

FOR SALE

509 S UNION AVE
SPRINGFIELD, MO 65802



509 S UNION

JARED
Commercial & Management

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PROPERTY DESCRIPTION

Introducing a prime opportunity for office and flex space users: the property at 509 S Union in Springfield, MO. This impressive 9,596 SF building, constructed in 1979 and zoned GM, is strategically positioned in an established office flex area, offering effortless access and excellent visibility. Its close proximity to US Hwy 65 enhances its appeal, providing seamless connections for transportation and logistics. Investors will appreciate the potential of this property to meet their operational and business needs, making it an enticing prospect for those looking to secure a valuable asset in the flourishing Springfield office flex real estate market.

PROPERTY HIGHLIGHTS

- Close Proximity to US Hwy 65.
- Located in Office Flex Area.
- Easy Access & Great Visibility.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.24 Acres
Building Size:	9,596 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,735	23,917	61,380
Total Population	5,767	53,502	133,233
Average HH Income	\$71,142	\$80,784	\$70,241

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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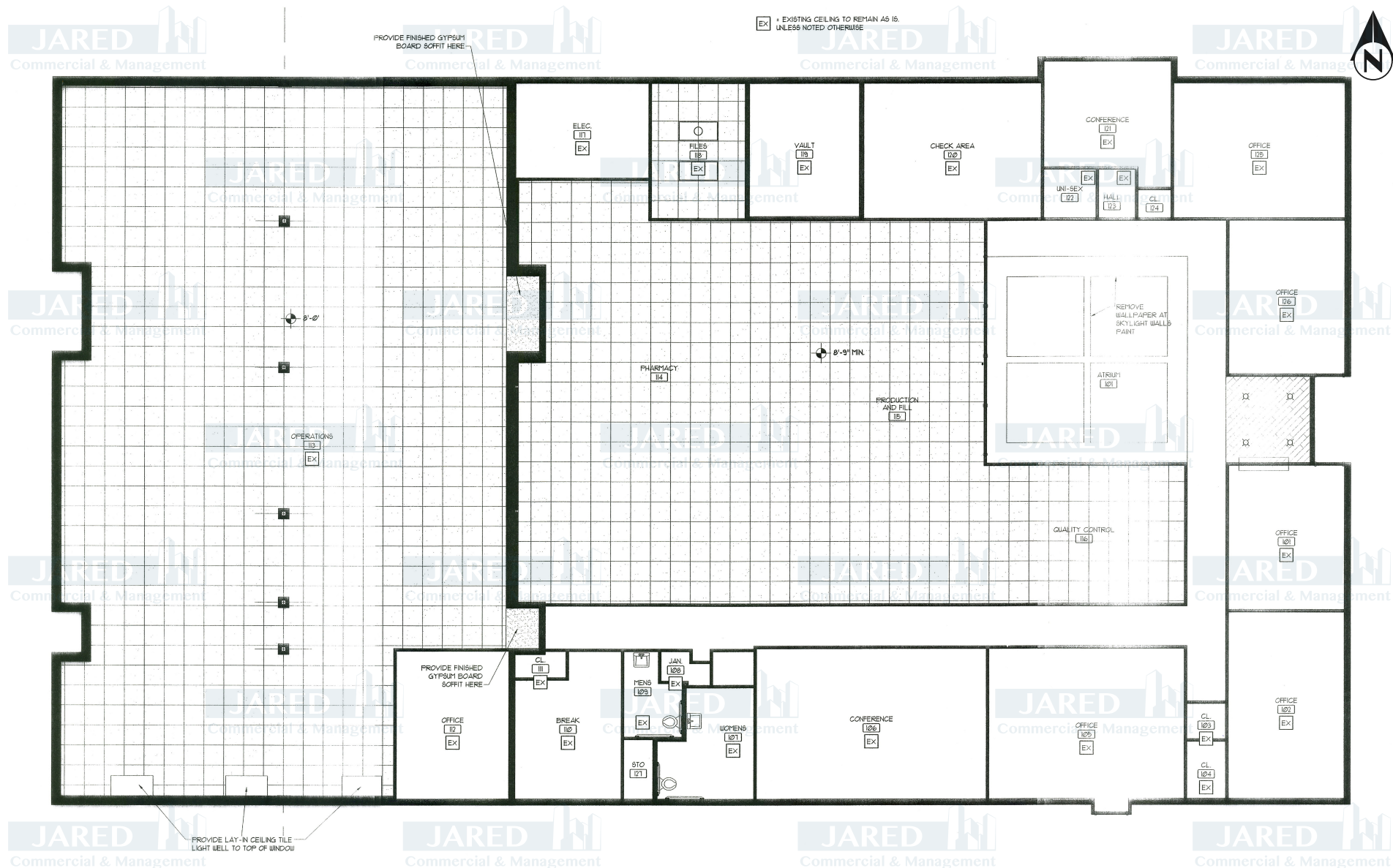


SITE PLAN



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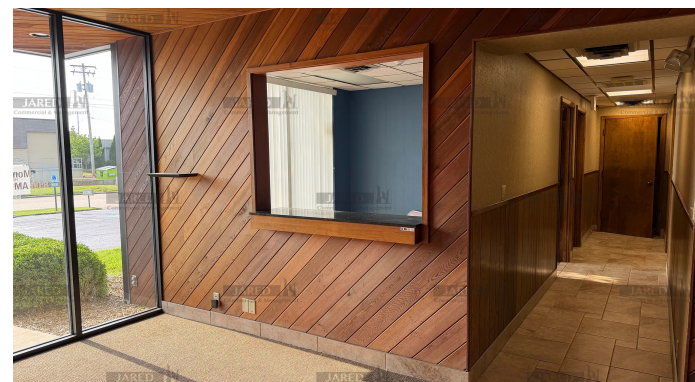
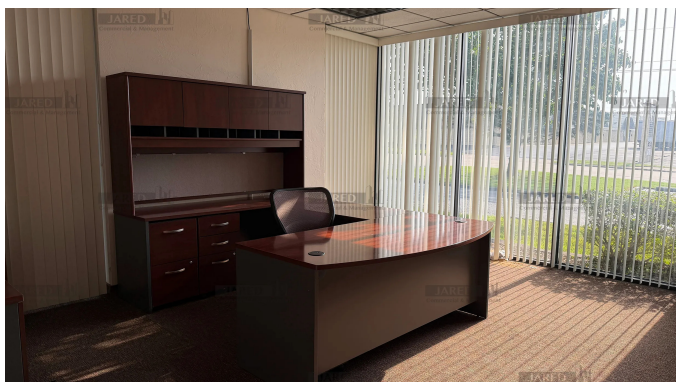
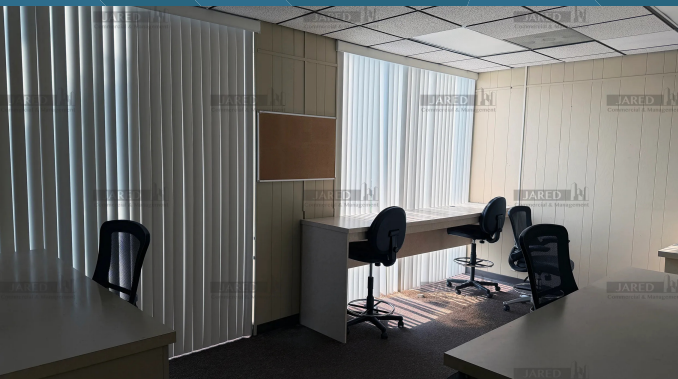
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FLOOR PLAN

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ADDITIONAL PHOTOS

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RETAILER MAP



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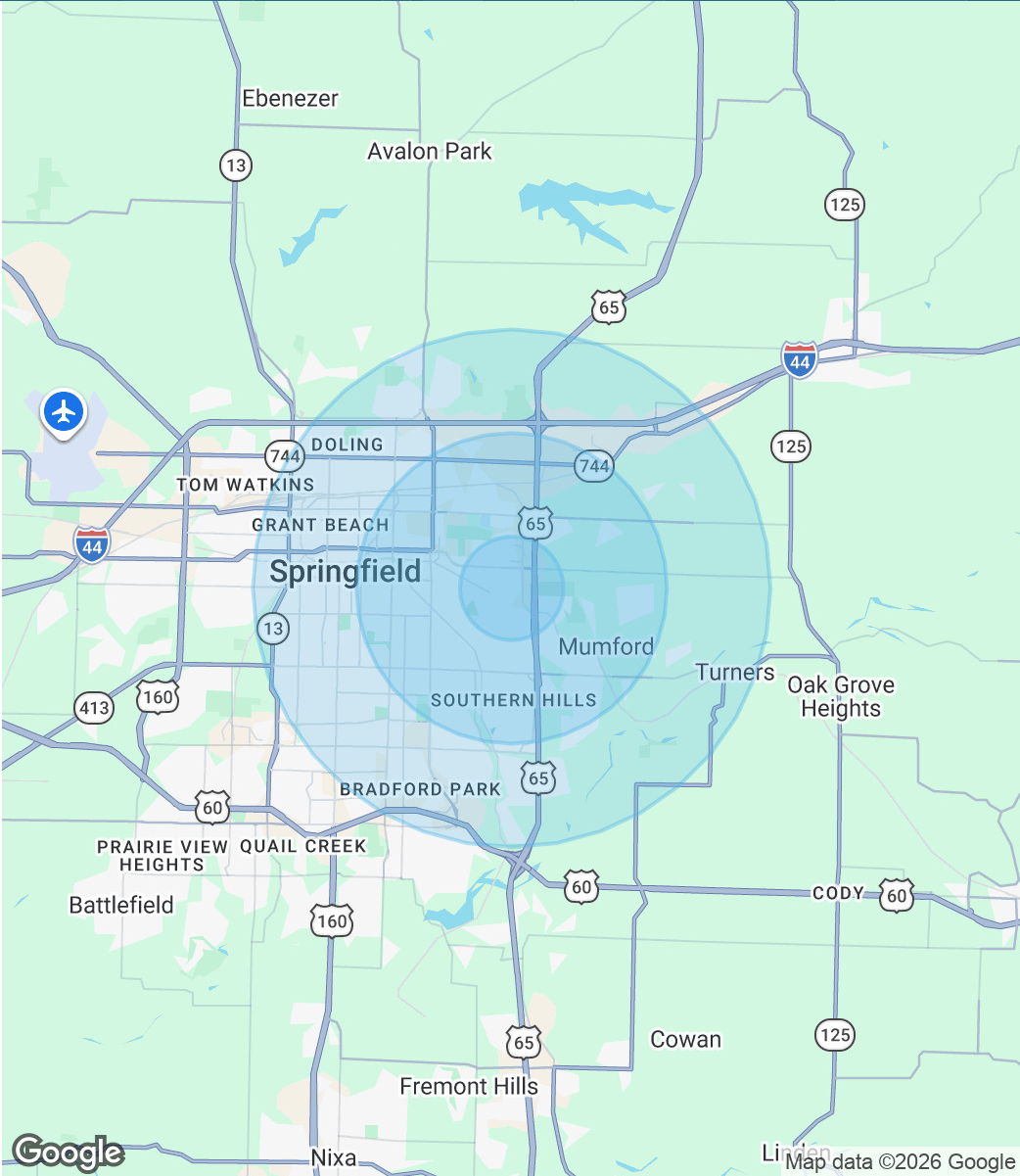
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,767	53,502	133,233
Average Age	42.1	35.3	36.6
Average Age (Male)	42.1	35.0	35.1
Average Age (Female)	41.9	35.6	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,735	23,917	61,380
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$71,142	\$80,784	\$70,241
Average House Value	\$186,102	\$235,817	\$203,229

2023 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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