



OFFICE BUILDING FOR LEASE

RETAIL / OFFICE SPACE FOR LEASE ON SOUTH CAMPBELL

3433 - 3457 South Campbell Ave
Springfield, MO 65807

Presented By

GERALD ZAMORA

Broker / Advisor

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PROPERTY DESCRIPTION

We are pleased to offer this 2,880 RSF Office Space on South Campbell. Building includes a large 2-level open foyer, private restrooms, 80 available parking spaces.

Suite W: 2,880 SF at \$3,600/month Modified Gross - Retail frontage.

Please contact listing agent today to schedule your showing. Thank you!

OFFERING SUMMARY

Number of Units:	1
Available SF:	2,880 SF
Lot Size:	4.062 Acres
Parking:	80 +/- Parking Spaces
Zoning:	Highway Commercial
Building Size:	41,597 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,614	32,150	74,401
Total Population	10,731	66,761	169,091
Average HH Income	\$43,003	\$49,772	\$51,523



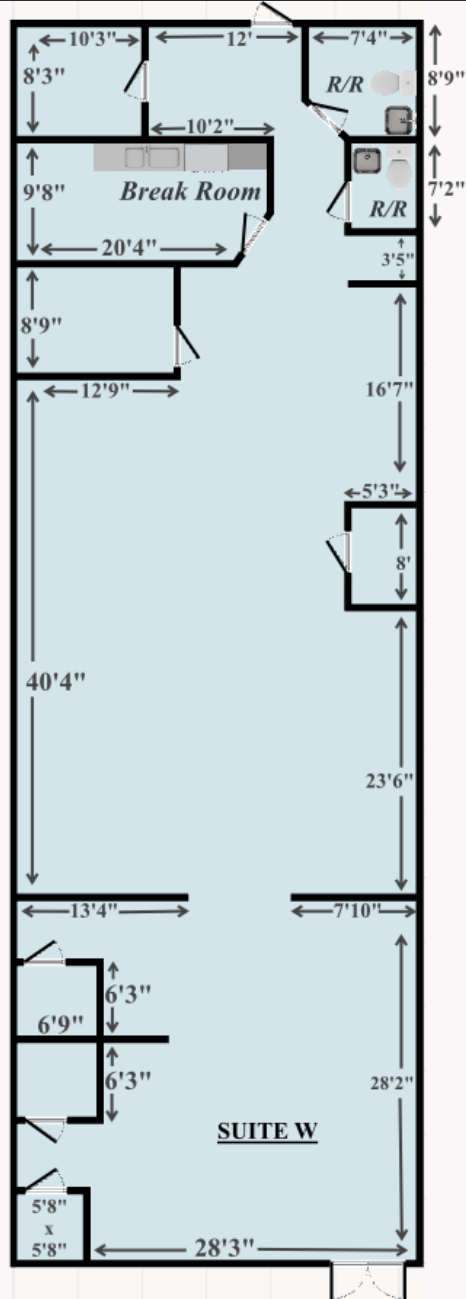


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City of Springfield, Missouri



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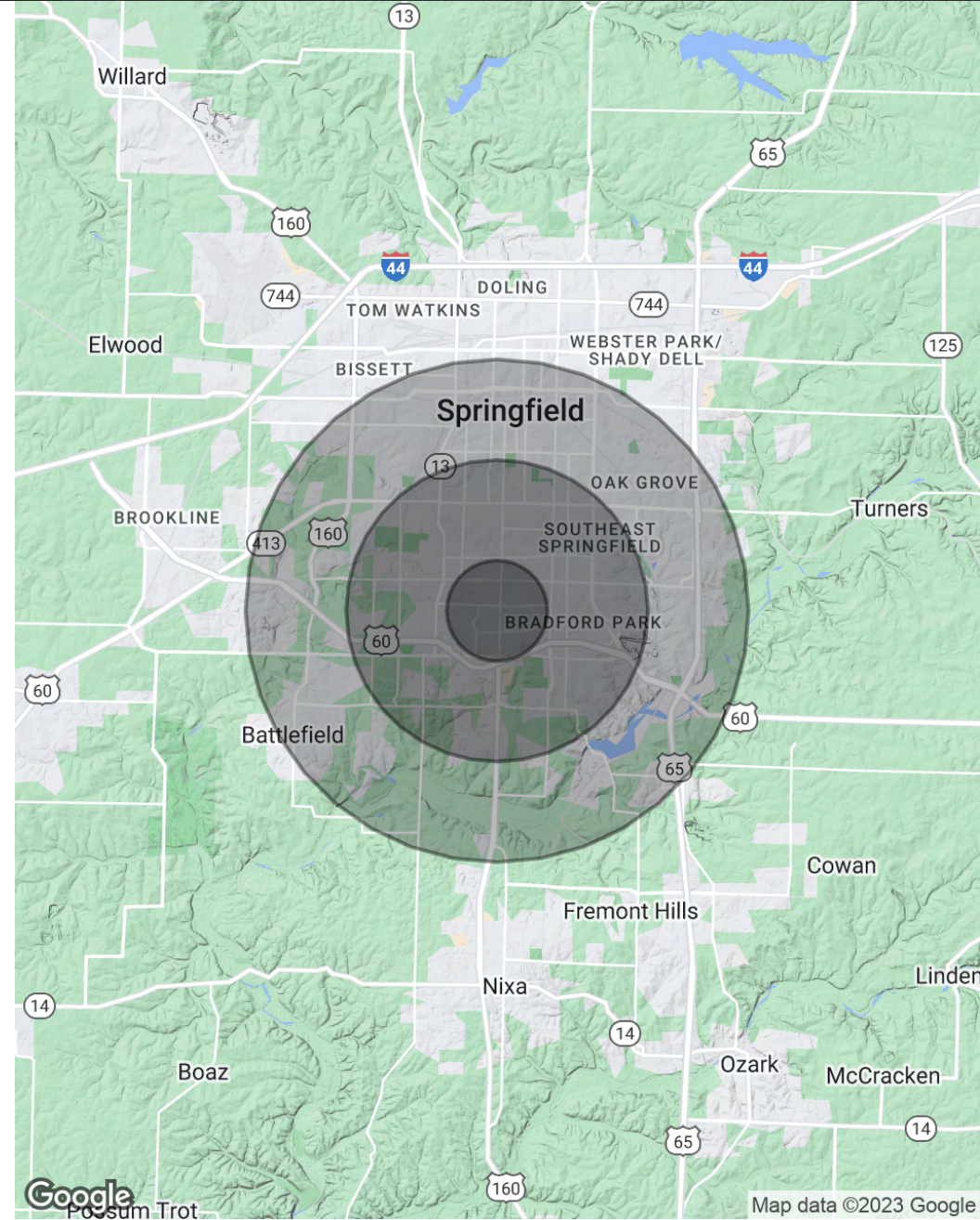
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,731	66,761	169,091
Average Age	39.5	38.1	35.4
Average Age (Male)	35.7	35.9	34.0
Average Age (Female)	41.3	40.3	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,614	32,150	74,401
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$43,003	\$49,772	\$51,523
Average House Value		\$148,134	\$163,927

* Demographic data derived from 2020 ACS - US Census



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**GERALD ZAMORA**

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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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PLEASE READ THE FOLLOWING

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