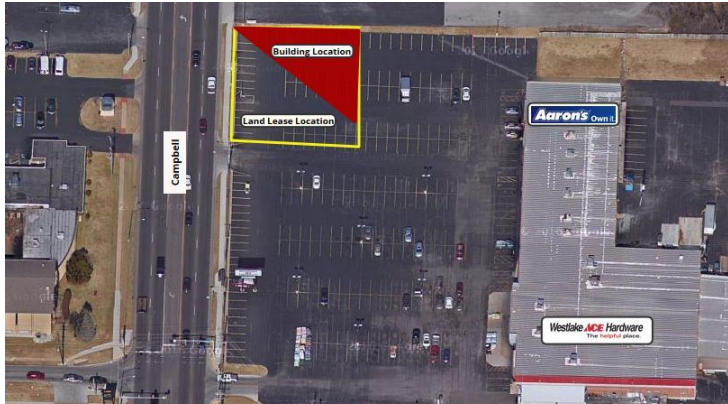
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COMMERCIAL & INDUSTRIAL REAL ESTATE

**RETAIL PAD FOR LAND LEASE
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Executive Summary



PROPERTY SUMMARY

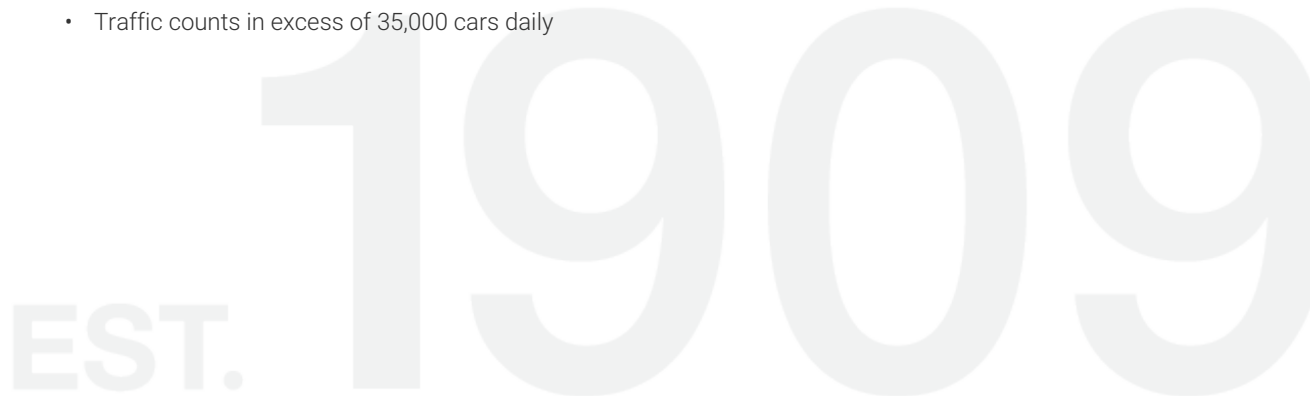
Lease Rate:	\$65,000 per year (NNN)
Est. CAM:	Tenant responsible
Land For Lease:	0.5± Acres
Max. Building Size:	2,500 SF
Available:	Immediately
Parking:	Shared
Zoning:	General Retail

PROPERTY OVERVIEW

Recently under new ownership, this property is located in front of a nationally anchored retail strip center featuring Westlake Ace Hardware & Aaron's Rental in one of the most highly traveled quadrants of Springfield. Bass Pro Shops Outdoor World Headquarters is located just down the street from the property. Bass Pro Shops is the largest tourist attraction in Missouri with over 4 million visitors annually. There is an abundance of local and tourist traffic. This Westlake Ace Hardware location is one of the highest performing stores in the region. The large monument sign located along South Campbell and an abundance of parking make this development stand out among the other retail shopping centers in the area. Nearby retailers include Bass Pro Shops, Party City, AutoZone, Starbucks, and Rib Crib. Please contact listing agent for additional leasing information.

PROPERTY HIGHLIGHTS

- In front of nationally anchored retail strip featuring Westlake Ace Hardware & Aaron's Rental
- Just down the street from Bass Pro Shops Outdoor World Headquarters
- Abundance of local and tourist traffic
- Large monument sign and an abundance of parking make this development stand out
- Retail area sales average \$250 - \$300 PSF
- Traffic counts in excess of 35,000 cars daily



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

LAND FOR LEASE

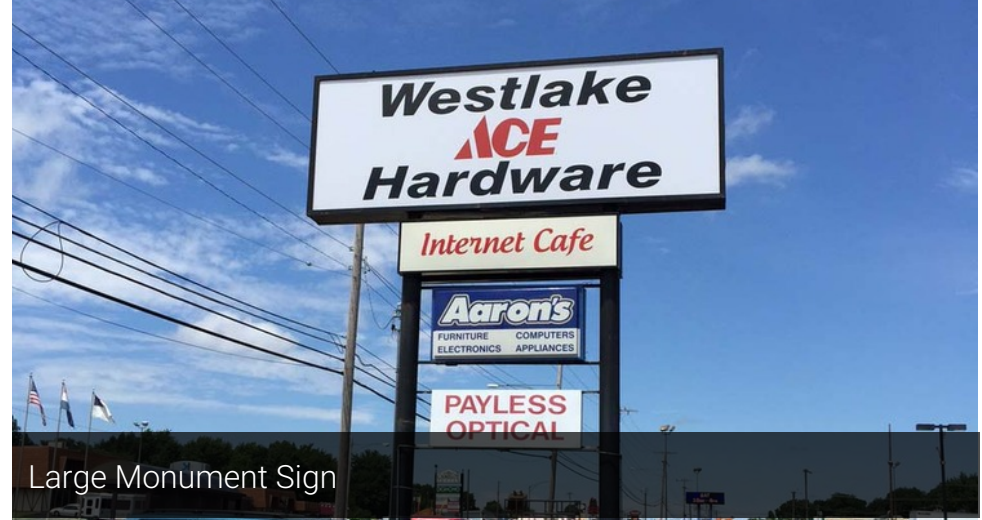
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Additional Photos



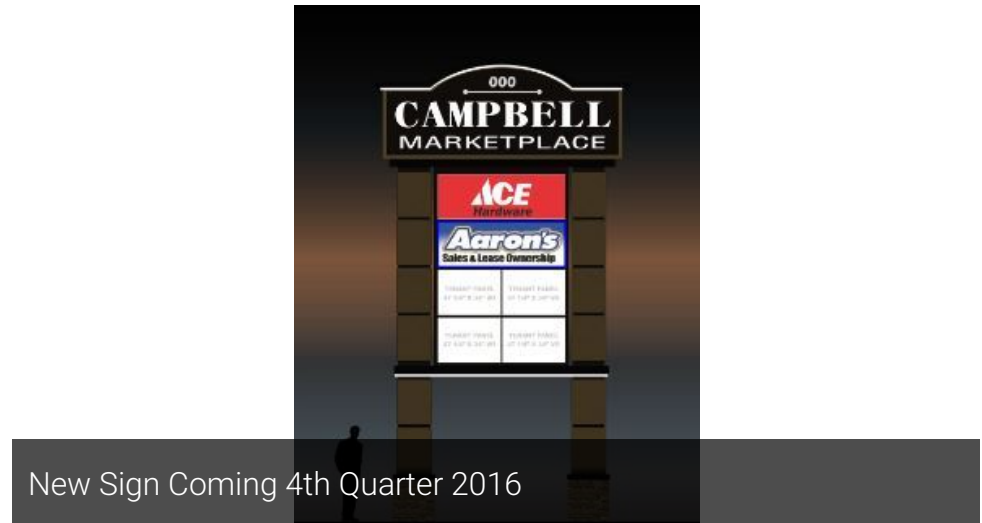
Retail Strip Anchored by Aaron's and Westlake Ace Hardware



Large Monument Sign



Westlake Ace Hardware



New Sign Coming 4th Quarter 2016

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Retailer Map

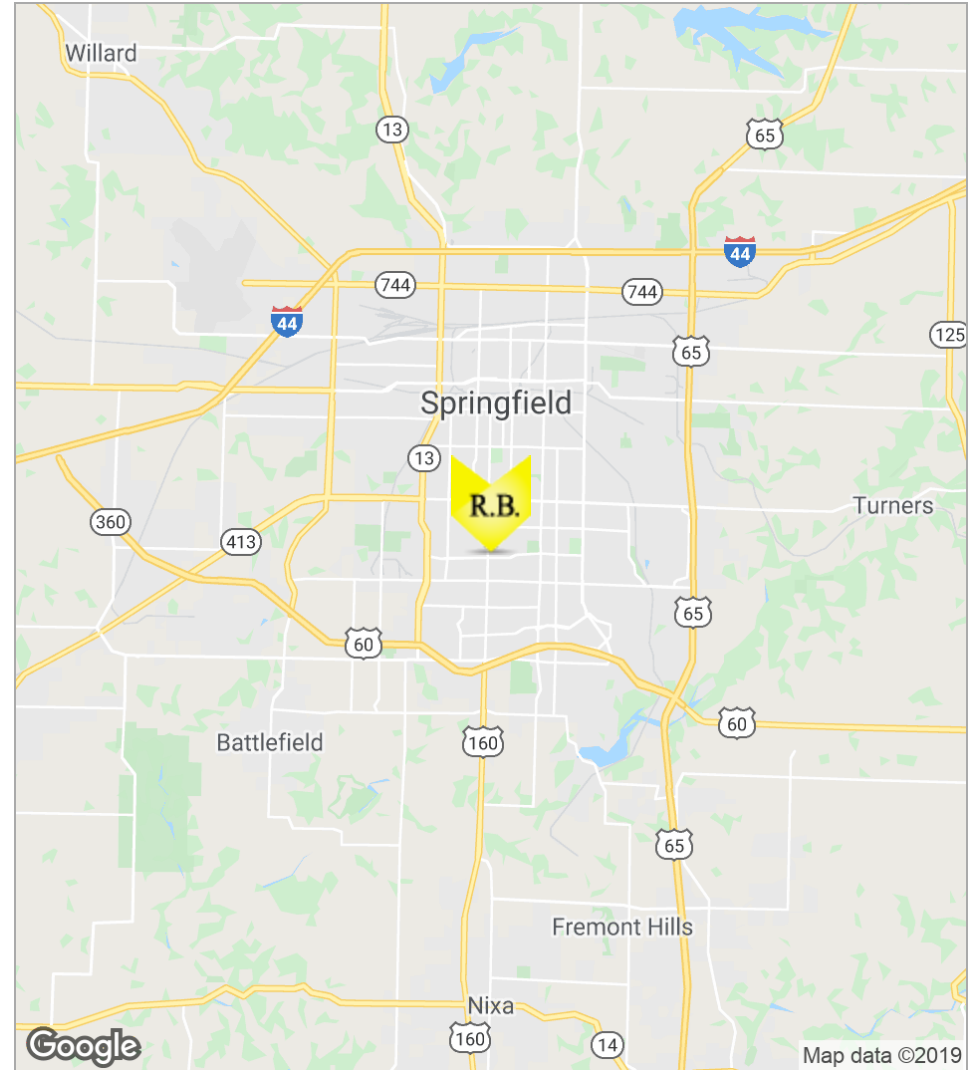
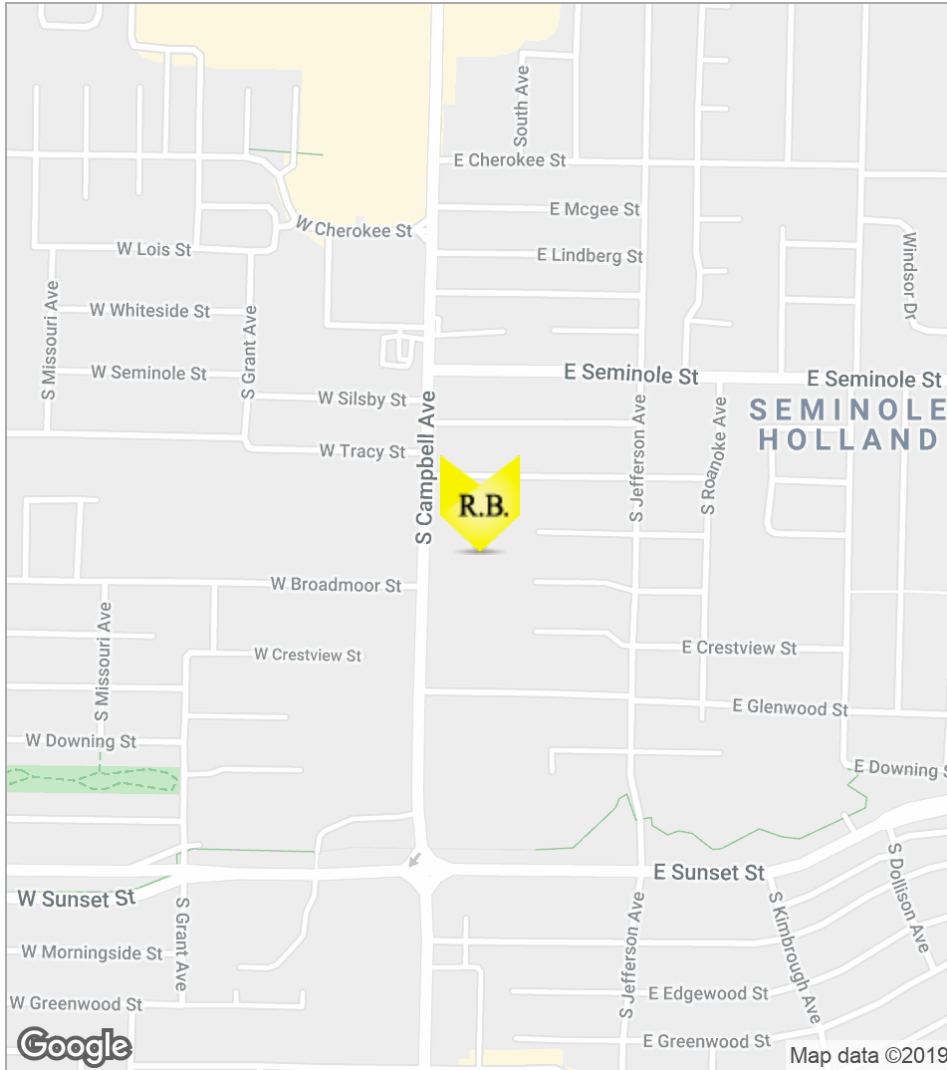


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Location Maps



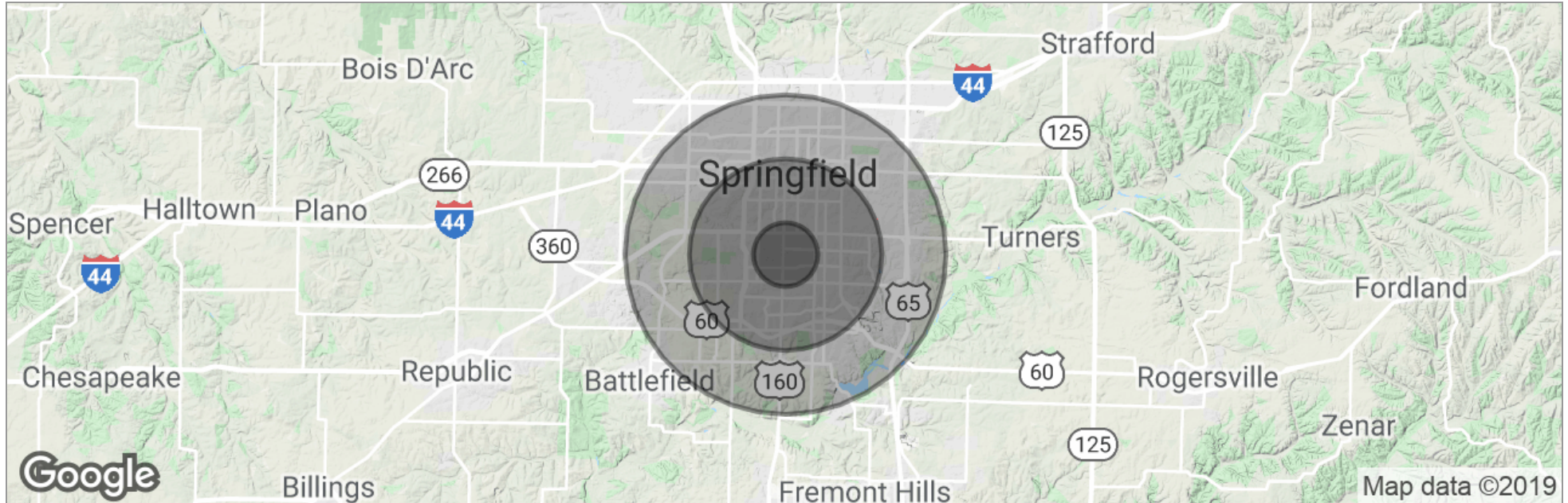
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	11,720	88,085	190,043
Population Density	3,731	3,115	2,420
Median Age	35.7	34.2	34.6
Median Age (Male)	33.5	32.6	33.3
Median Age (Female)	38.3	35.8	35.9
Total Households	5,643	40,692	83,245
# of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$41,751	\$43,034	\$46,959
Average House Value	\$141,320	\$144,938	\$135,864

* Demographic data derived from 2010 US Census

Advisor Bio

**ROSS MURRAY, SIOR, CCIM**

President

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PROFESSIONAL BACKGROUND

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

MEMBERSHIPSRoss Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com**2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600**