

# Ridgeview Office Suites



3230 - 3246 E RIDGEVIEW ST, SPRINGFIELD, MO 65804

COVER PAGE

For Lease



For more information please contact:

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Senior Broker

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President & CEO

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)



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EXECUTIVE SUMMARY

For Lease



## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	10,630 SF
Available SF:	2,060 SF
Lot Size:	0.74 Acres
Year Built:	2002
Zoning:	Commercial
Market:	Springfield, MO

## PROPERTY OVERVIEW

Great office building located in Southeast Springfield, MO. Office building is located in Deerfield Office Park, and is in close proximity to Highway 65. NNN = \$4.50

Owner/Agent

## PROPERTY HIGHLIGHTS

- Located in Deerfield Office Park.
- Close proximity to Highway 65.
- Easy Access.
- Quiet Area.

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AVAILABLE SPACES

For Lease

**LEASE TYPE** | NNN - \$4.50  
**TOTAL SPACE** | 2,060 SF  
**LEASE TERM** | Negotiable  
**LEASE RATE** | \$16.00 SF/yr



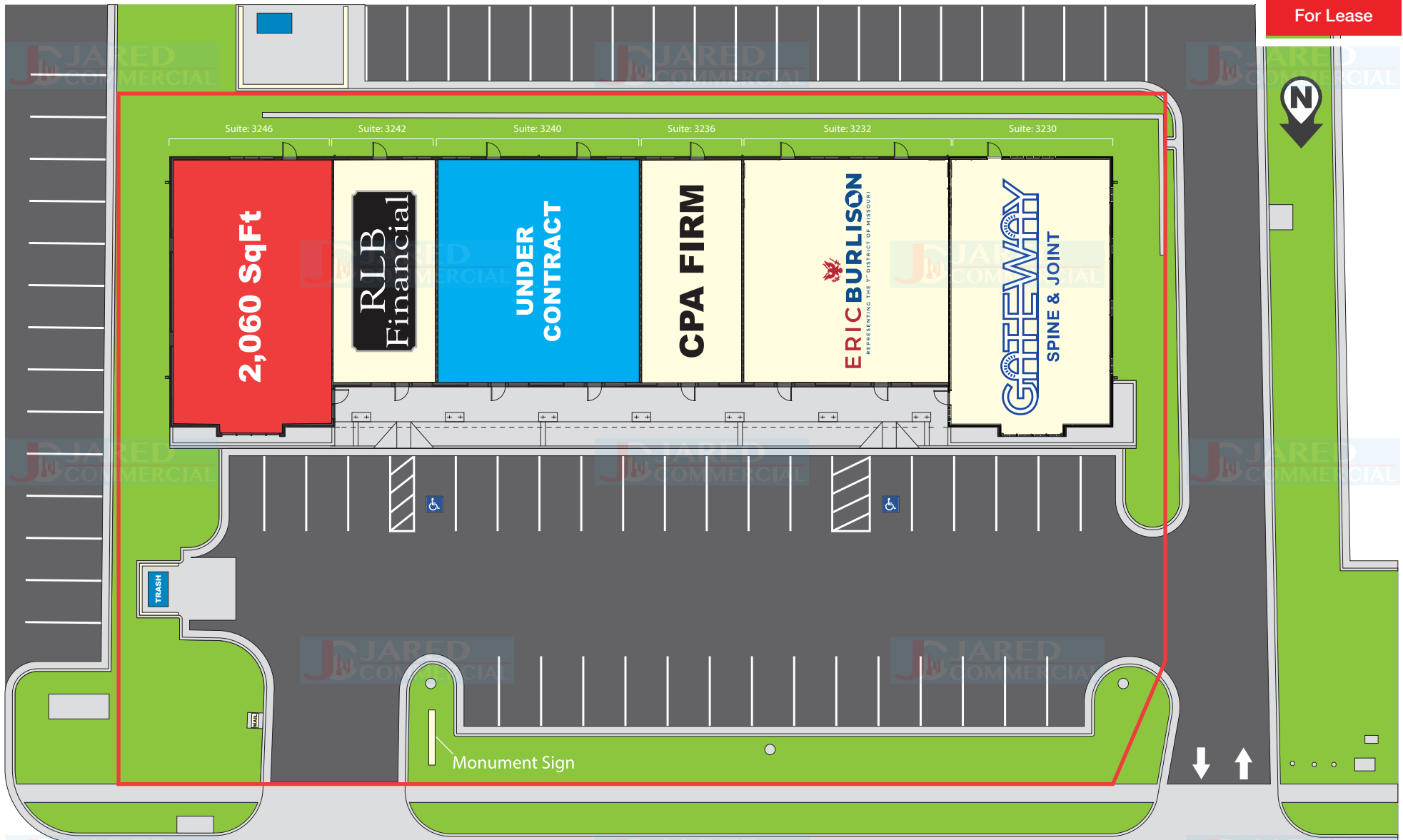
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3246	Available	2,060 SF	NNN	\$16.00 SF/yr	End-Cap.

# Ridgeview Office Suites



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SITE PLAN



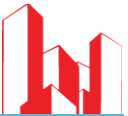
E Ridgeview ST

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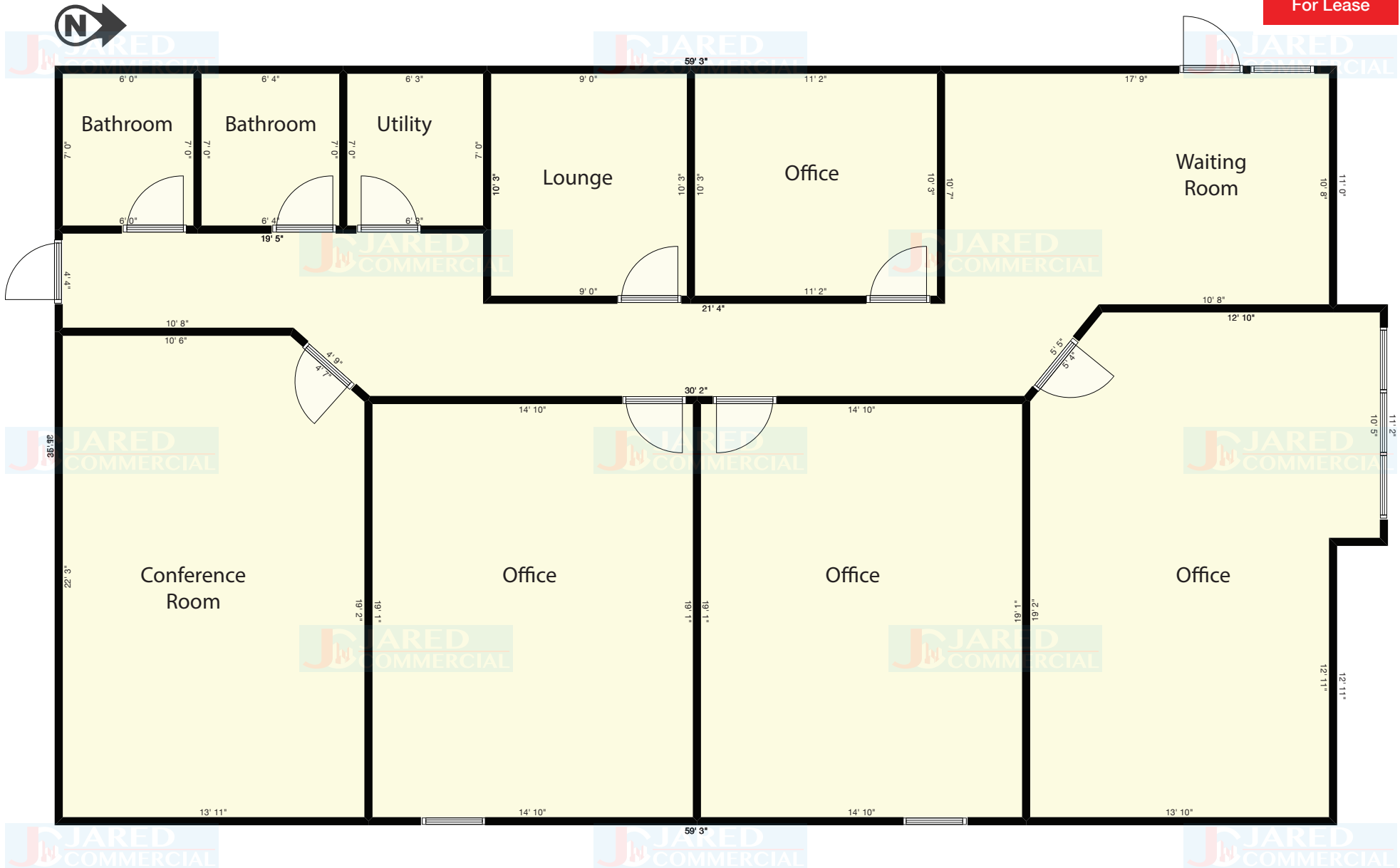
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3246 - FLOOR PLAN

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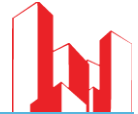


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RETAILER MAP



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Google

Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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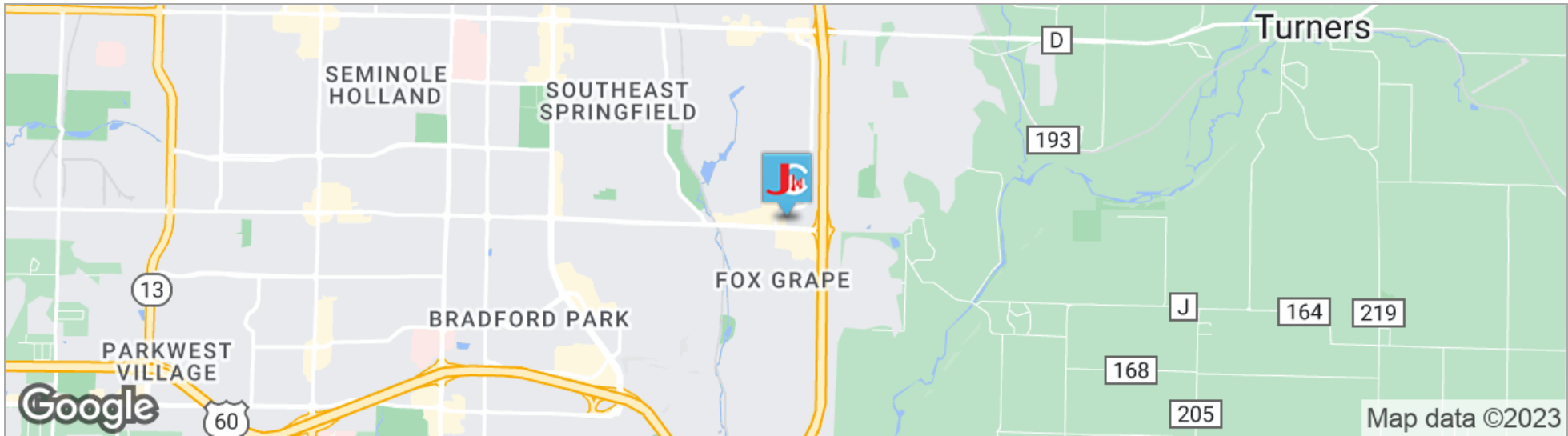
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LOCATION MAPS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,833	39,500	108,419
MEDIAN AGE	39.2	40.9	37.7
MEDIAN AGE (MALE)	36.4	38.5	35.8
MEDIAN AGE (FEMALE)	41.2	42.7	39.4

- PROPERTY HIGHLIGHTS**
- Located in Deerfield Office Park.
  - Close proximity to Highway 65.

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,780	18,316	48,358
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$59,451	\$63,801	\$60,625
AVERAGE HOUSE VALUE	\$190,825	\$201,910	\$209,485

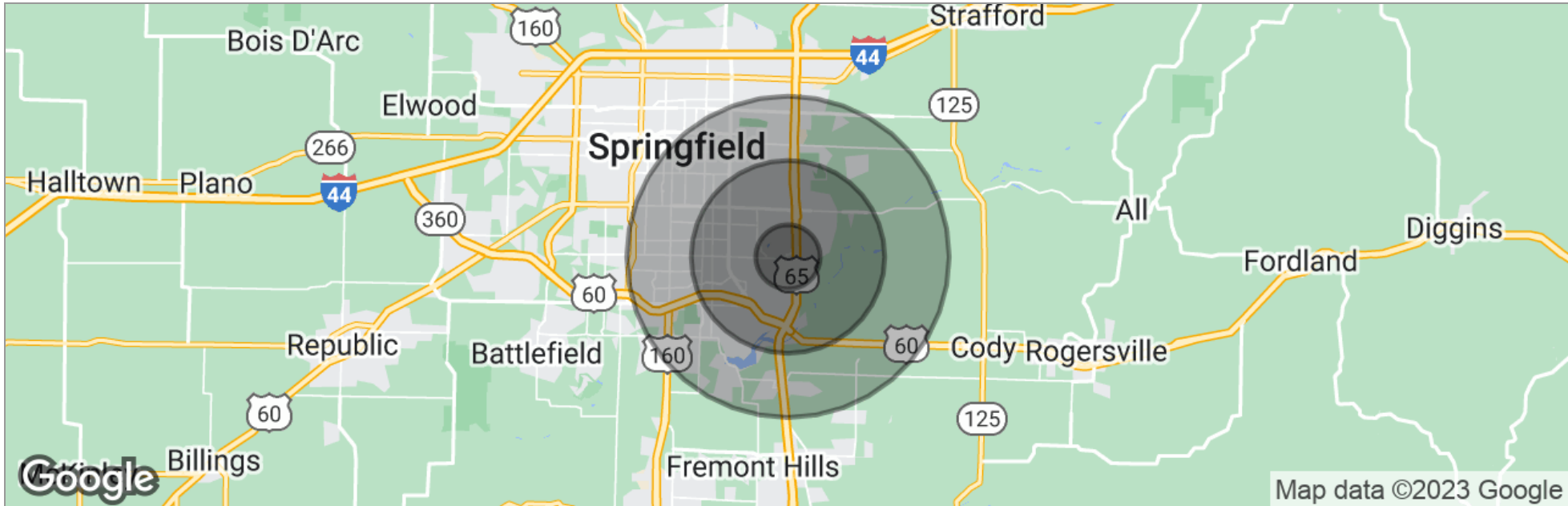
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DEMOGRAPHICS MAP

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	1 Mile	3 Miles	5 Miles
Total Population	5,833	39,500	108,419
Population Density	1,857	1,397	1,380
Median Age	39.2	40.9	37.7
Median Age (Male)	36.4	38.5	35.8
Median Age (Female)	41.2	42.7	39.4
Total Households	2,780	18,316	48,358
# of Persons Per HH	2.1	2.2	2.2
Average HH Income	\$59,451	\$63,801	\$60,625
Average House Value	\$190,825	\$201,910	\$209,485

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO

For Lease



## DAVID HAVENS

Senior Broker

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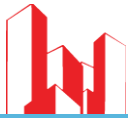
### EDUCATION

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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ADVISOR BIO

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## CURTIS JARED

President & CEO

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### EDUCATION

BA - Drury University  
Real Estate License

### MEMBERSHIPS

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