



RETAIL/OFFICE SPACE FOR LEASE

SHAMROCK CENTER | 3444 S CAMPBELL AVE, SPRINGFIELD, MO 65807

- High traffic counts on South Campbell
- Convenient to retail and restaurants
- Modified Gross lease; Tenant pays increases in taxes and insurance

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com



R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	3,200± SF
	\$8.50 SF/yr (Mod. Gross)
Lease Rate:	Tenant pays increases in taxes and insurance. CAM included in rent.
Monthly Rent:	\$2,266.67
Available:	Immediately
Parking:	121 spaces (entire center)
Condition:	Existing
Building Size:	24,750 SF
Year Built:	1979
Zoning:	General Retail
Market:	SE Springfield

PROPERTY OVERVIEW

The Shamrock Center property is located in Southeast Springfield on Campbell Street and South of Walnut Lawn. High traffic counts support this center. Modified Gross lease; tenant pays increases in taxes & insurance, CAM included in rent. There are 121 parking spaces available. Landlord to provide a flooring allowance for a 3-5 year lease. Contact listing agent for more info.

PROPERTY HIGHLIGHTS

- High traffic counts on South Campbell
- Modified Gross lease; Tenant pays increases in taxes and insurance
- CAM included in rent
- Abundance of parking
- Convenient to retail and restaurants on South Campbell
- Landlord to provide a flooring allowance for a 3-5 year lease

Traffic Counts

Campbell North of Primrose	37,944 (2009)
Campbell South of Primrose	37,421 (2009)
Campbell North of Walnut Lawn	35,431 (2009)
Campbell South of Walnut Lawn	36,935 (2011)

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

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Available Spaces

Lease Rate:
Lease Type:

\$8.50 SF/YR (MG)
Modified Gross

Total Space
Lease Term:

3,200 SF
Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
3444 O & P	Retail/Office Space	\$8.50 SF/YR	Modified Gross	3,200 SF	Negotiable	3,200± SF retail/office space available for \$8.50 PSF (Modified Gross). Tenant pays increases in taxes and insurance. Estimated Monthly Rent: \$2,266.67.

EST. 1909

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100 Years
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Additional Photos - Suite 3444 O & P

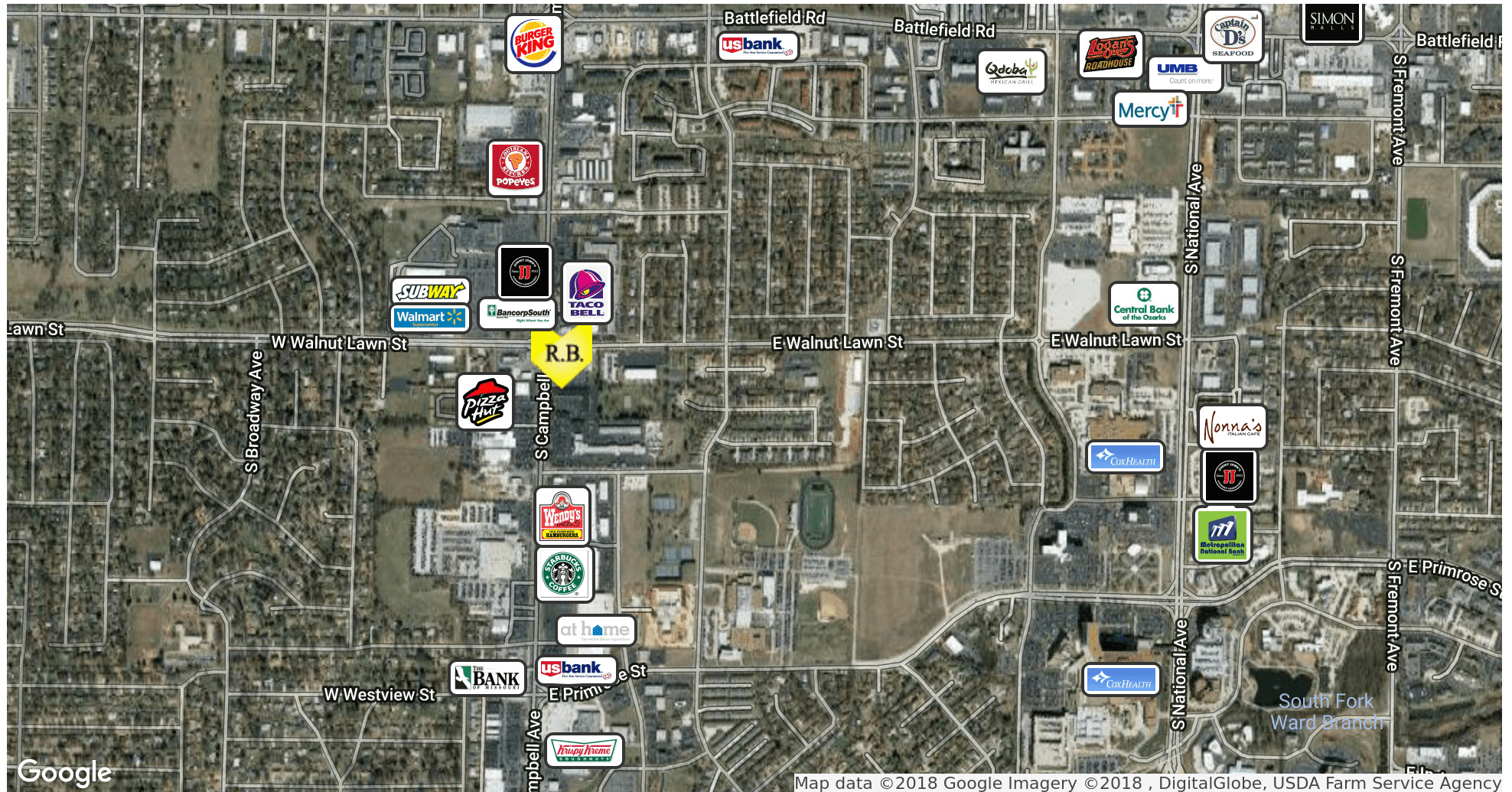


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100 Years
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Retailer Map

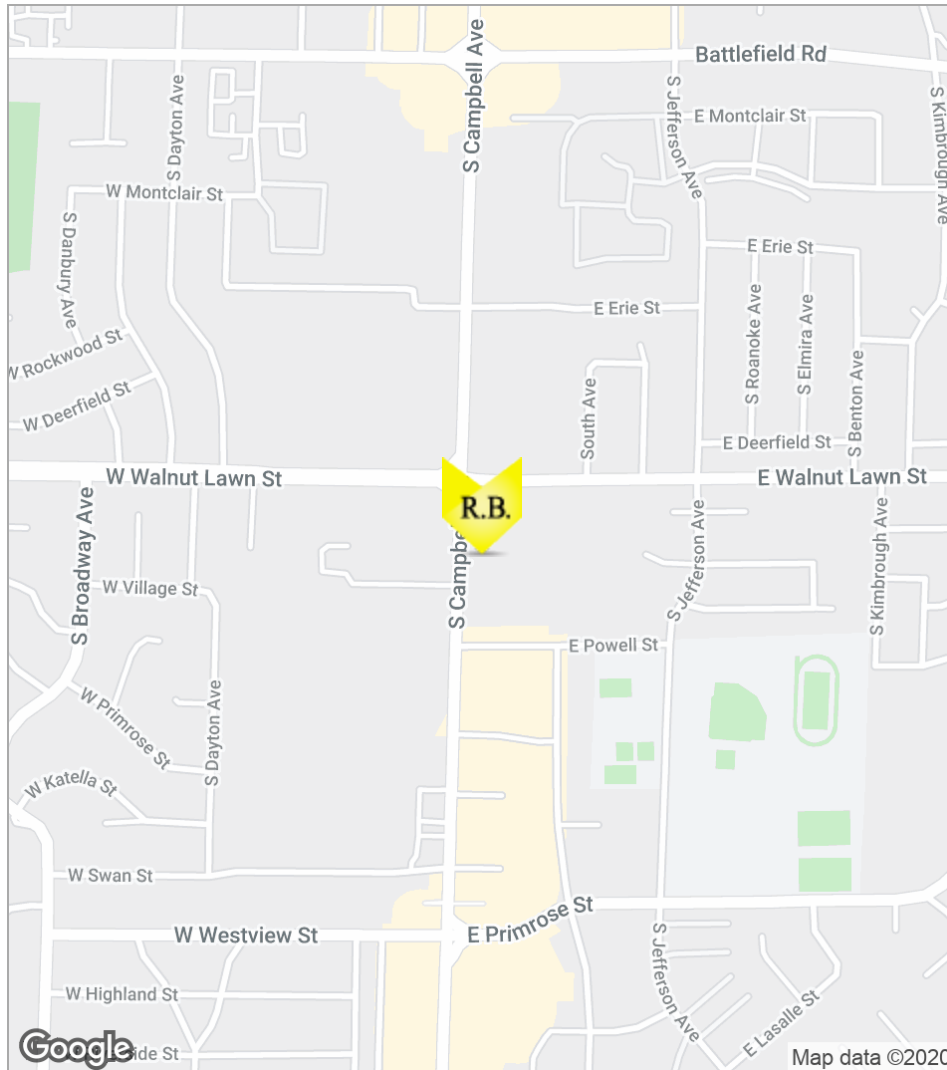


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Location Maps



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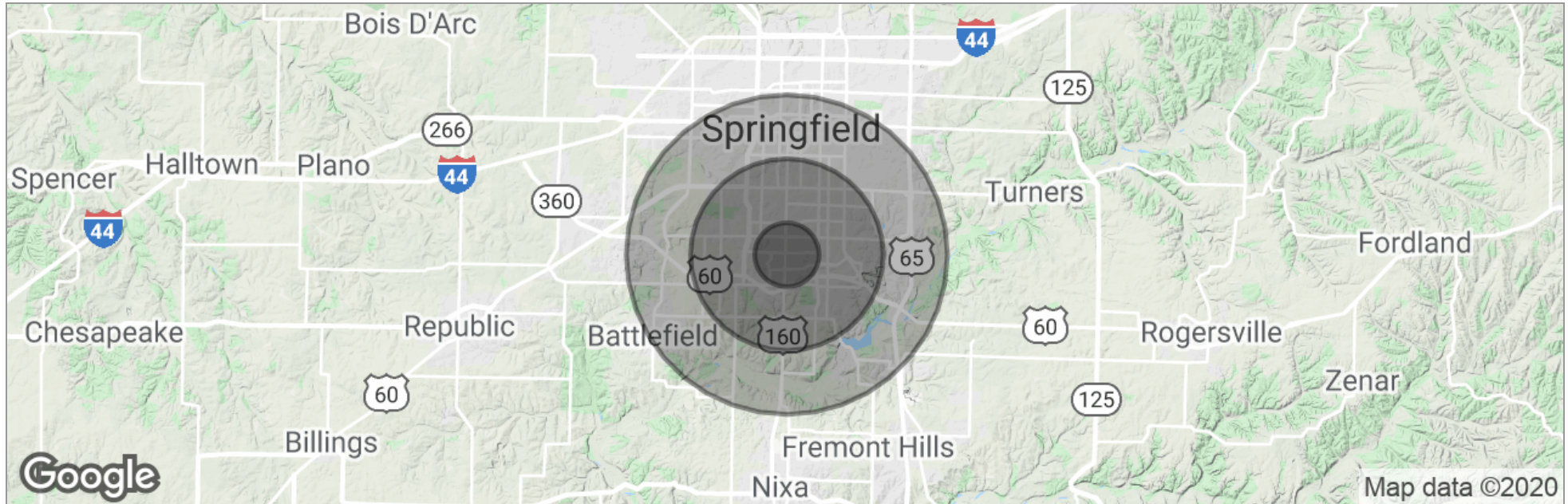
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	10,717	67,009	169,649
Population Density	3,411	2,370	2,160
Median Age	39.6	38.3	35.4
Median Age (Male)	35.5	36.1	34.0
Median Age (Female)	41.5	40.5	36.7
Total Households	5,612	32,351	74,731
# of Persons Per HH	1.9	2.1	2.3
Average HH Income	\$42,883	\$50,026	\$51,320
Average House Value		\$149,632	\$163,862

* Demographic data derived from 2010 US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.861.9486
ross@rbmurray.com
MO #2004035357

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.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)