

1710 W REPUBLIC RD



1710 W REPUBLIC RD, SPRINGFIELD, MO 65807

For Sale / Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

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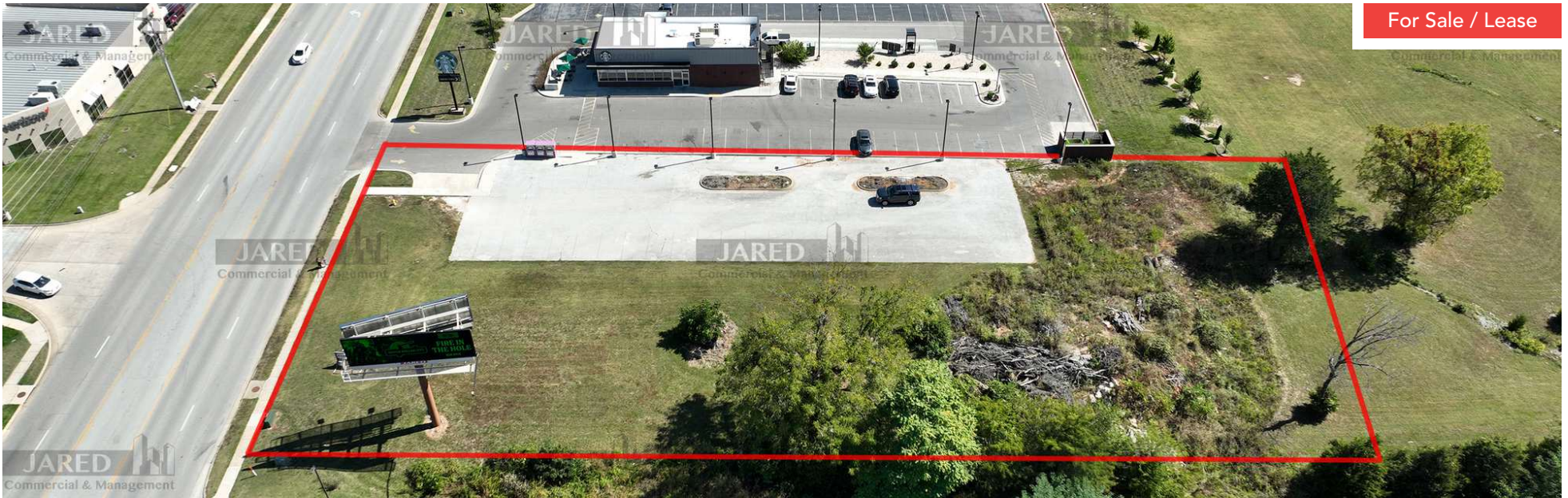
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PROPERTY SUMMARY

For Sale / Lease



PROPERTY DESCRIPTION

Welcome to a retail opportunity like no other, located on the vibrant West Republic Road in Springfield, Missouri. This premier retail pad site boasts outstanding visibility, high traffic flow, and an enviable position adjacent to Starbucks. With easy access to Kansas Expressway and U.S. Highway 60, this location is primed for success. Property shares an entrance off Republic Rd with Starbucks, and has an easement on rear of property with Starbucks.

PROPERTY HIGHLIGHTS

- Off-Site detention.
- Easement at Southeast of Property.
- Great Visibility.
- High Traffic Area.
- Close Proximity to Kansas Expy & U.S. Hwy 60.

OFFERING SUMMARY

Sale Price:	\$1,321,350
Lease Rate:	Negotiable
Available SF:	52,854 SF
Lot Size:	52,854 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,456	24,854	61,566
Total Population	5,741	54,570	141,623
Average HH Income	\$65,249	\$55,700	\$54,539

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The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

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SITE PLAN

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JARED Commercial & Management

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RETAILER MAP

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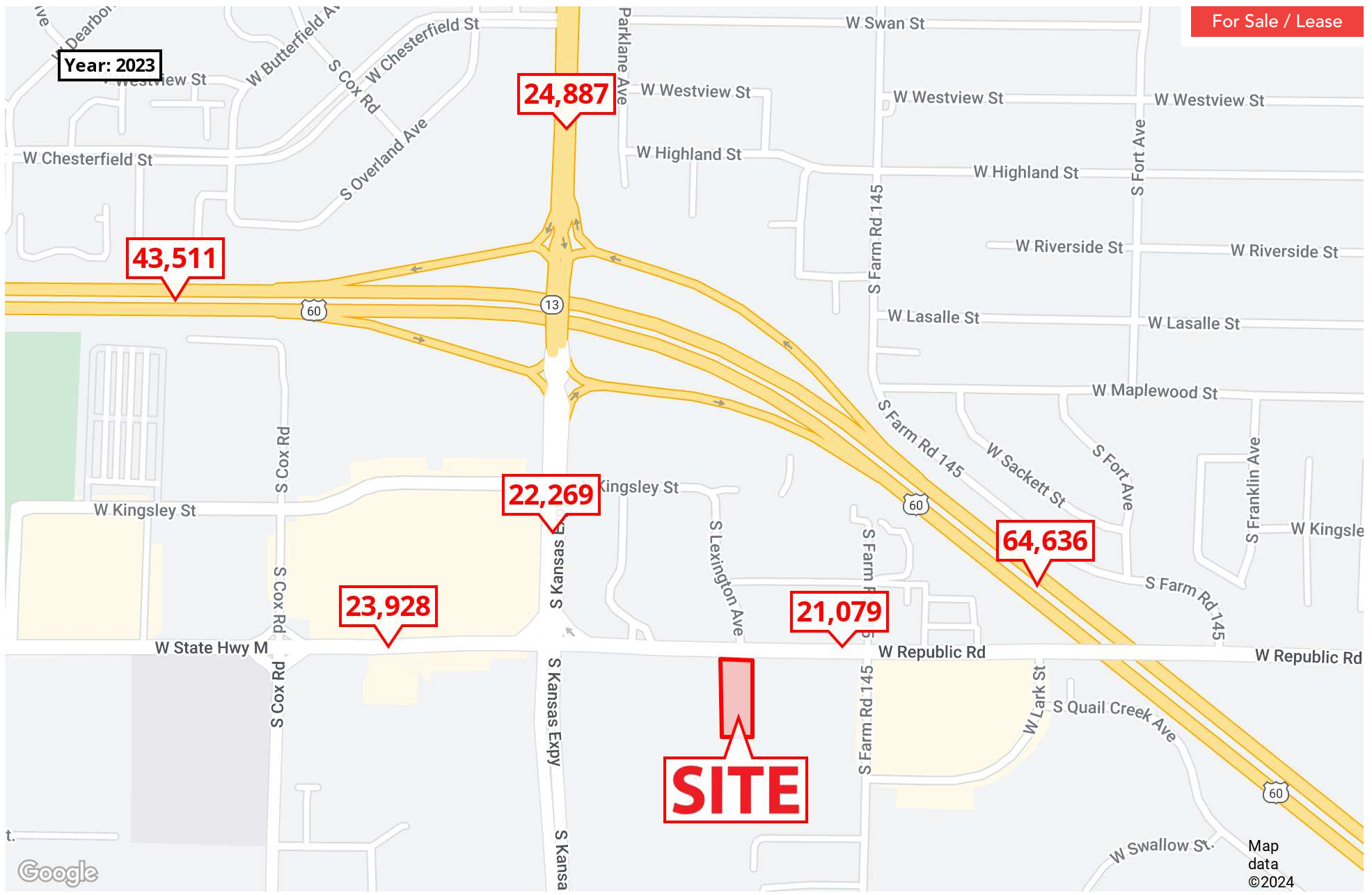
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TRAFFIC COUNT MAP

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SITE

Google

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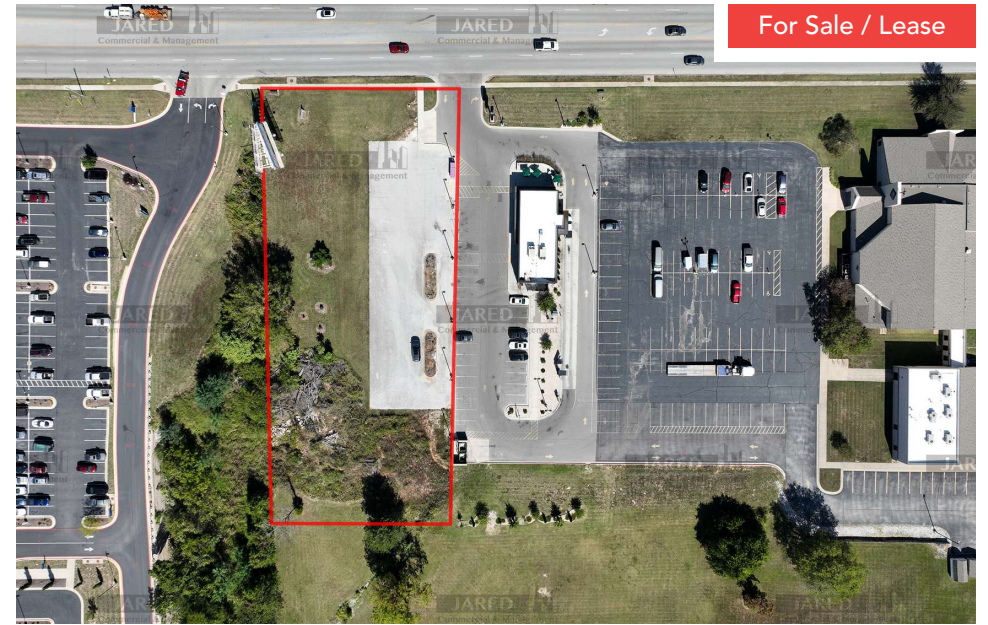
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

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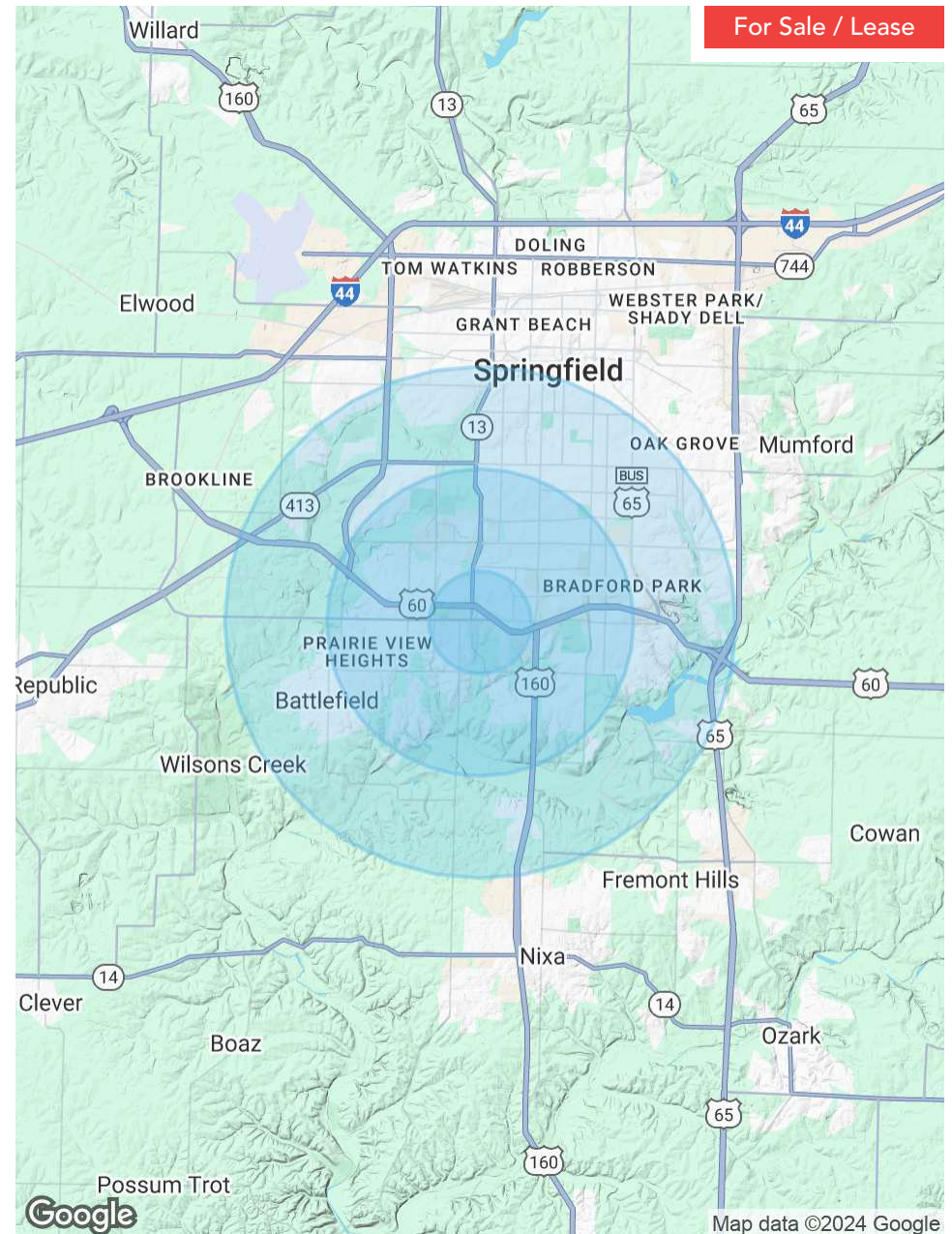
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,741	54,570	141,623
Average Age	40.9	37.4	36.1
Average Age (Male)	39.0	35.8	34.7
Average Age (Female)	41.4	38.6	37.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,456	24,854	61,566
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$65,249	\$55,700	\$54,539
Average House Value	\$222,284	\$185,912	\$167,570

2020 American Community Survey (ACS)



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ADVISOR BIO

For Sale / 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
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ADVISOR BIO

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CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | Cell: 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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