

3430 S National Ave

3430 S National Ave, Springfield MO 65807



THE SPACE

Location	3430 S National Ave Springfield, MO, 65807
County	Greene
Traffic Count	31300
Square Feet	2290
Annual Rent PSF	\$16.00
Lease Type	NNN

Notes NNN fees estimated at 3.19 psf

HIGHLIGHTS

- Office/Retail space located on S National on Medical Mile
- Space features 6 enclosed offices, open bullpen, and 2 bathrooms
- Space includes plenty of parking and signage along S National
- Surrounded by numerous other medical/professional tenants
- Traffic count is 31,300 vehicles per day



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,291	73,256	171,163



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$64,131	\$85,938	\$81,920



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,011	34,856	75,995

PROPERTY FEATURES

CURRENT OCCUPANCY	50.00 %
TOTAL TENANTS	2
BUILDING SF	13,328
LAND ACRES	1.29
YEAR BUILT	1998
YEAR RENOVATED	2023
ZONING TYPE	PD12
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	64
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2



Property Summary

- Property features newly renovated 2,290 sq ft lease space that is located on Medical Mile. This space features S National frontage and a signage for exposure to over 31,000 vehicles per day.
- Space includes 6 enclosed offices, open bullpen area, and two bathrooms. Space can be reconfigured to include reception desk and/or additional offices.

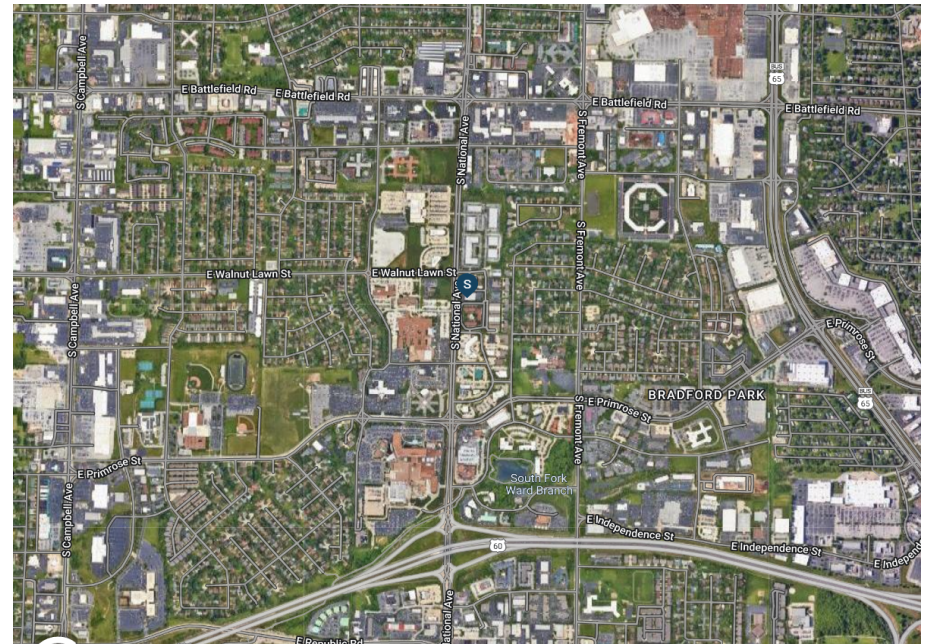
Location

- Property sets on S National along Medical Mile. You are surround by numerous professional and medical office space.
- Property features 2 entrances and exists for easy access for customers.
- Property signage is exposed to over 31,300 vehicles per day.

Locator Map



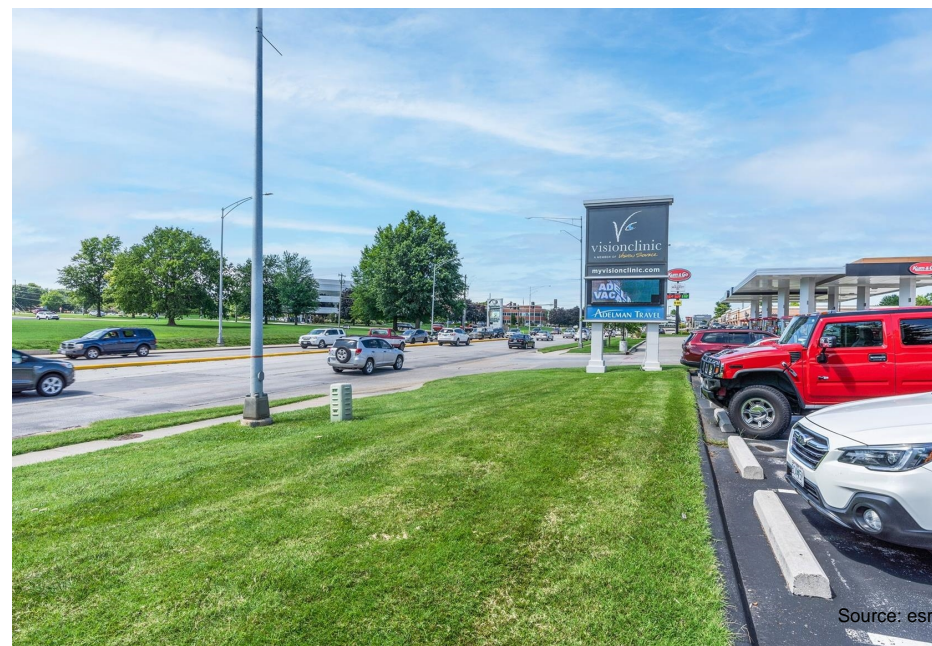
Regional Map



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,494	63,932	141,618
2010 Population	8,213	67,456	155,457
2023 Population	9,291	73,256	171,163
2028 Population	9,554	73,785	174,076
2023 African American	333	2,044	6,680
2023 American Indian	70	485	1,189
2023 Asian	403	2,543	5,341
2023 Hispanic	590	4,198	9,740
2023 Other Race	215	1,440	3,533
2023 White	7,495	60,791	139,952
2023 Multiracial	762	5,867	14,198
2023-2028: Population: Growth Rate	2.80 %	0.70 %	1.70 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	475	2,766	8,373
\$15,000-\$24,999	687	3,184	7,016
\$25,000-\$34,999	729	4,051	8,594
\$35,000-\$49,999	868	5,358	11,781
\$50,000-\$74,999	827	6,819	14,036
\$75,000-\$99,999	754	4,371	9,095
\$100,000-\$149,999	379	4,057	8,584
\$150,000-\$199,999	188	1,884	3,674
\$200,000 or greater	105	2,364	4,841
Median HH Income	\$44,502	\$55,570	\$52,772
Average HH Income	\$64,131	\$85,938	\$81,920

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,606	30,882	63,665
2010 Total Households	4,341	31,583	66,940
2023 Total Households	5,011	34,856	75,995
2028 Total Households	5,226	35,464	78,011
2023 Average Household Size	1.80	2.07	2.14
2000 Owner Occupied Housing	1,871	17,946	34,590
2000 Renter Occupied Housing	2,532	11,401	25,124
2023 Owner Occupied Housing	1,714	17,647	36,461
2023 Renter Occupied Housing	3,297	17,209	39,534
2023 Vacant Housing	482	2,664	6,586
2023 Total Housing	5,493	37,520	82,581
2028 Owner Occupied Housing	1,791	18,231	37,911
2028 Renter Occupied Housing	3,434	17,233	40,100
2028 Vacant Housing	487	2,641	6,535
2028 Total Housing	5,713	38,105	84,546
2023-2028: Households: Growth Rate	4.20 %	1.75 %	2.65 %



Source: esri

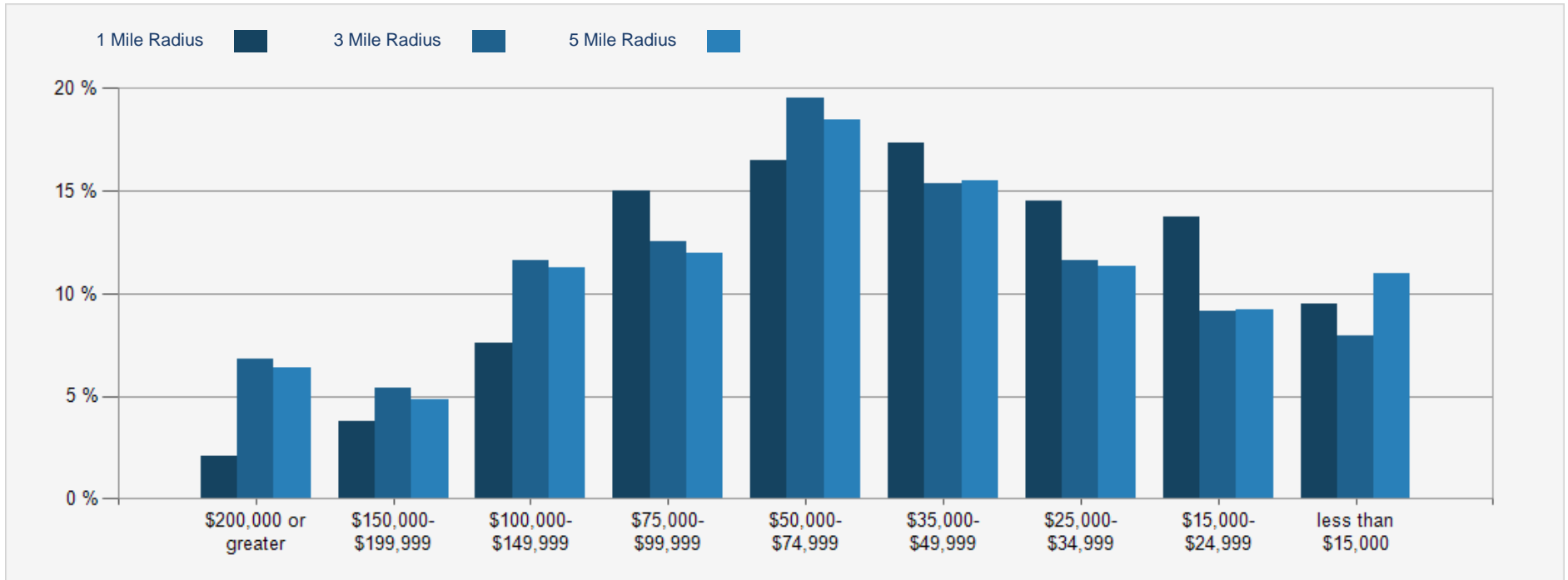
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	818	5,843	13,158
2023 Population Age 35-39	576	4,791	11,287
2023 Population Age 40-44	399	4,030	9,753
2023 Population Age 45-49	365	3,593	8,578
2023 Population Age 50-54	386	3,804	8,909
2023 Population Age 55-59	473	4,236	9,518
2023 Population Age 60-64	593	4,612	9,968
2023 Population Age 65-69	607	4,666	9,447
2023 Population Age 70-74	612	4,265	8,191
2023 Population Age 75-79	503	3,403	6,196
2023 Population Age 80-84	462	2,503	4,196
2023 Population Age 85+	643	3,013	4,685
2023 Population Age 18+	8,141	61,191	141,005
2023 Median Age	45	42	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,297	\$54,075	\$50,482
Average Household Income 25-34	\$69,294	\$77,090	\$70,483
Median Household Income 35-44	\$62,931	\$73,266	\$69,906
Average Household Income 35-44	\$83,058	\$107,145	\$101,311
Median Household Income 45-54	\$62,328	\$77,729	\$73,180
Average Household Income 45-54	\$81,485	\$114,188	\$107,834
Median Household Income 55-64	\$53,118	\$67,642	\$62,886
Average Household Income 55-64	\$70,095	\$100,461	\$96,972
Median Household Income 65-74	\$44,299	\$56,266	\$53,841
Average Household Income 65-74	\$61,506	\$85,034	\$82,802
Average Household Income 75+	\$48,130	\$62,906	\$61,769

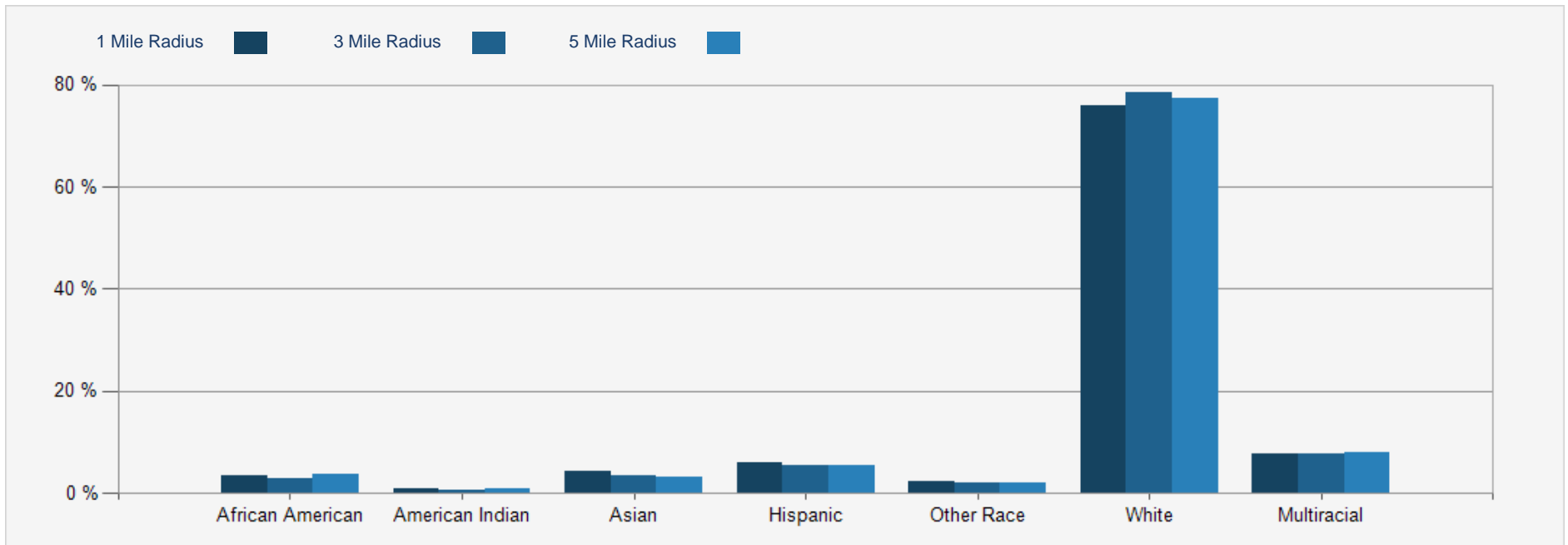
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	588	4,519	10,503
2028 Population Age 35-39	778	5,475	12,259
2028 Population Age 40-44	527	4,673	11,017
2028 Population Age 45-49	411	4,063	9,728
2028 Population Age 50-54	378	3,668	8,557
2028 Population Age 55-59	431	3,860	8,895
2028 Population Age 60-64	489	4,071	9,017
2028 Population Age 65-69	628	4,598	9,447
2028 Population Age 70-74	691	4,563	8,799
2028 Population Age 75-79	571	3,881	7,297
2028 Population Age 80-84	565	3,176	5,381
2028 Population Age 85+	768	3,411	5,396
2028 Population Age 18+	8,355	61,761	143,642
2028 Median Age	47	43	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,871	\$58,407	\$54,355
Average Household Income 25-34	\$78,166	\$87,172	\$80,028
Median Household Income 35-44	\$75,413	\$81,853	\$78,559
Average Household Income 35-44	\$97,534	\$122,287	\$115,112
Median Household Income 45-54	\$69,341	\$85,782	\$81,054
Average Household Income 45-54	\$94,415	\$128,012	\$120,976
Median Household Income 55-64	\$60,327	\$77,697	\$73,568
Average Household Income 55-64	\$80,451	\$115,408	\$111,438
Median Household Income 65-74	\$50,755	\$62,354	\$59,982
Average Household Income 65-74	\$71,291	\$97,588	\$95,739
Average Household Income 75+	\$57,918	\$74,650	\$73,787

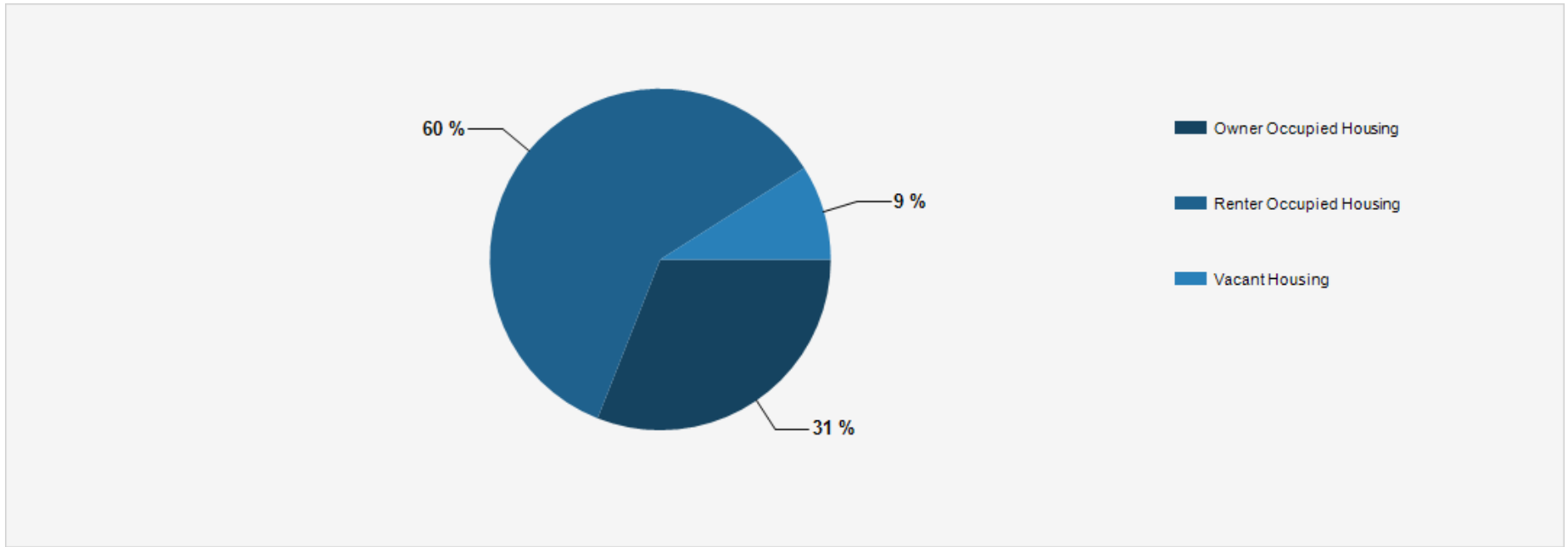
2023 Household Income



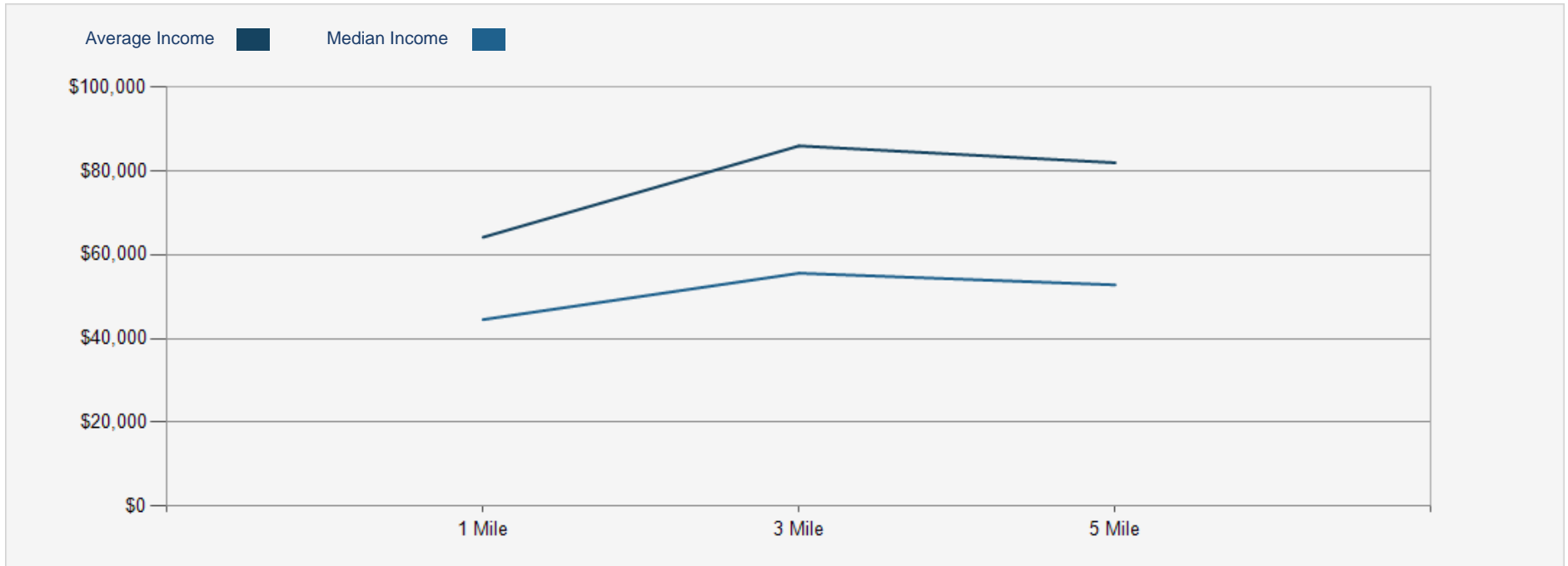
2023 Population by Race



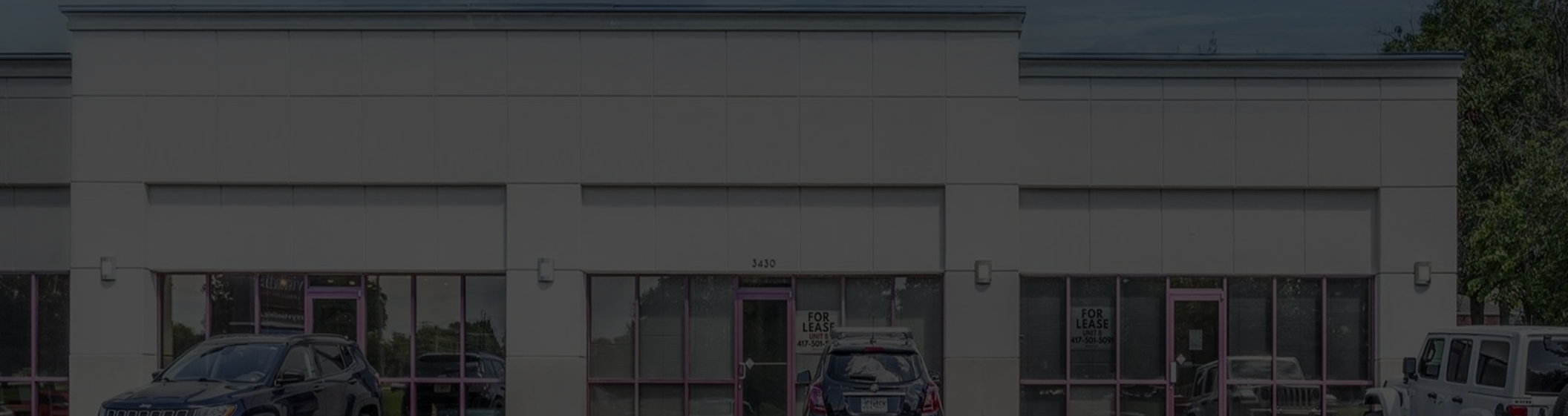
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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