



RETAIL/OFFICE SPACE FOR LEASE

RETAIL/OFFICE SPACE FOR LEASE | AUNDRIA PLAZA | 4301-4331 S NATIONAL AVE, SPRINGFIELD, MO 65810

- Premier retail/office space for lease in Aundria Plaza
- Surrounded by retail and restaurants on South National
- Located just south of Springfield's Medical Mile

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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Ross Murray, SIOR, CCIM
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	1,254 SF
Lease Rate:	\$13.00 SF/yr (NN)
Est. CAM:	\$3.34 PSF
Est. Monthly Rent:	\$1,707.53 (Includes est. CAM)
Lot Size:	4.0 Acres
Building Size:	33,318 SF
Year Built:	2001
Available:	Immediately
Parking:	209± spaces shared
Condition:	Existing
Zoning:	PD84
Market:	SE Springfield

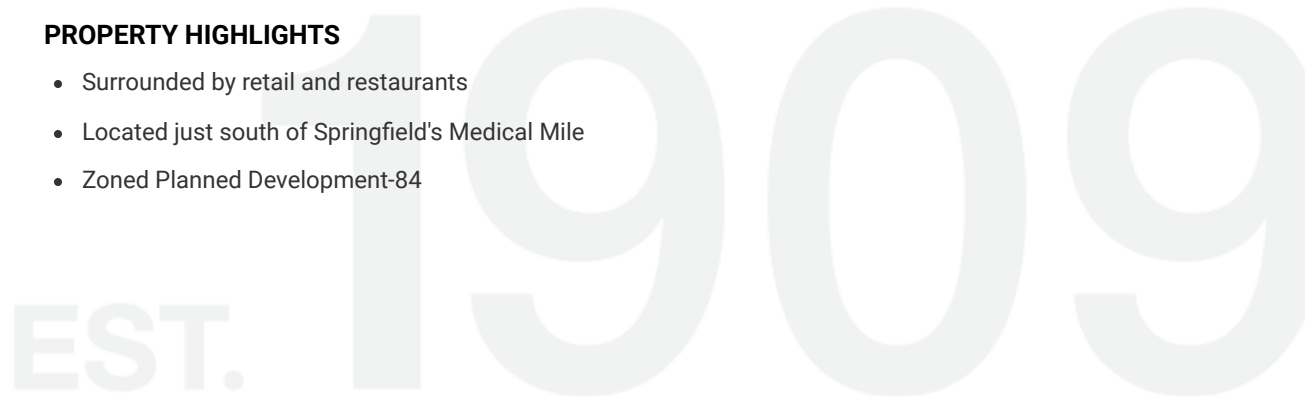
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

Retail/office space available for lease in one of Springfield's premier mixed-use retail centers. Aundria Plaza is surrounded by retail and restaurants along South National and Republic Road, and just south of Springfield's Medical Mile. This retail strip is located just south of James River Freeway on South National. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Surrounded by retail and restaurants
- Located just south of Springfield's Medical Mile
- Zoned Planned Development-84



Available Spaces

Lease Rate: \$13.00 SF/YR (NN)
Lease Type: NN

Total Space: 1,254 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
4331	Retail Space	\$13.00 SF/YR	Modified Net	1,254 SF	Negotiable	1,254 SF available for lease at \$13.00 PSF (NN). CAM estimated at \$3.34 PSF.

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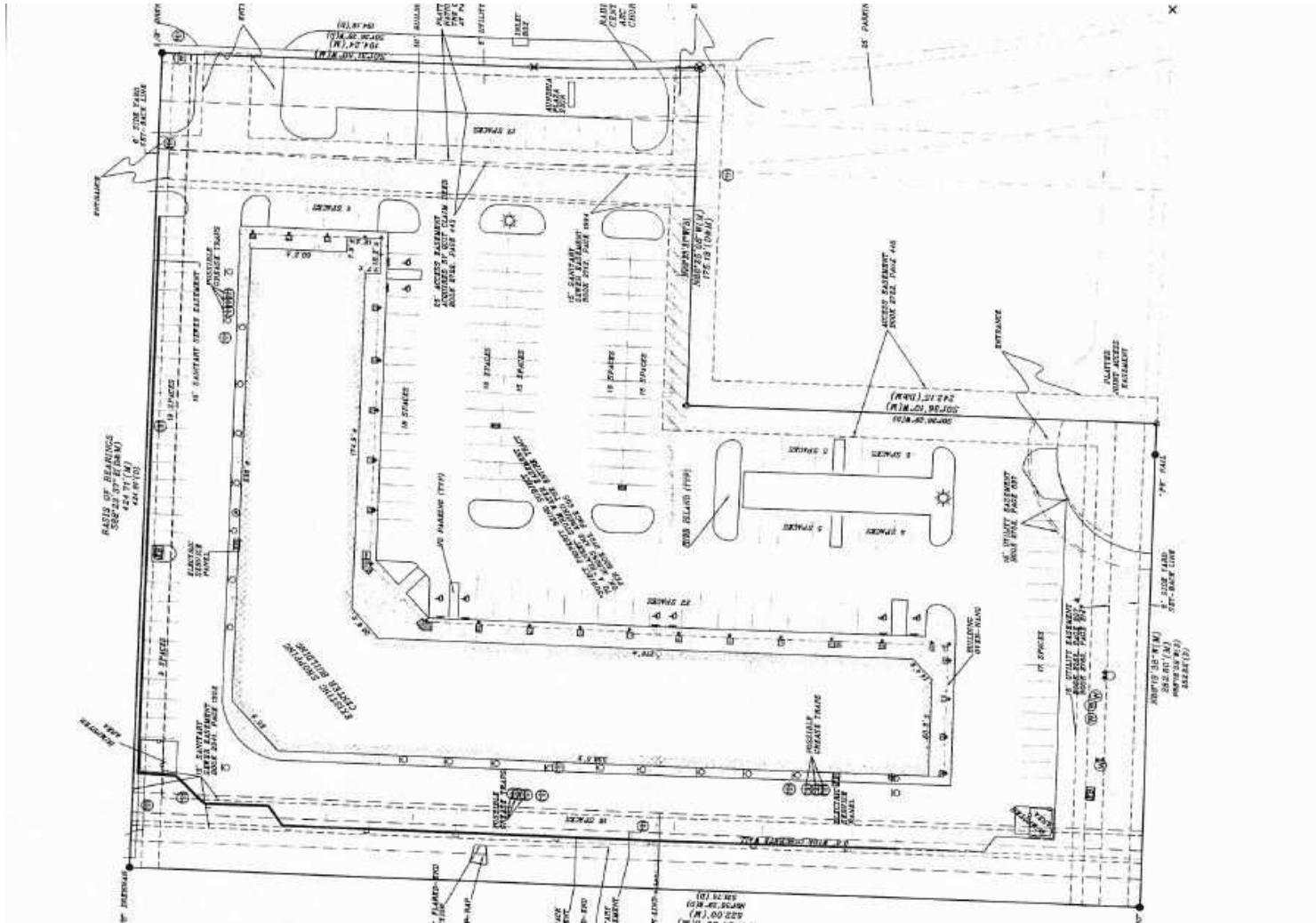
Additional Photos - Suite 4331



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Site Plan



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Retailer Map

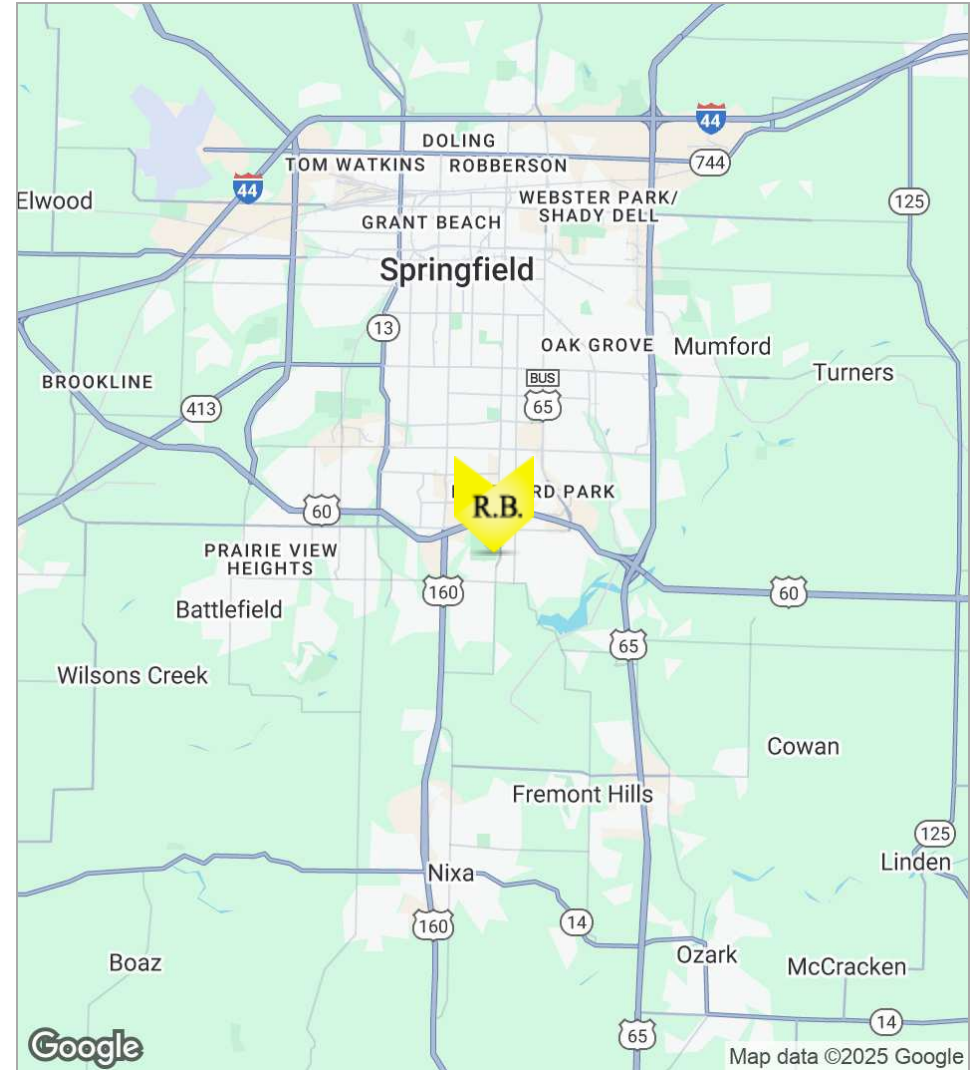
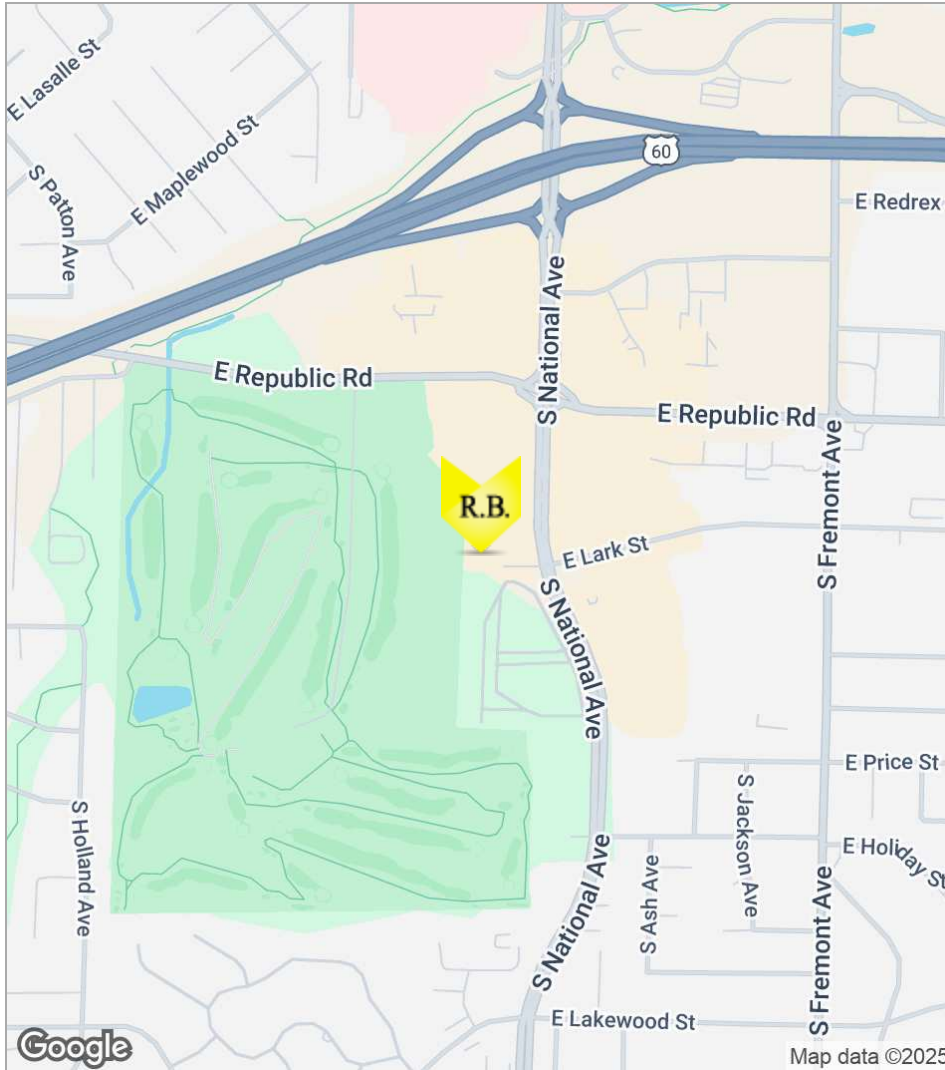


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Location Maps



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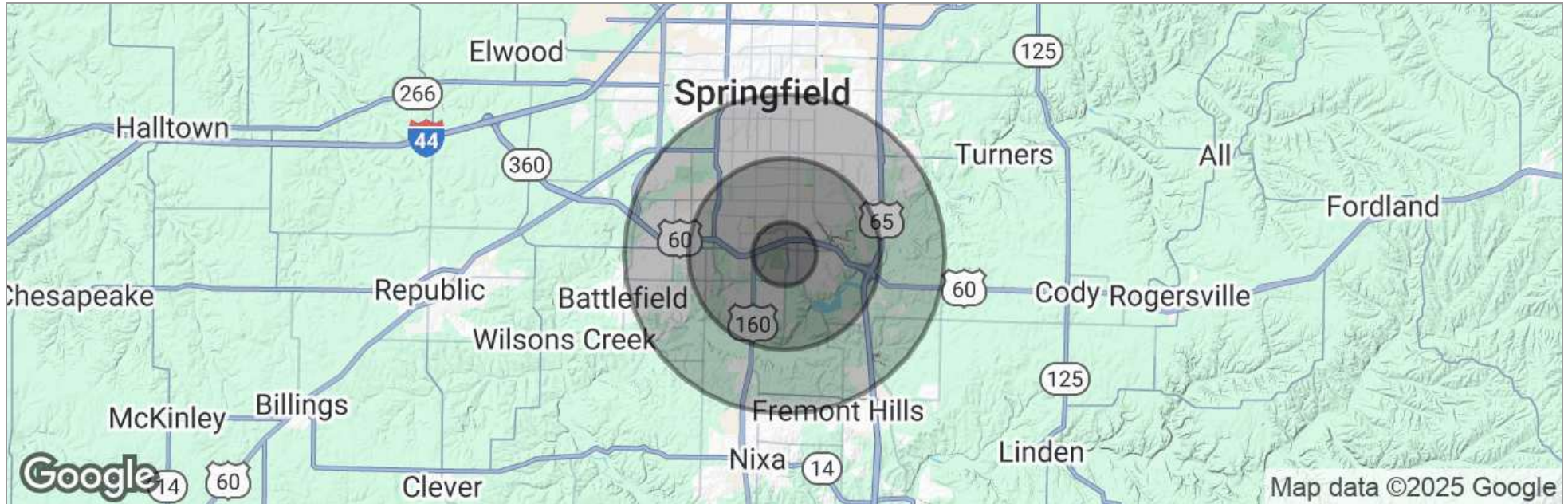
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,467	53,225	141,484
Population Density	2,059	1,882	1,801
Median Age	41.9	41.5	36.7
Median Age (Male)	39.5	39.2	35.1
Median Age (Female)	46.3	43.5	38.3
Total Households	3,222	25,494	63,288
# of Persons Per HH	2.0	2.1	2.2
Average HH Income	\$58,364	\$59,047	\$56,238
Average House Value	\$137,415	\$186,252	\$189,910

* Demographic data derived from 2020 ACS - 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 sale/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 5,000,000 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.

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)

