

FOR LEASE

2720 - 2748 S AUSTIN AVE
SPRINGFIELD, MO 65807



AUSTIN VISTA WAREHOUSE

JARED 
Commercial & Management

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PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at our premier property located in the heart of an industrial park in Springfield, MO. With close proximity to Kansas Expressway, the property offers unparalleled accessibility for tenants and visitors. Equipped with convenient loading docks, the building ensures seamless operations for businesses. Boasting great visibility and easy access, the property presents a prime location for companies seeking to elevate their presence. With an ample 89 parking spaces, this space offers convenience and ease for employees and clients alike. Elevate your business with this outstanding property, perfectly suited to meet the diverse needs of industrial and flex space tenants.

PROPERTY HIGHLIGHTS

- Located in Industrial park.
- Close proximity to Kansas Expressway.
- Loading Docks.
- Great Visibility & Easy access.

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	5
Available SF:	3,000 SF
Lot Size:	2.74 Acres
Building Size:	32,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,431	30,335	72,819
Total Population	7,167	67,090	167,730
Average HH Income	\$41,381	\$45,399	\$48,961

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2732	Available	3,000 SF	NNN	\$12.00 SF/yr	In-Line.

LEASE SPACES

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SITE PLAN

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RETAILER MAP



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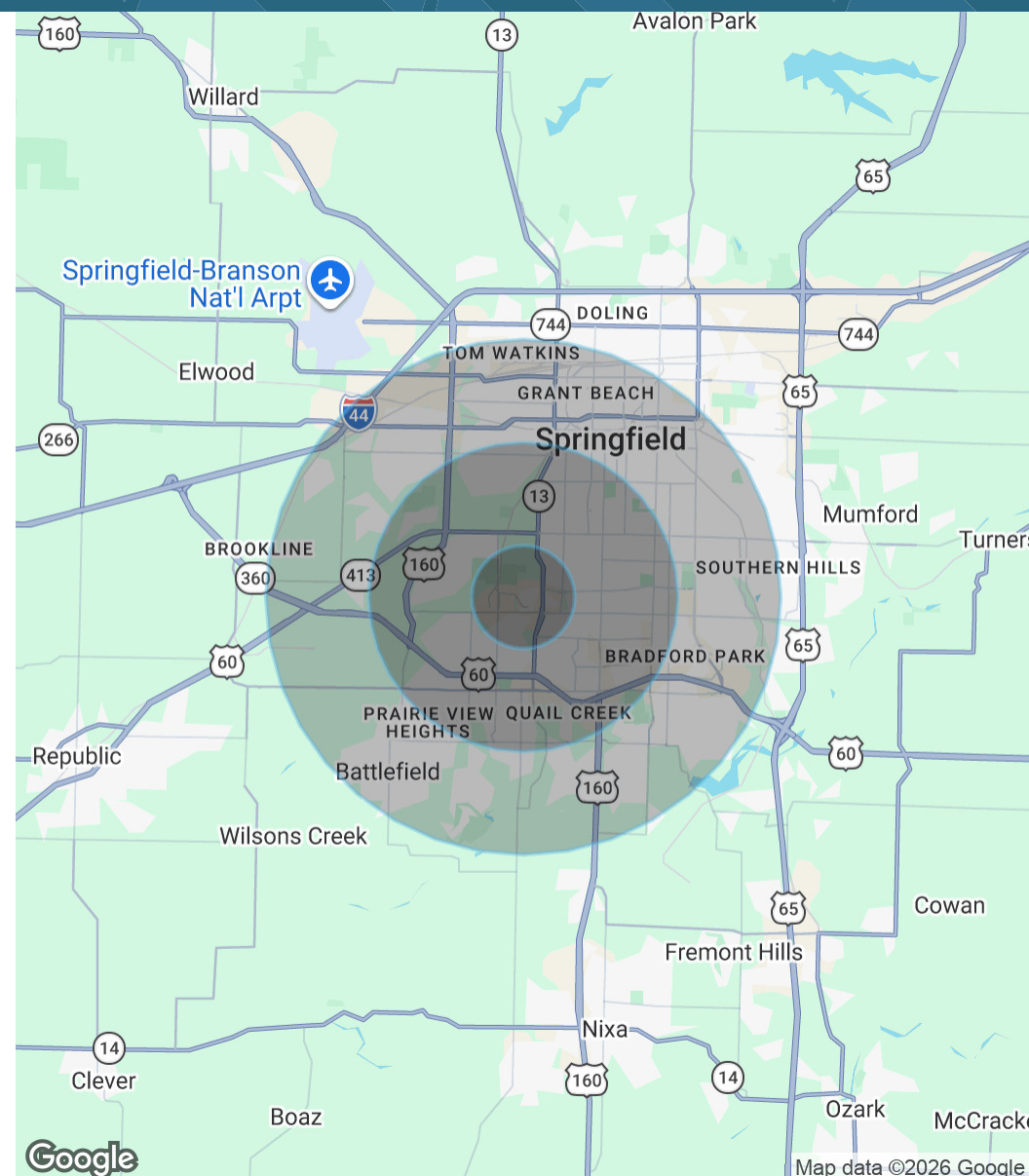
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,167	67,090	167,730
Average Age	32.9	35.2	34.6
Average Age (Male)	32.5	33.7	33.3
Average Age (Female)	33.3	36.5	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,431	30,335	72,819
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$41,381	\$45,399	\$48,961
Average House Value	\$101,596	\$138,878	\$143,094

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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DAVID HAVENS

Senior Broker

Direct: 417.877.7900 x101 **Cell:** 417.350.4771
dhavens@jaredcommercial.com

MO #2015037234



CURTIS JARED

President & CEO

Direct: 417.877.7900 x111 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985

MEET THE TEAM

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