



FOR SALE  
OR LEASE  
6,716 SF - 30,876 SF  
OFFICE BUILDINGS  
ON 2.79 ACRES  
NATIONAL &  
BATTLEFIELD

2900 S. National Ave.  
Springfield, MO 65804

Presented By

**GERALD ZAMORA**

*Broker / Advisor*

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105 W Church Street

Ozark, MO 65721

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## PROPERTY DESCRIPTION

Thank you for looking at the 6,716 - 30,876 SF Office Buildings For Sale and Lease Located near National Ave & Battlefield Rd.

Building 2900 A (6,716 sf) features a large reception area, waiting room, 7 exam rooms, conference room, work room, two large meeting rooms, and kitchenette.

Building 2900 B (24,160 sf) features 20 exam rooms, 17+ offices, 3 conference rooms, employee break room, gym/workout room, multiple waiting and reception areas.

130+/- parking spaces

Zoned Planned Development

For Sale at \$4,000,000.00

For Lease at \$15.00/SF plus NNN.

2023 Real Estate Taxes: \$106,620.28

Please call, text or email the Listing Agent for more information, thank you.

## LOCATION DESCRIPTION

Highly visible, 30,876-SF two-building office facility positioned on a 2.79-acre corner lot near National Ave and Battlefield Rd in Springfield, MO. A prime owner-user or value-add investment opportunity situated front and center to more than 56,189 VPD -north & south adjusted volume. Neighboring businesses include Andy B's, First Watch, Kum & Go, Buffalo Wild Wings, Captain D's, Verizon, Qdoba, Mercy Clinics, and many more. Preferably sited with easy access directly in front of a bus line in one of Springfield's booming retail corridors a block from Battlefield Mall. Beneficially located four minutes from CoxHealth's largest facility and main campus, CoxHealth Medical Center South, a 563-bed full-service hospital.

## OFFERING SUMMARY

Sale Price:	\$4,000,000
For Lease:	\$15.00/SF NNN
Number of Buildings:	2
Building 1:	6,716 SF
Building 2:	24,160 SF



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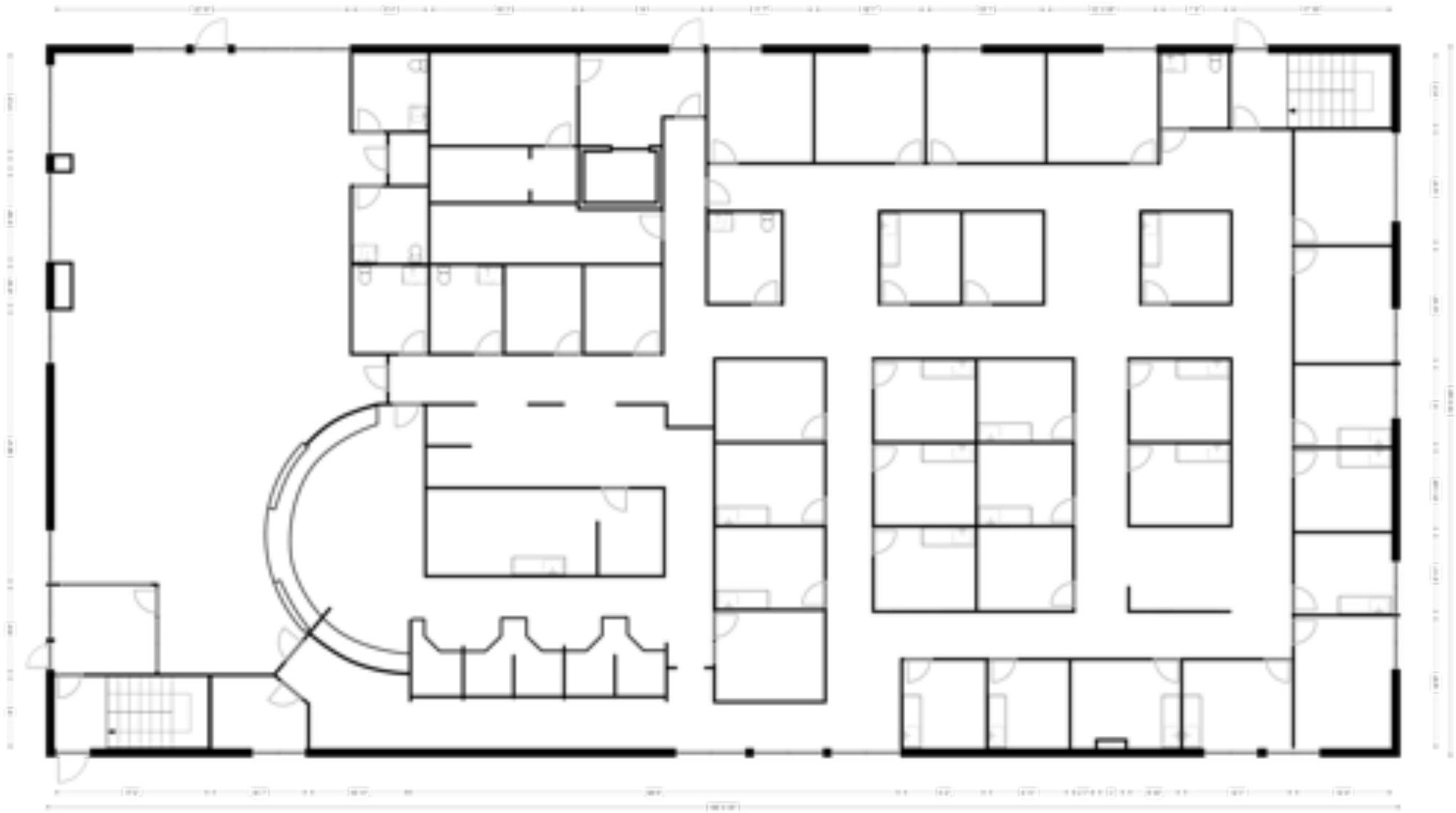
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# Traffic Studies



## BATTLEFIELD RD @ NATIONAL AVE

START DATE: THU 11/18/2021	END DATE: THU 11/18/2021	STUDY DAYS: 1
NORTH ADJUSTED VOLUME: 27,144	EAST ADJUSTED VOLUME: 32,822	
SOUTH ADJUSTED VOLUME: 29,045	WEST ADJUSTED VOLUME: 31,733	
TOTAL VOLUME: 60,372		



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## Zoning and Subdivisions



Current Zoning: **PLANNED DEVELOPMENT**



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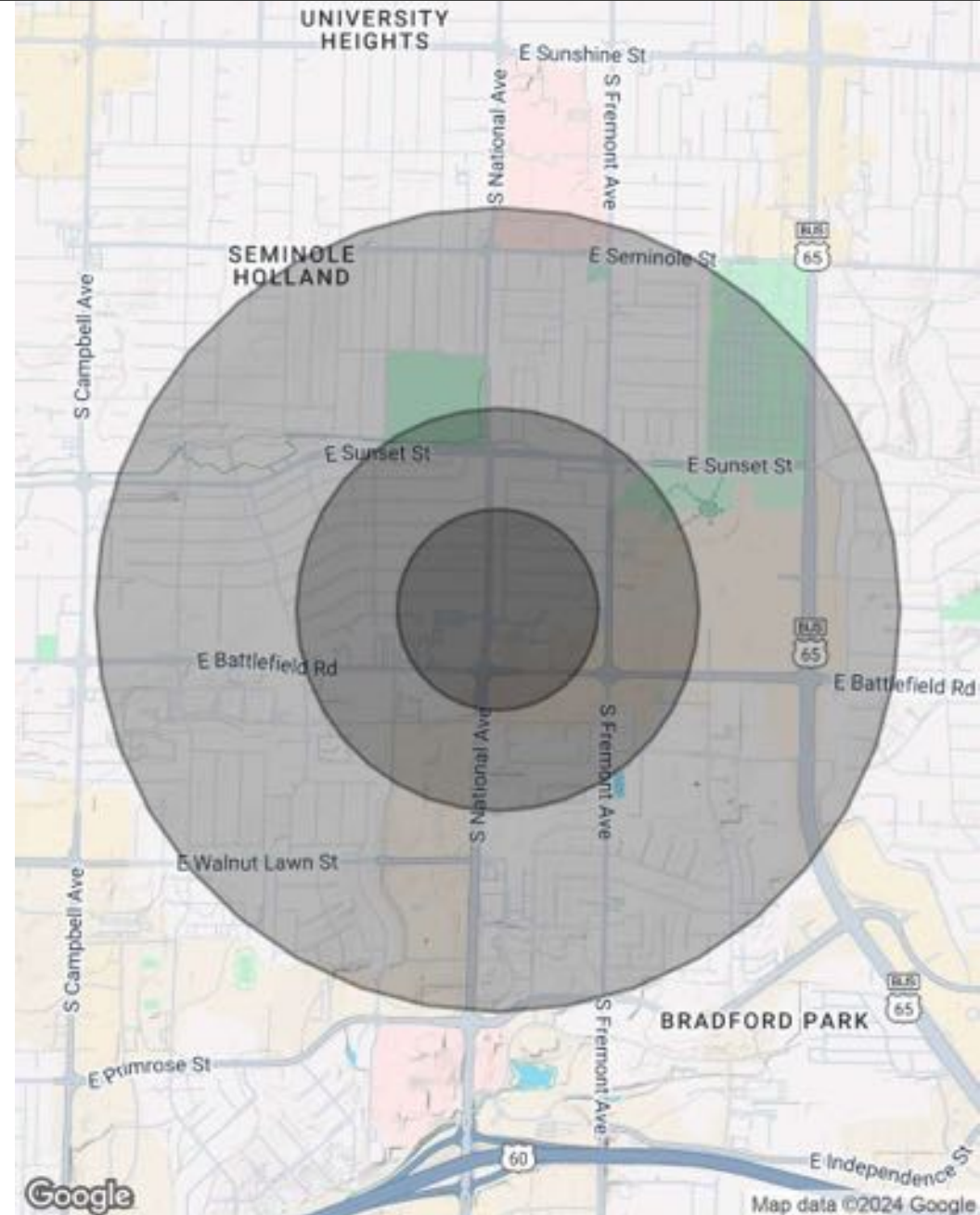


<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	545	2,664	10,708
Average Age	41.9	43.9	40.8
Average Age (Male)	38.2	39.0	36.5
Average Age (Female)	45.4	47.9	46.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	280	1,456	5,937
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$40,099	\$41,546	\$46,635
Average House Value	\$116,359	\$114,717	\$119,293

\* Demographic data derived from 2020 ACS - US Census



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### PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 17 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service". Gerald has also been named SBJ 2021 Trusted Advisor in Commercial Real Estate.

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