

Woodhurst Office Park Suite T



1200 E WOODHURST DR, SPRINGFIELD, MO 65804

For Sale



For more information please contact:

David Havens

Senior Broker

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dhavens@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



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PROPERTY SUMMARY

For Sale



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Springfield, MO. This 3,465 SF property, comprised of two units, offers a compelling proposition for a discerning office building investor. Built in 1984 and zoned PD, this offering includes two office suites, which can be purchased separately or combined. Suite T-100, totaling 1,260 SqFt, is priced at \$260,000, while Suite T-200, with a generous 2,205 SqFt, is listed at \$445,000. Ample parking, convenient access to major roads, abundant natural light, and a maintained exterior make this property a sound investment in the professional Woodhurst Office Park.

PROPERTY HIGHLIGHTS

- Two Office Suites, Can be Purchased Separately or Combined.
- Suite T-100 is 1,260 SqFt at \$260,000
- Suite T-200 is 2,205 SqFt at \$445,000
- Ample parking for employees and visitors.
- Convenient access to major roads.
- Natural light & professional and well-maintained exterior.
- Sharp office condo located in the Woodhurst Office Park.

OFFERING SUMMARY

Sale Price:	\$700,000
Number of Units:	2
Building Size:	3,465 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,184	36,452	79,723
Total Population	10,038	75,962	180,152
Average HH Income	\$60,999	\$79,763	\$81,129

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The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

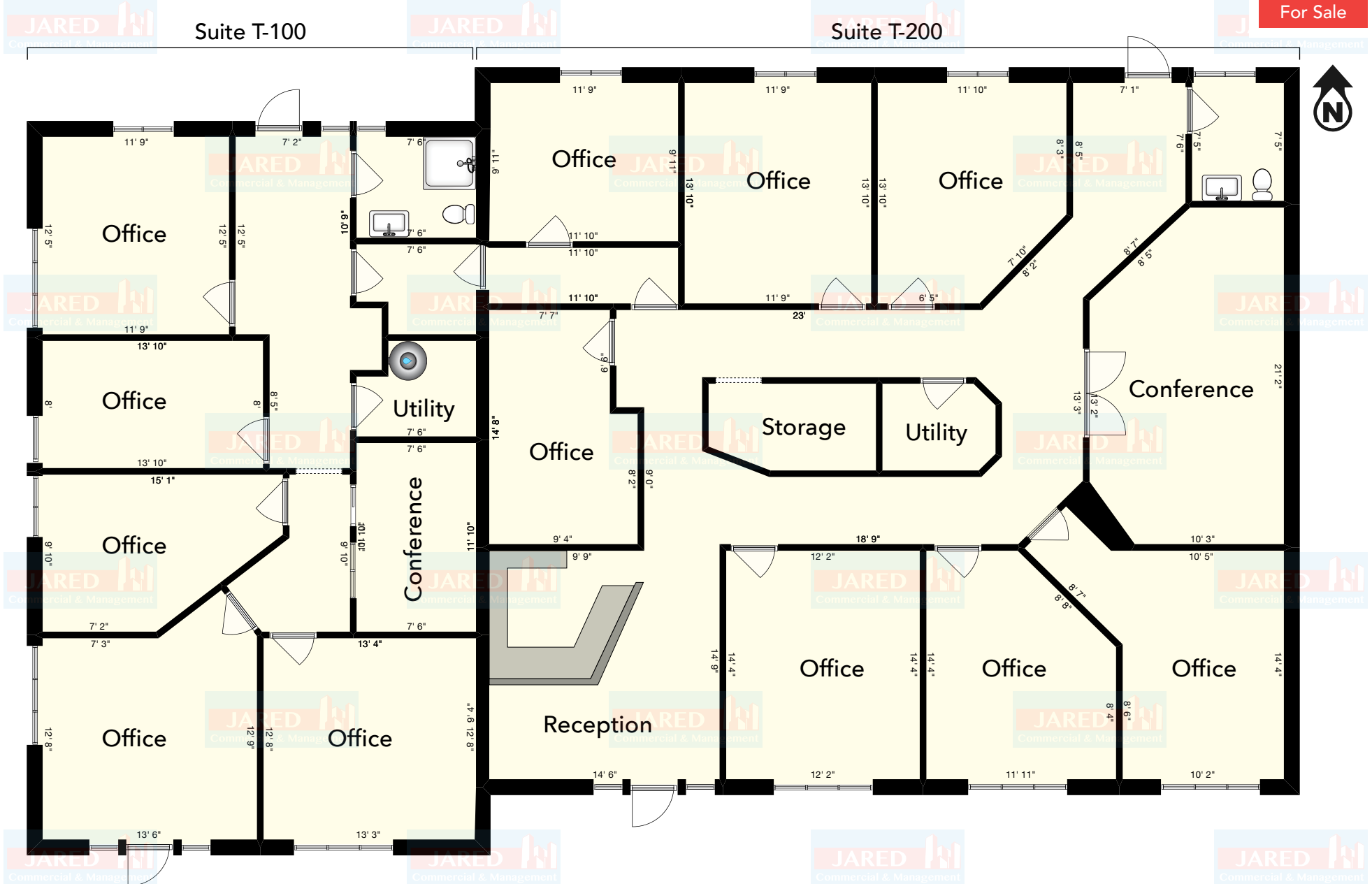
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FLOOR PLAN

For Sale



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PHOTOS



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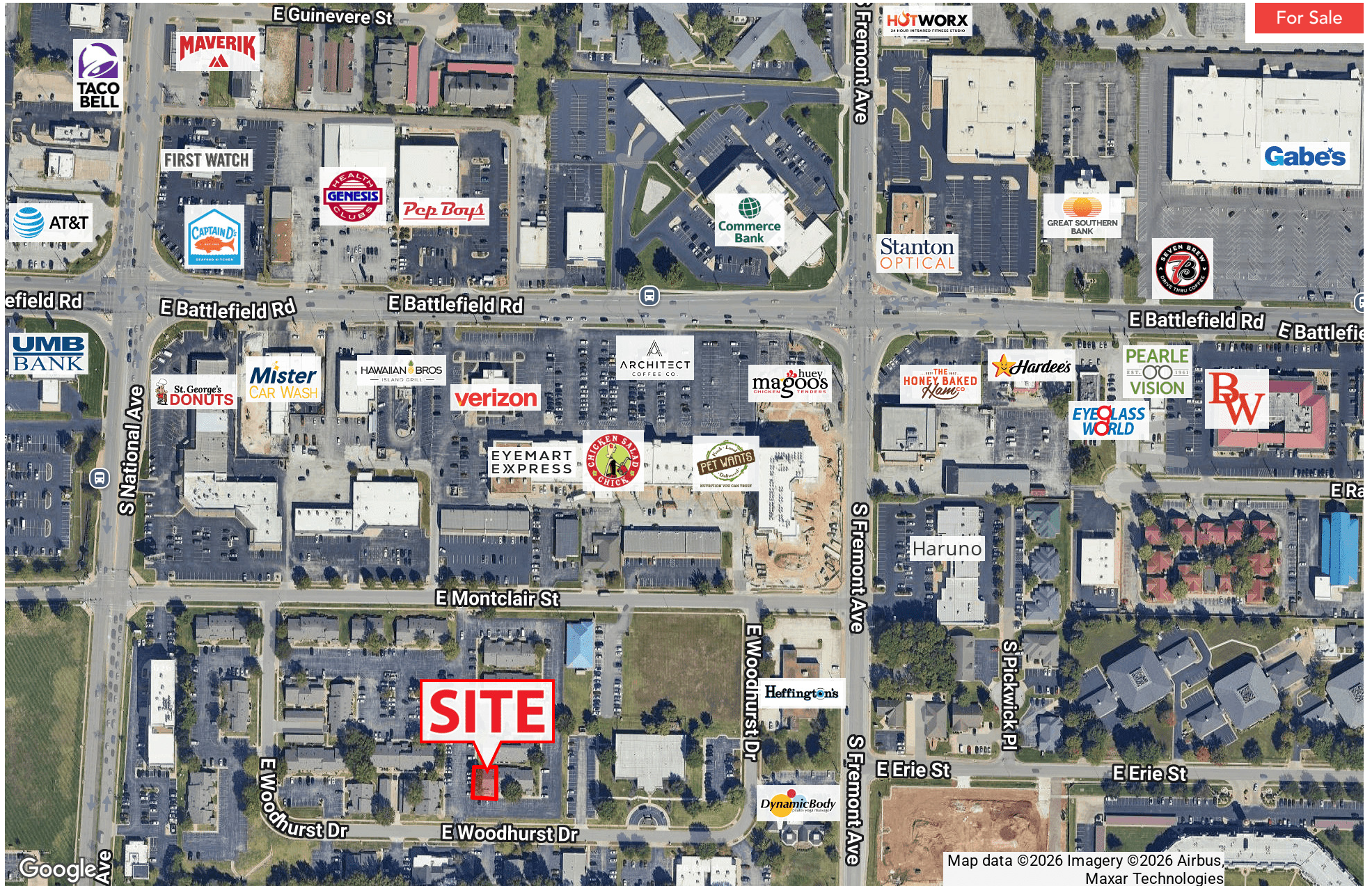
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RETAILER MAP



Google

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DEMOGRAPHICS MAP & REPORT

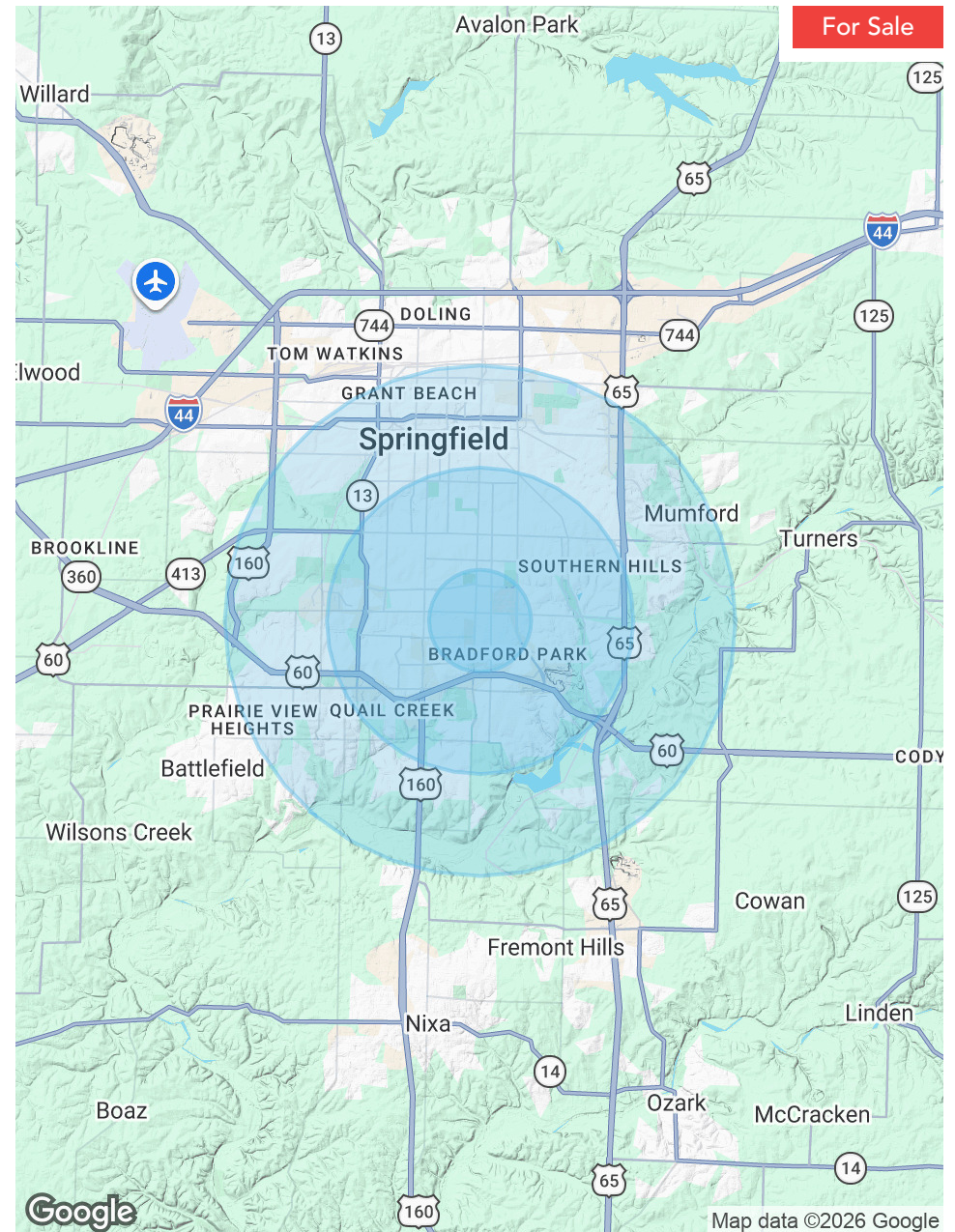
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,038	75,962	180,152
Average Age	43	42	40
Average Age (Male)	41	40	39
Average Age (Female)	46	44	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,184	36,452	79,723
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$60,999	\$79,763	\$81,129
Average House Value	\$187,029	\$246,260	\$244,642

Demographics data derived from AlphaMap



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ADVISOR BIO

For Sale



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

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.

Jared Commercial
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Springfield, MO 65804
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