



INDUSTRIAL PROPERTY FOR LEASE

1,500 SF
WAREHOUSE /
OFFICE SPACE
FOR LEASE IN
SOUTHWEST
SPRINGFIELD

4268 S. Hillcrest
Springfield, MO 65810
Suite 206

Presented By

GERALD ZAMORA

Broker / Advisor

417.522.9940

gerald.zamora@zamora.pro

105 W Church Street

Ozark, MO 65721

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PROPERTY DESCRIPTION

Thank you for looking at the 1,500 SF Warehouse / Office Space For Lease in Southwest Springfield

Conveniently located near Republic Rd.
Suite 206: Available September 2024 -
1,500sf for Lease at \$1,500 / Month MG

Please contact the listing agent for your private showing.

LOCATION DESCRIPTION

Subject property is located near Republic Rd on S. Hillcrest. Local businesses include Guarantee Bank, Southern Bank, Planet Fitness, Commerce Bank, Price Cutter, Thai Express, Starbucks, Backyard Carnivore, Luco's Pizza, Kum and Go, Volt Credit Union and other local and national businesses.

OFFERING SUMMARY

Lease Rate:	\$1500 per month MG
Space Type:	Warehouse / Office
Location:	Hillcrest & Republic
Suite 206 (1,500 SF):	Available September 2024
Traffic Count:	32,195 (See Attached)
Building Size:	15,075 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	1,057	4,048
Total Population	630	2,322	8,984
Average HH Income	\$56,832	\$67,727	\$70,677



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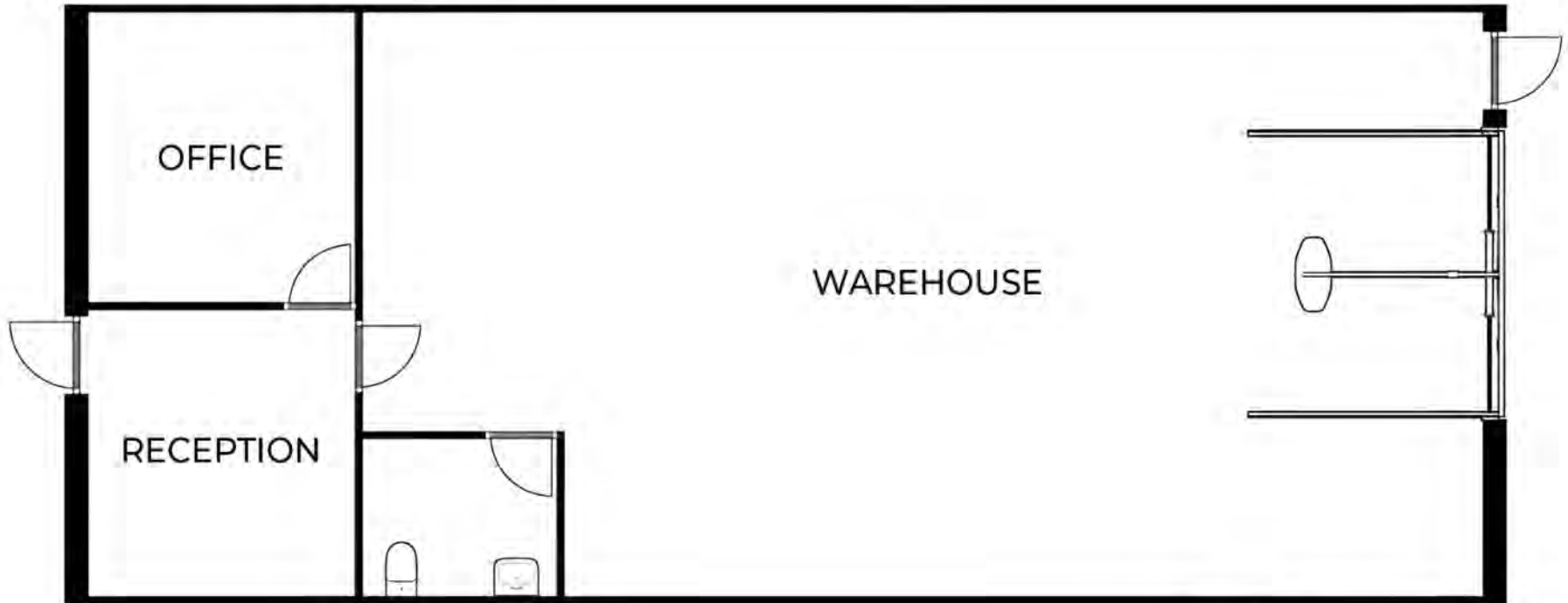
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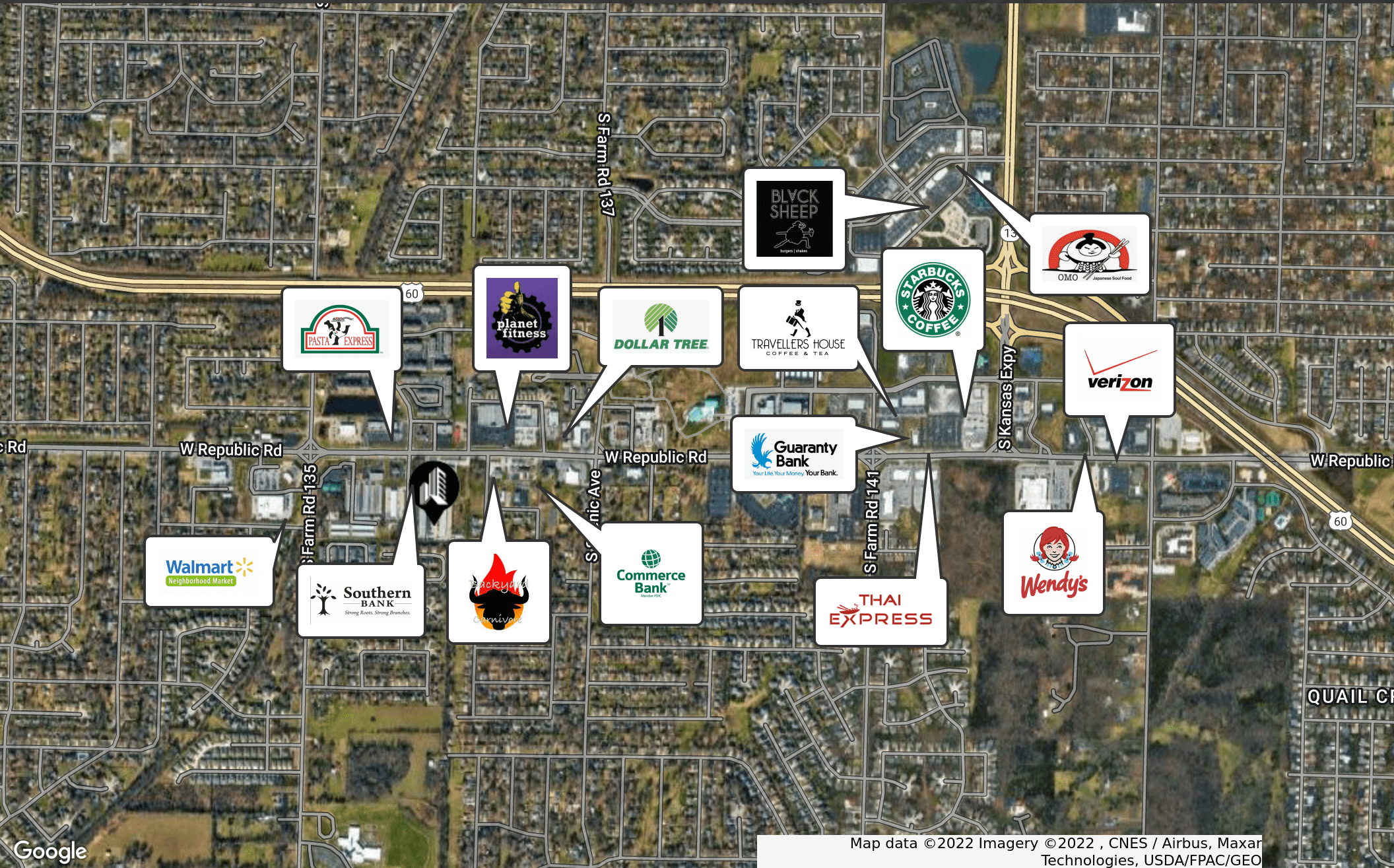
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RECEPTION
PRIVATE OFFICE
WAREHOUSE
RESTROOM
10' DRIVE-IN DOOR

\$1,500 / MONTHLY TOTAL







GOLDEN AVE @ REPUBLIC ST

START DATE: WED 5/26/2021	END DATE: WED 5/26/2021	STUDY DAYS: 1
NORTH ADJUSTED VOLUME: 9,997	EAST ADJUSTED VOLUME: 25,015	
SOUTH ADJUSTED VOLUME: 9,896	WEST ADJUSTED VOLUME: 19,482	
TOTAL VOLUME: 32,195		



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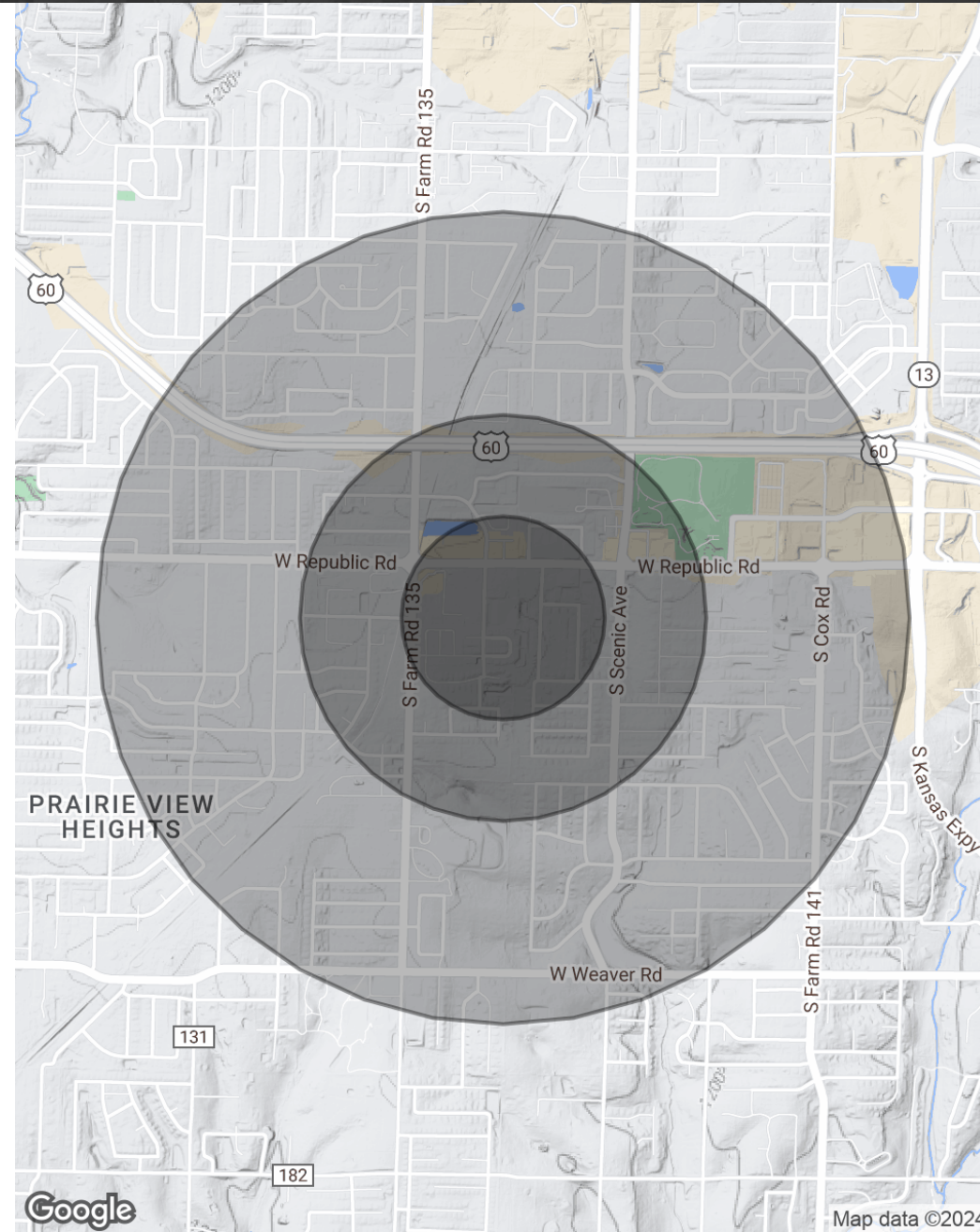
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	630	2,322	8,984
Average Age	44.6	44.7	43.9
Average Age (Male)	33.5	39.9	43.7
Average Age (Female)	52.9	48.8	45.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	1,057	4,048
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$56,832	\$67,727	\$70,677
Average House Value	\$166,963	\$166,796	\$159,049

* Demographic data derived from 2020 ACS - US Census



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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 20 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".

- 2021 Trusted Advisers Commercial Realtor
- 2022 CoStar POWERBROKER Top Broker Winner
- 2023 CREXI Platinum Broker Award Winner
- 2023 CoStar Power Broker - Zamora Real Estate

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PLEASE READ THE FOLLOWING

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