



For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com



For Lease



PROPERTY SUMMARY

| | |
|----------------|--------------------------|
| Available SF: | 1,486 SF |
| Lease Rate: | \$14.00 SF/yr (NNN) |
| Lot Size: | 0.088 Acres |
| Building Size: | 11,190 SF |
| Year Built: | 1896 |
| Renovated: | 2019 |
| Zoning: | Commercial |
| Market: | Springfield, MO |
| Sub Market: | Downtown Springfield, MO |
| Cross Streets: | Walnut St |

PROPERTY OVERVIEW

Great retail space for lease in Downtown Springfield, MO.

PROPERTY HIGHLIGHTS

- Corner Property.
- Great Visibility.
- Easy Access.
- High Traffic Area.
- Located in Downtown Springfield.

330 South Ave



328 SOUTH AVE, SPRINGFIELD, MO 65806

AVAILABLE SPACES

For Lease

Lease Rate:

\$14.00 SF/YR (NNN)

Total Space

1,486 SF

Lease Type:

NNN

Lease Term:

Negotiable

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------|-----------|---------------|------------|-----------|------------|----------|
| 328 | | \$14.00 SF/YR | NNN | 1,486 SF | Negotiable | |



328 SOUTH AVE, SPRINGFIELD, MO 65806

ADDITIONAL PHOTOS

For Lease







For Lease



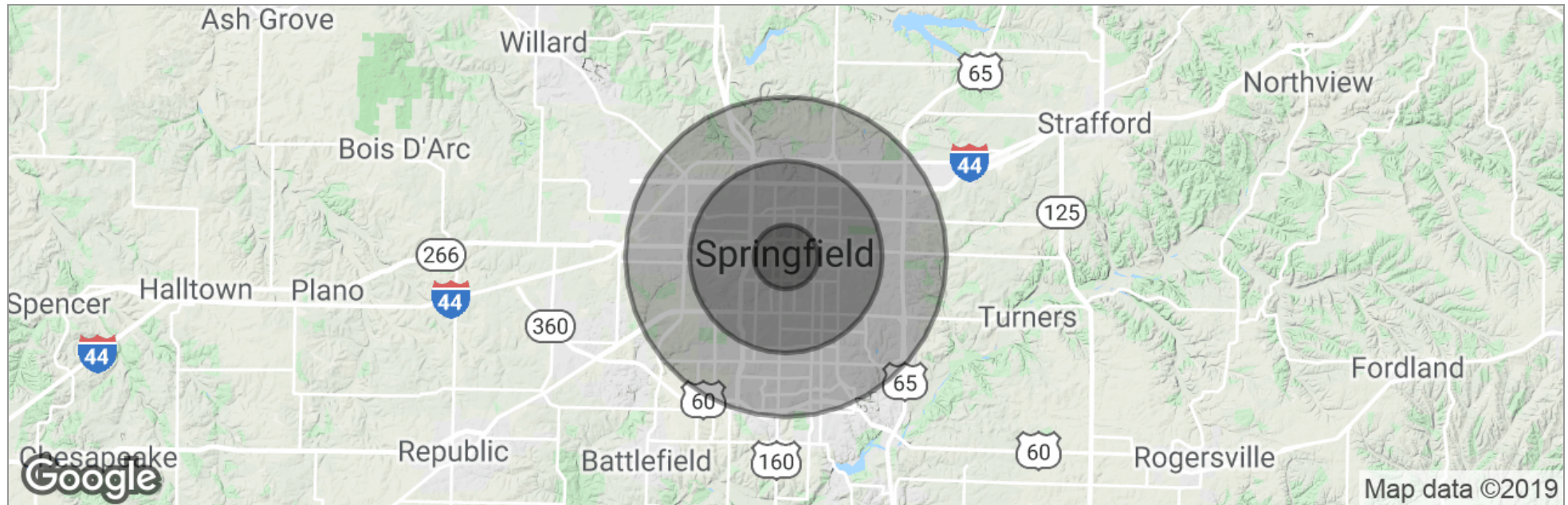
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 16,607 | 92,725 | 181,075 |
| MEDIAN AGE | 25.6 | 31.0 | 34.3 |
| MEDIAN AGE (MALE) | 26.2 | 30.2 | 33.1 |
| MEDIAN AGE (FEMALE) | 25.1 | 32.1 | 35.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 6,271 | 38,532 | 79,444 |
| # OF PERSONS PER HH | 2.6 | 2.4 | 2.3 |
| AVERAGE HH INCOME | \$27,733 | \$37,671 | \$41,838 |
| AVERAGE HOUSE VALUE | \$125,704 | \$116,719 | \$117,831 |

PROPERTY HIGHLIGHTS

- Corner Property.
- Great Visibility.
- Easy Access.
- High Traffic Area.
- Located in Downtown Springfield.



For Lease



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 16,607 | 92,725 | 181,075 |
| Population Density | 5,286 | 3,279 | 2,306 |
| Median Age | 25.6 | 31.0 | 34.3 |
| Median Age (Male) | 26.2 | 30.2 | 33.1 |
| Median Age (Female) | 25.1 | 32.1 | 35.5 |
| Total Households | 6,271 | 38,532 | 79,444 |
| # of Persons Per HH | 2.6 | 2.4 | 2.3 |
| Average HH Income | \$27,733 | \$37,671 | \$41,838 |
| Average House Value | \$125,704 | \$116,719 | \$117,831 |

* Demographic data derived from 2010 US Census



For Lease



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

2870 S Ingram Mill Rd Ste A

Springfield, MO 65804

417.877.7900