

FOR LEASE

PARKCREST SHOPPING CENTER

3800-3900 S. CAMPBELL AVE.

SPRINGFIELD, MO 65807

AVAILABLE: 3845, 3857-A, 3857-B, & 3863-B



DONNA  **CLEOUS**
REALTOR® ABR + CRS + EPRO.

MOBILE 417.880.2512 | OFFICE 417.823.2300 | FAX 417.616.8076
WEBSITE DONNACLEOUS.MURNEY.COM | EMAIL DCLEOUS@MURNEY.COM

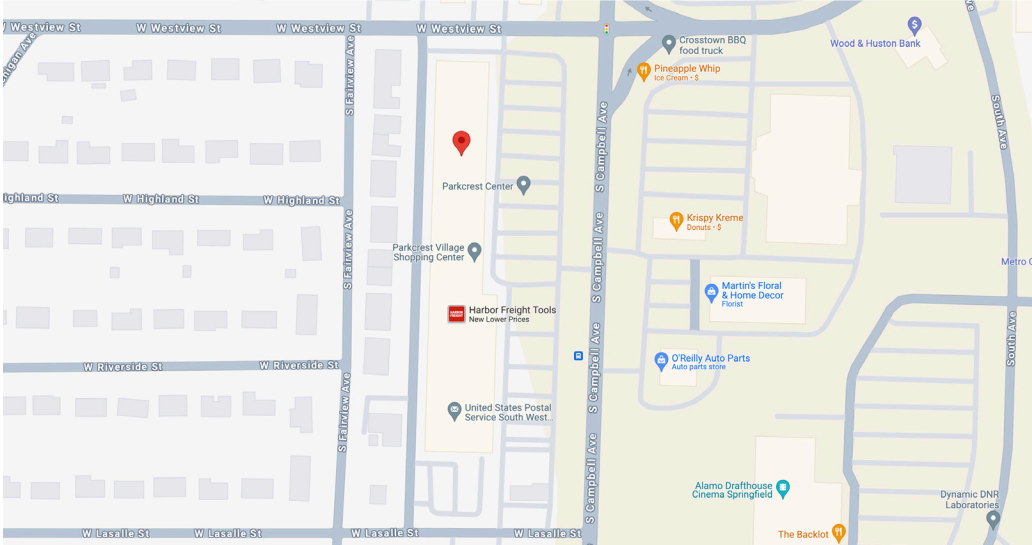
 **MURNEY COMMERCIAL**
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

FOR LEASE

PARKCREST SHOPPING CENTER

3800-3900 S. Campbell Ave.
Springfield, MO 65807

Available: 3845, 3857-A, 3857-B, & 3863-B



PROPERTY HIGHLIGHTS

- + 30,000+/DAY TRAFFIC COUNT
- + ELECTRONIC PYLON SIGNAGE
- + SIGNALLED INTERSECTION
- + AMPLE PARKING - 200+ SPACES
- + BUS LINE
- + RESTAURANTS
- + 2023 TAXES: \$1.75/SF
- + 2023 OTHER EXPENSES: \$1.45

Prime retail space & office space available in the Parkcrest Center, conveniently located in Southwest Springfield on South Campbell Avenue & Primrose Street. Highly visible location with a 30,000-car-per-day traffic count and electronic highway pylon signage. Plenty of good ingress and egress with a lighted left and 5 right turn entrances. Located in high revenue tax area with Mercedes, Chevy, Buick, Kia and Bass Pro Shop National Headquarters in the neighborhood. Neighbors include McDonald's, Papa Murphy's, Steak n Shake, Krispy Kreme, Starbucks, At Home, Sherwin Williams, Dairy Queen, and Schlotzsky's. Tenants include Harbor Freight, Jimmy's Egg, Bair's All American Sport's Grill, Hallmark, Wild Birds Unlimited, Glo Dry Cleaners, Alterations by JoAnn, Shelter Insurance & more.

FOR LEASE

PARKCREST SHOPPING CENTER

3800-3900 S. Campbell Ave.
Springfield, MO 65807

Available: 3845, 3857-A, 3857-B, & 3863-B



3845 S. CAMPBELL AVE.

PROPERTY SUMMARY

Lease Rate	\$12/SF
Lease Type	NNN
Lease Term	Negotiable
Available SF	3,000 Sq. Ft.
Lot Size	4.26 Acres
Zoning	Retail
Parking	200+ Spaces



Prime retail space is For Lease in Southwest Springfield's Parkcrest Shopping Center. This approximately 3,000-square-foot space is fully built out as standard retail space with a storefront open retail area, counter area, high ceilings, two private offices or storage rooms, and two restrooms. It is highly visible with a 30,000+-car-per-day traffic count and electronic highway pylon signage. NNN Lease available for immediate occupancy.



- + LEASE RATE DOES NOT INCLUDE UTILITIES, PROPERTY EXPENSES OR BUILDING SERVICES
- + LOCATED IN-LINE WITH OTHER RETAIL
- + CENTRAL AIR AND HEATING
- + PARTITIONED OFFICES
- + PRIVATE RESTROOMS
- + SECURITY SYSTEM
- + HIGH CEILINGS
- + DROP CEILINGS

- + STOREFRONT RETAIL SPACE
- + LARGE OPEN RETAIL AREA W/ HIGH CEILINGS
- + ENCLOSED AREA W/ COUNTER
- + 3 PRIVATE OFFICES/STORAGE AREAS
- + PRIVATE RESTROOM
- + 28,000 CARS/DAY TRAFFIC COUNT
- + AMPLE PARKING FOR 200+ SPACES

FOR LEASE

PARKCREST SHOPPING CENTER

3800-3900 S. Campbell Ave.
Springfield, MO 65807

Available: 3845, 3857-A, 3857-B, & 3863-B



3845 S. CAMPBELL AVE.



FOR LEASE

PARKCREST SHOPPING CENTER

3800-3900 S. Campbell Ave.
Springfield, MO 65807

Available: 3845, 3857-A, 3857-B, & 3863-B



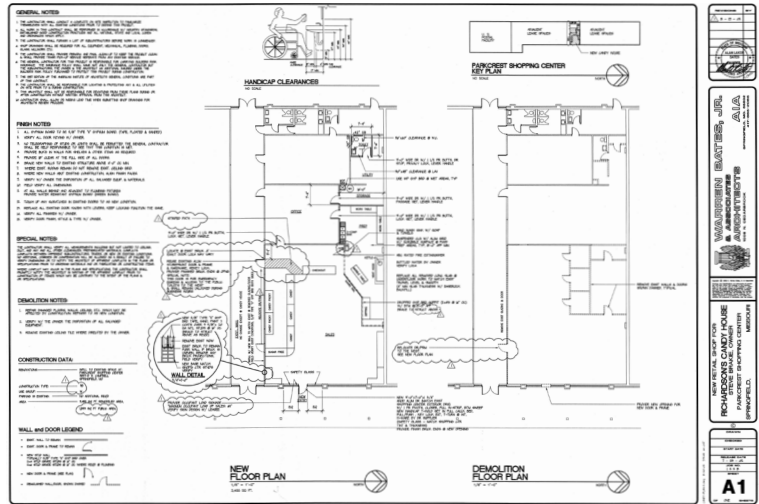
3857 S. CAMPBELL AVE.

PROPERTY SUMMARY

Lease Rate	\$13/SF
Lease Type	NNN
Lease Term	Negotiable
Available SF	3,455 Sq. Ft.
Lot Size	4359 Acres
Zoning	Retail
Parking	200+ Spaces

Recently remodeled retail/cafe space available for lease in the popular Parkcrest Shopping Center conveniently located on South Campbell Avenue with a 30,000+-car per day traffic count. Perfect for a tea room/coffee shop or similar business. This 3,455 square foot space offers a vented hood, a 3-bay stainless sink, mop sink, commercial hot water heater, a private restroom, and 2 additional handicapped public restrooms and electronic highway pylon signage. Great visibility, location and buildout. NNN Lease. Available for immediate occupancy.

+ LEASE RATE DOES NOT INCLUDE UTILITIES, PROPERTY EXPENSES OR BUILDING SERVICES



FOR LEASE

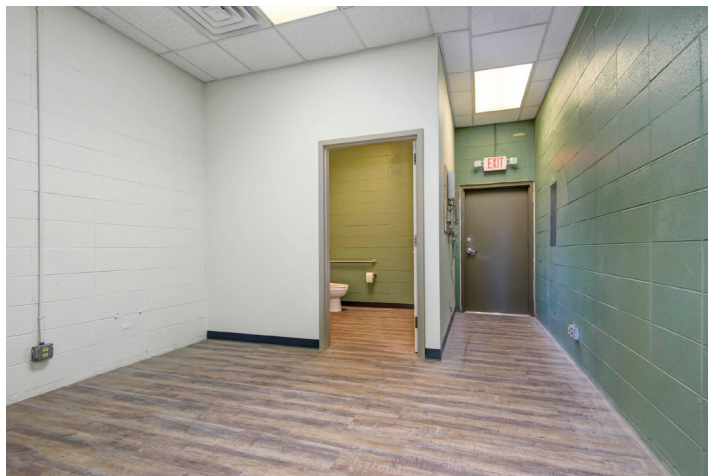
PARKCREST SHOPPING CENTER

3800-3900 S. Campbell Ave.
Springfield, MO 65807

Available: 3845, 3857-A, 3857-B, & 3863-B



3845 S. CAMPBELL AVE.



FOR LEASE

PARKCREST SHOPPING CENTER

3800-3900 S. Campbell Ave.
Springfield, MO 65807

Available: 3845, 3857-A, 3857-B, & 3863-B



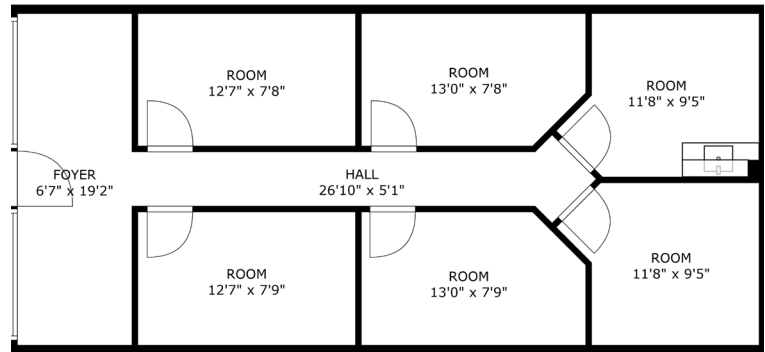
3863-B S. CAMPBELL AVE.

PROPERTY SUMMARY

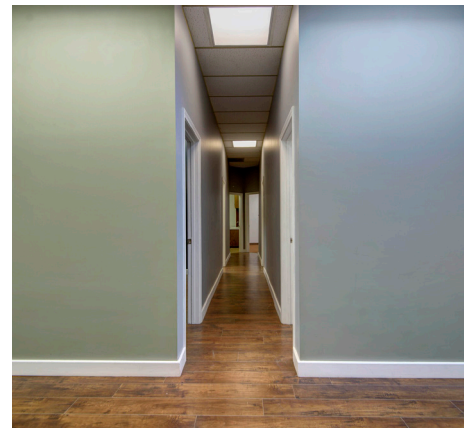
Lease Rate	\$12/SF
Lease Type	NNN
Lease Term	Negotiable
Building Size	850 Sq. Ft.
Zoning	Office

Office or retail space is For Lease in Southwest Springfield's Parkcrest Shopping Center. This approximately 850 square-foot space is fully built out as standard office space. It includes a reception waiting area, 5 private offices plus an additional room with sink perfect for a break or conference room. Two ADA shared restrooms across the hall in the lobby of the mini-mall. Very convenient and highly visible location with a 30,000+-car-per-day traffic count and electronic highway pylon signage, and ample parking. NNN Lease available for immediate occupancy.

- + LEASE RATE DOES NOT INCLUDE UTILITIES, PROPERTY EXPENSES OR BUILDING SERVICES
- + FULLY BUILT-OUT AS STANDARD OFFICE
- + FITS 1 - 7 PEOPLE
- + 5 PRIVATE OFFICES
- + 1 CONFERENCE ROOM
- + 1 WORKSTATION
- + 8' FINISHED CEILINGS
- + CENTRAL AIR AND HEATING
- + RECEPTION AREA



FLOOR 1



FOR LEASE

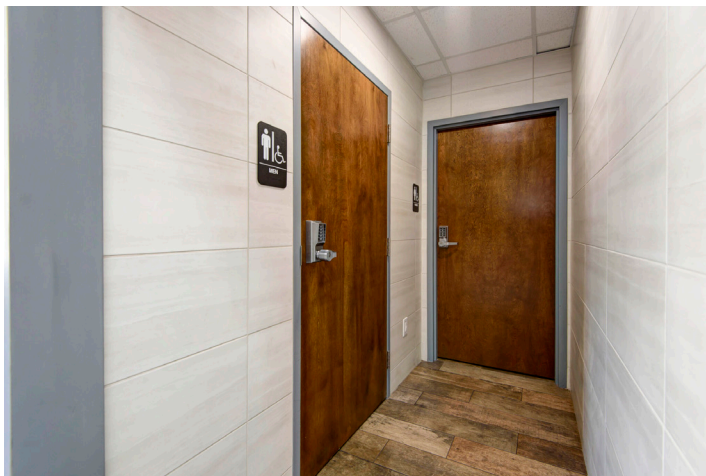
PARKCREST SHOPPING CENTER

3800-3900 S. Campbell Ave.
Springfield, MO 65807

Available: 3845, 3857-A, 3857-B, & 3863-B



3863-B S. CAMPBELL AVE.



FOR LEASE

PARKCREST SHOPPING CENTER

3800-3900 S. Campbell Ave.
Springfield, MO 65807

Available: 3845, 3857-A, 3857-B, & 3863-B



AERIAL VIEW

