



RETAIL PROPERTY **FOR LEASE**

2,342 SF
RETAIL /
OFFICE
FOR LEASE
ON EAST
REPUBLIC RD

1730 East Republic Road
Springfield, MO 65804

Presented By

GERALD ZAMORA

Broker / Advisor

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PROPERTY DESCRIPTION

Thank you for looking at the 2,342 SF Retail / Office Space For Lease on east Republic Rd.. Features six private offices, large reception and waiting area, conference room, breakroom, bull pen, two storage rooms, and two restrooms. Zoned Highway Commercial. For Lease at \$16.00/SF NNN.

To preview this property or others, please call, text or email the Listing Agent. Thank you.

LOCATION DESCRIPTION

Neighboring businesses include YMCA, Sonic Drive-In, Hogan Land Title Company, Harter House, China Star, Arvest Bank, KPM CPAs & Advisors, Cycles Unlimited and many other local and national companies.

OFFERING SUMMARY

Space Type:	Retail / Office
Lease Rate:	\$16.00/SF
Lease Type:	NNN
Location:	East Republic Rd
Suite V-W	2,342 SF
Zoning Type:	Highway Commercial
Parking:	Shared
Traffic Count:	35,867 (See Attached)

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,057	3,392	6,953
Total Population	1,714	6,055	12,994
Average HH Income	\$58,171	\$69,400	\$70,220



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Zoning and Subdivisions



Current Zoning: HIGHWAY COMMERCIAL



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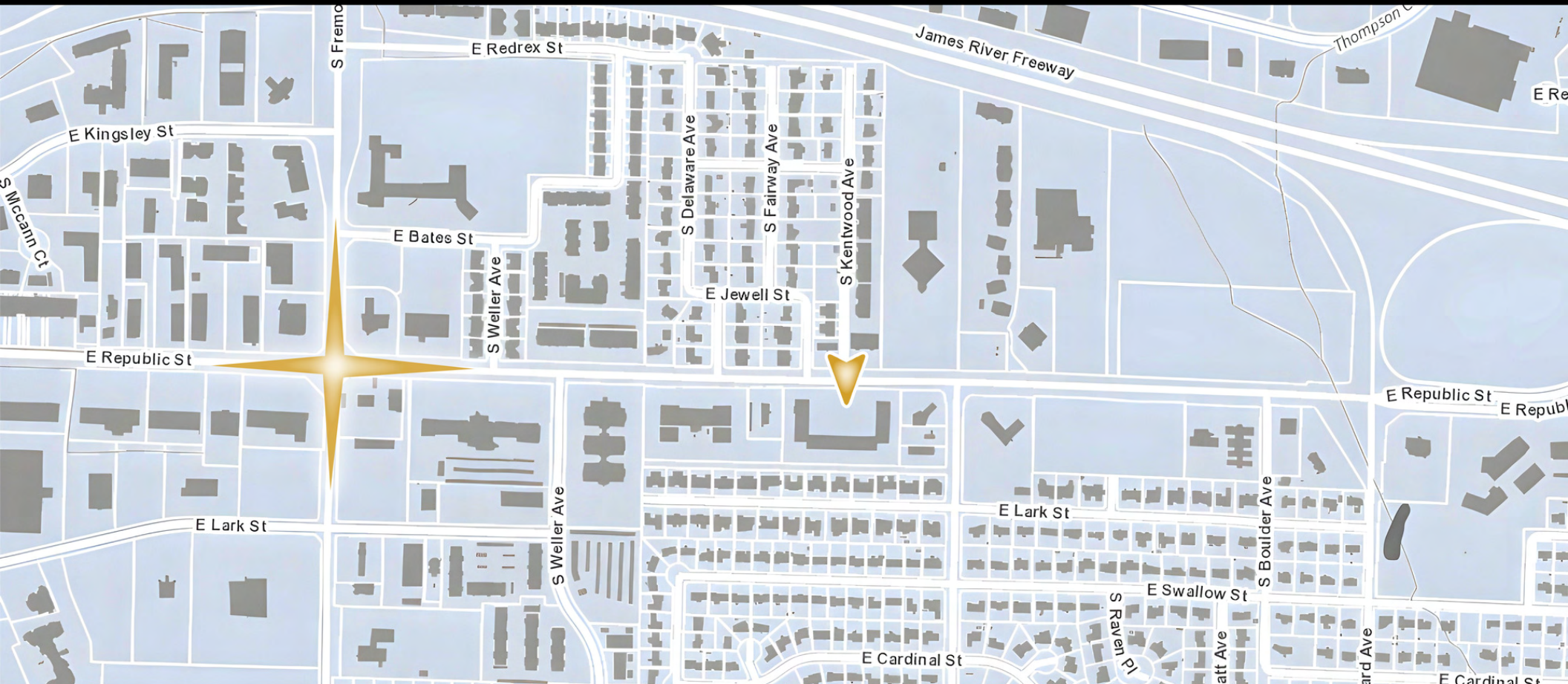
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Traffic Studies



FREMONT AVE @ REPUBLIC ST

START DATE: THU 2/27/2020	END DATE: THU 2/27/2020	STUDY DAYS: 1
NORTH ADJUSTED VOLUME: 19,678	EAST ADJUSTED VOLUME: 18,559	
SOUTH ADJUSTED VOLUME: 13,766	WEST ADJUSTED VOLUME: 19,730	
TOTAL VOLUME: 35,867		

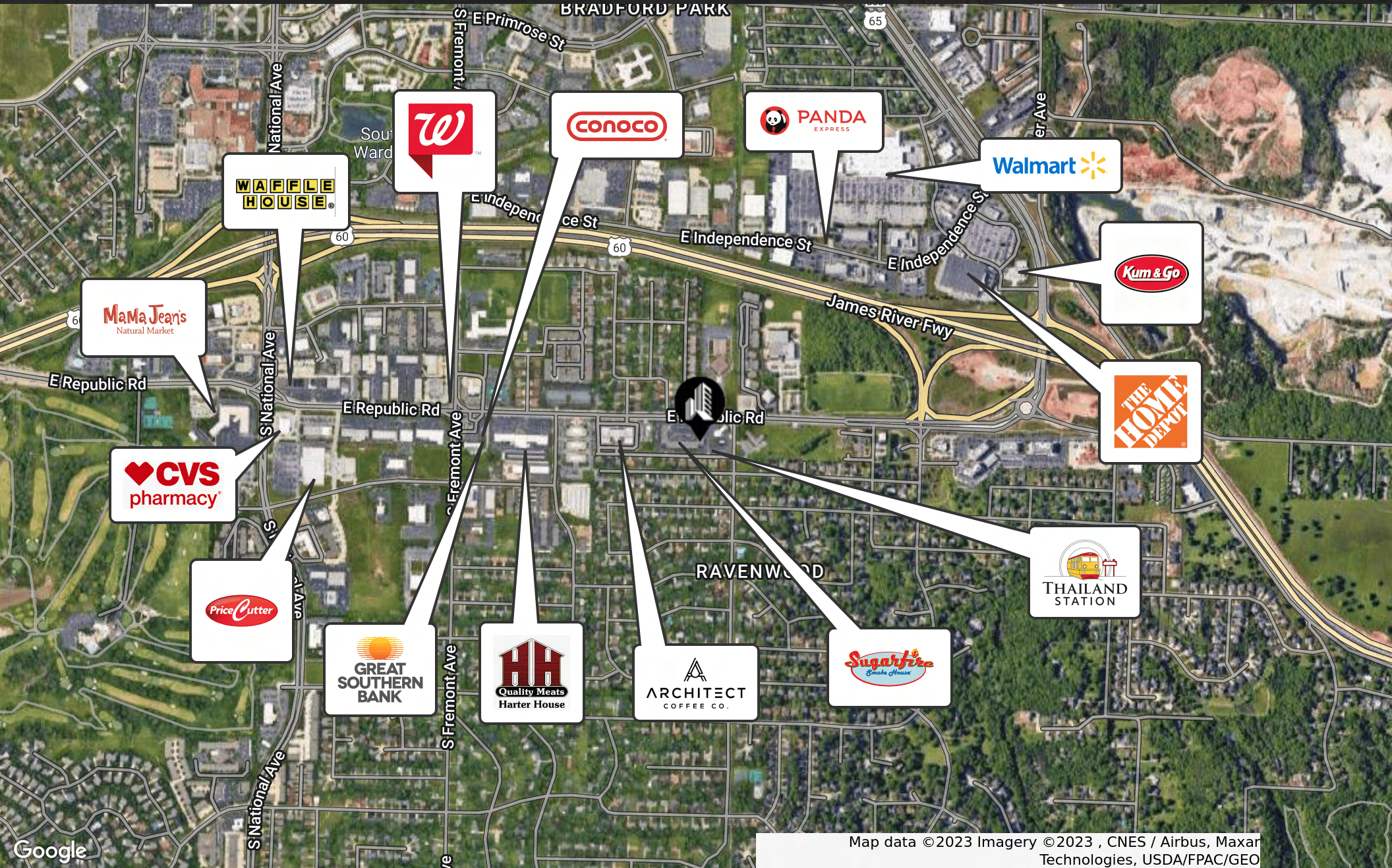


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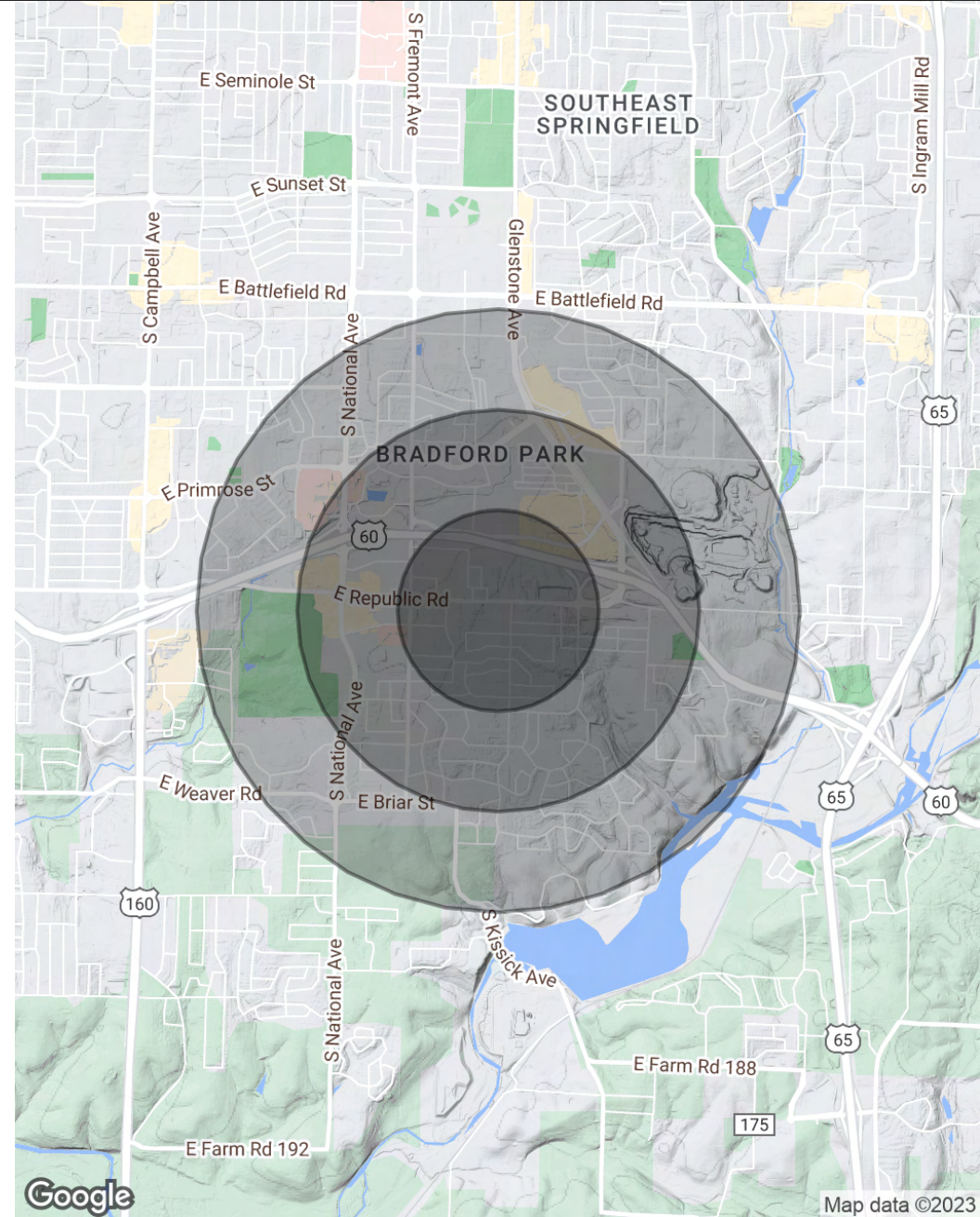
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,714	6,055	12,994
Average Age	52.1	50.5	48.6
Average Age (Male)	46.3	46.2	44.7
Average Age (Female)	56.2	53.6	51.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,057	3,392	6,953
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$58,171	\$69,400	\$70,220
Average House Value	\$177,576	\$197,123	\$196,701

* 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 17 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".

ZRA, LLC

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