

Property Details

ADDRESS | 1845 S National Ave, Springfield, MO 65804

PROPERTY HIGHLIGHTS

- 21,946 SF Class B multi-tenant office building (built in 1987) with a main level and basement.
- Located on a 1.34-acre lot with on-site surface parking.
- Parking includes 42 total spaces.
- Located directly across the street from Mercy's main hospital campus along Springfield's Medical Mile (National Ave medical corridor).
- Property is leased to the University of Missouri's School of Medicine-Springfield Clinical Campus.
- Parcel number 13-36-101-039.



CITY KEY FACTS



34.2

Median Age



\$65,762

Ave. Household Income



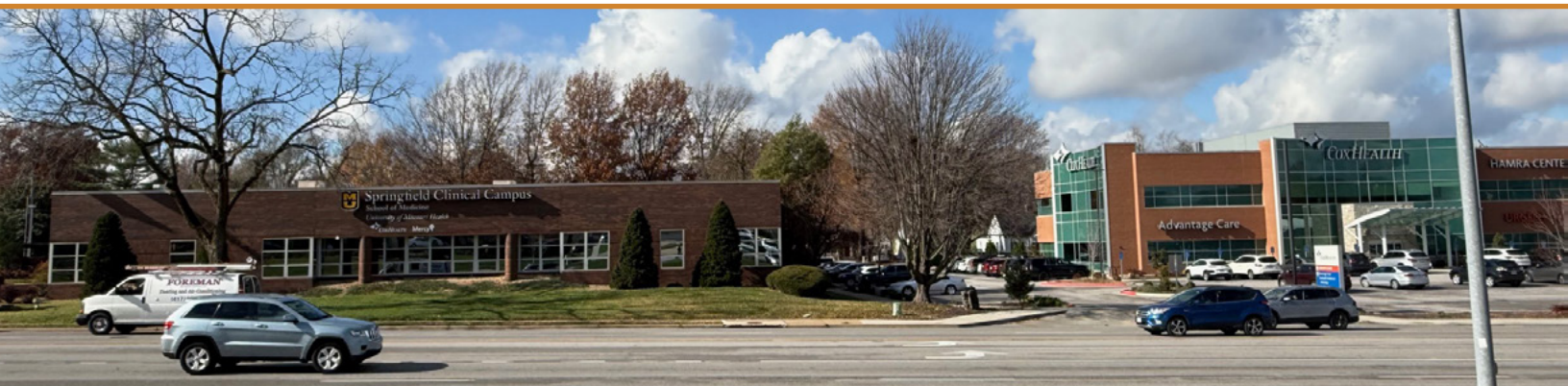
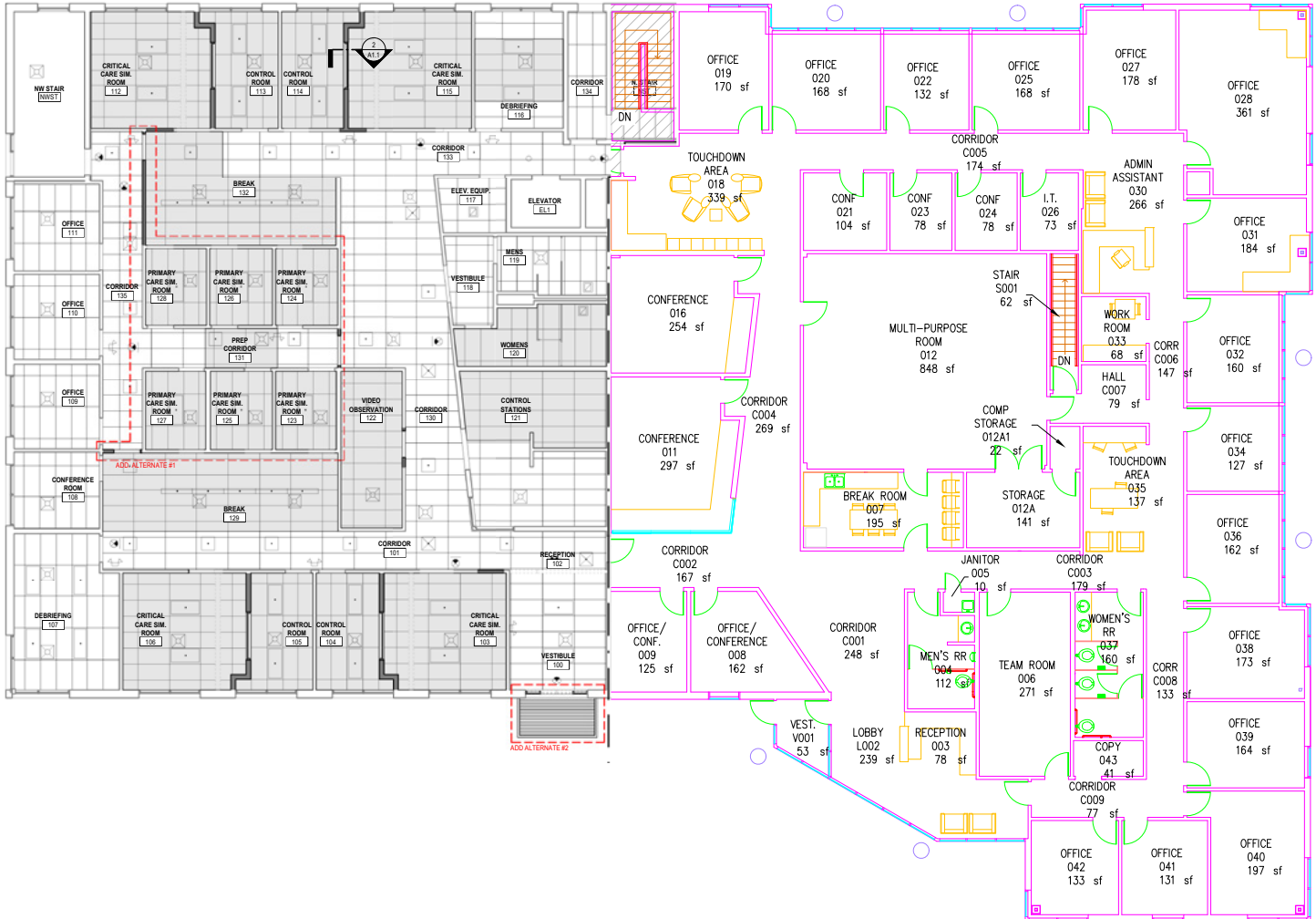
170,178

Population



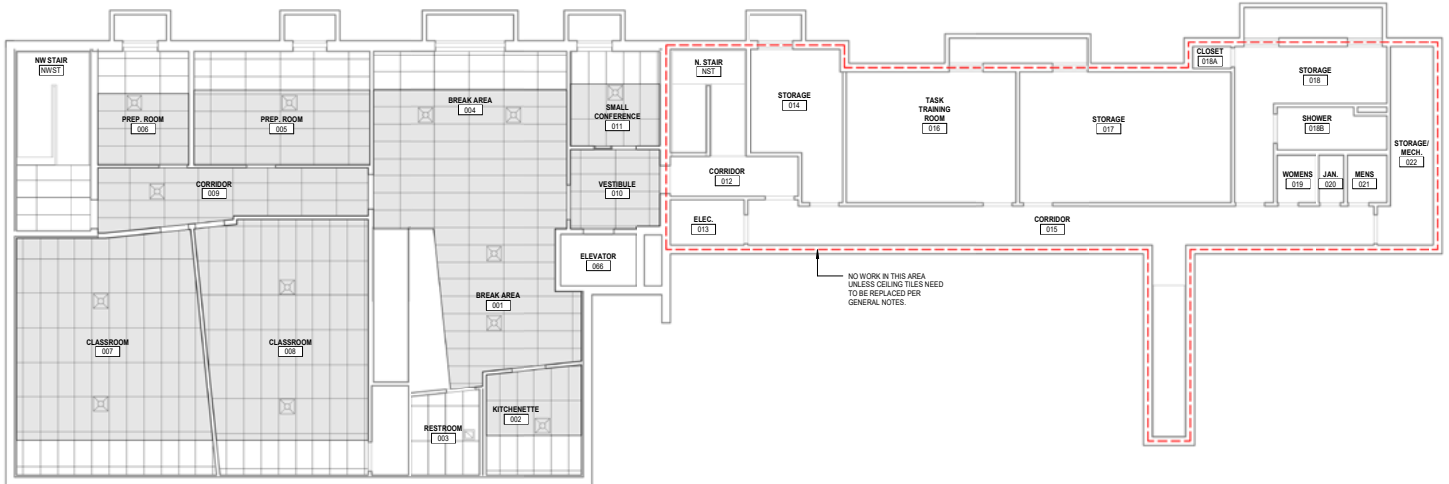
GET IN TOUCH

www.TheissingCommercialRealty.com | 573.673.1479 | bthessing@tcpllc.org | 8410 Interlochen Drive, Nixa, MO 65714



www.ThessingCommercialRealty.com | 573.673.1479 | bthessing@atcpilc.org | 8410 Interlochen Drive, Nixa, MO 65714

Basement Site Plan



Hallway / Stairs to Basement



Touchdown Area

GET IN TOUCH

About Springfield, MO

LOCATION HIGHLIGHTS

- Minutes from the Battlefield Rd/National Ave intersection, one of Springfield's premier retail and business nodes.
- Convenient access to regional retail, dining, and services, including Battlefield Mall (1.2M+ SF regional mall).
- Springfield's daytime population increases ~33% due to commuter activity, supporting office and service demand.
- Surrounded by major employment anchors including CoxHealth, Mercy, Bass Pro Shops and O'Reilly Auto Parts.



GET IN TOUCH

www.TheissingCommercialRealty.com | 573.673.1479 | bthessing@tcpllc.org | 8410 Interlochen Drive, Nixa, MO 65714

Property Photos



Office



Conference Room

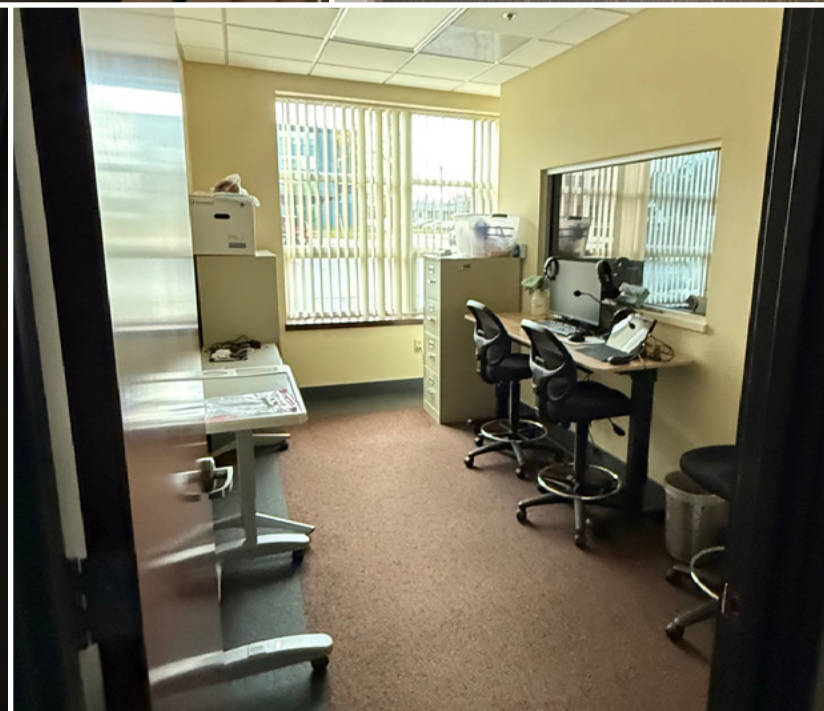


Office

GET IN TOUCH

www.TheissingCommercialRealty.com | 573.673.1479 | bthessing@tcpllc.org | 8410 Interlochen Drive, Nixa, MO 65714

Property Photos



GET IN TOUCH

Aerial Overview



ABOUT THESSING COMMERCIAL REALTY

Thessing Commercial Properties is a leading Commercial Real Estate brokerage firm in Southwest, MO and the Midwest. Its website generates over 100,000 visits annually. The company has gained a reputation for dedication, service, and integrity, and has retained numerous clients for over 25 years, many of which have become long-term friends. In a highly competitive commercial real estate market, Thessing Commercial Properties' owner, Brad Thessing, has dedicated his expertise to finding the right property for his clients and businesses. Brad's knowledge of commercial real estate includes: retail centers, multifamily, convenience stores, hotels, triple-net single-tenant retail, site selections, land and development.

GET IN TOUCH

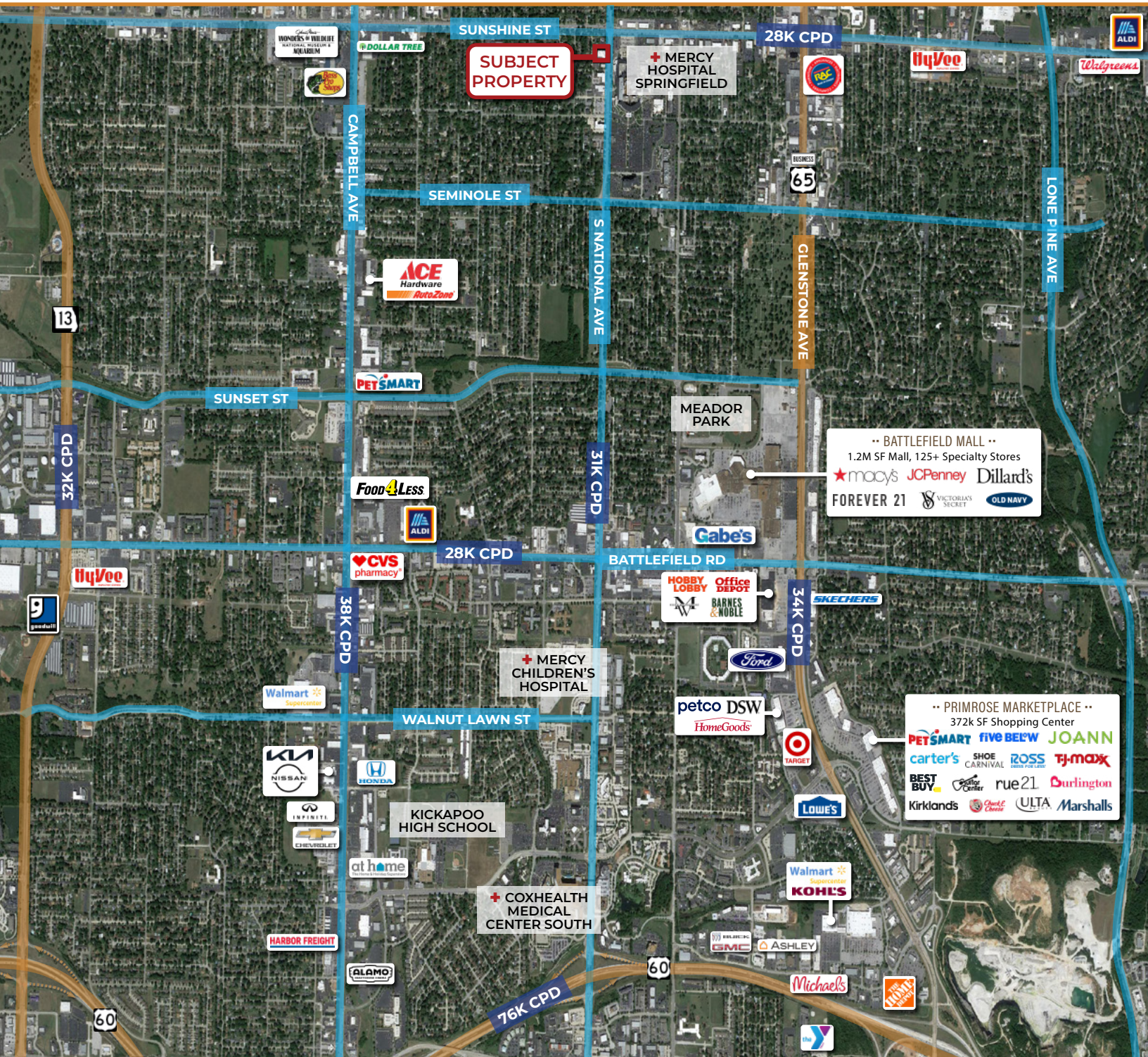
www.ThessingCommercialRealty.com | 573.673.1479 | bthessing@tcpllc.org | 8410 Interlochen Drive, Nixa, MO 65714

Aerial Overview



GET IN TOUCH

www.TheissingCommercialRealty.com | 573.673.1479 | bthessing@tcpllc.org | 8410 Interlochen Drive, Nixa, MO 65714



www.ThessingCommercialRealty.com | 573.673.1479 | bthessing@tcpllc.org | 8410 Interlochen Drive, Nixa, MO 65714

Area Overview

ABOUT SPRINGFIELD

- Springfield is Missouri's 3rd largest city with 170,000+ residents as well as the county seat of Greene County
- Principal city in the Springfield MSA with nearly 500,000 people
 - It is the fastest-growing metro area in Missouri, and includes the counties of Christian, Dallas, Greene, Polk, and Webster
- Known as the "Birthplace of Route 66"
- Known for outdoor recreation activities due to its proximity to the Ozark mountains

ECONOMY

- Total retail sales exceed \$6.5 billion annually in Springfield and approximately \$10.4 billion across the Springfield MSA
- Springfield's economy is based on health care, manufacturing, retail, education, and tourism
 - Its 2023 Gross Domestic Product (GDP) exceeded \$28.6 billion
 - Its economic output (GMP) grew ~25% from 2013 to 2023
 - The manufacturing sector creates an \$18.6 billion economic impact each year and provides jobs for 16,400+ people
- Cost of living is approximately 7–10% below the national average
- The city is a top center of higher education in Missouri
 - Home to several universities, including: Missouri State University (24,000+ students), Ozarks Technical Community College (11,040+ students), Drury University (2,260+ students), and Evangel University (2,740+ students)
 - More than 24,500 students attend the Springfield R-12 School District, Missouri's largest fully accredited school system
- The Springfield MSA labor force exceeds ~240,000 workers
- A regional medical hub, the health care industry employs 41,000 with a \$3.8 billion annual economic impact
 - Two of the largest hospitals in the area, CoxHealth (13,297 employees) and Mercy Hospital (9,202 employees), are the largest employers in the region



Missouri State University



Bass Pro Shops Outdoor World



CoxHealth Medical Center South

GET IN TOUCH

Area Overview

- Other top employers include: State of Missouri (6,298), Walmart and Sam's Club (5,960), Springfield Public Schools (3,735), Bass Pro Shops | White River Marine Group (3,492), among others
- Headquarters to several national businesses, including: Bass Pro Shops, Prime Inc., O'Reilly Auto Parts, Positronic, John Q. Hammons Hotels & Resorts, BKD, Noble & Associates, and Springfield ReManufacturing, and Jack Henry & Associates
 - Other well-known companies with large operations in the region include: Kraft Foods, 3M, Chase Card Services, Expedia, Inc., T-Mobile, BNSF Railway, AT&T, etc.

TOURISM

- Millions of tourists each year visit Springfield as overnight visitors or day-trippers
 - 60+ lodging facilities, 6,300 hotel rooms, and 850+ restaurants
- Bass Pro Shops is the #1 tourist attraction in the state (4+ million visitors annually) and its adjoining Wonders of Wildlife Museum & Aquarium is the world's largest fish & wildlife attraction
- Springfield is close to Wilson's Creek National Battlefield and sits along the Trail of Tears (a national historic trail)

TRANSPORTATION

- Springfield is served by Interstate 44, which connects the city with St. Louis and Tulsa, Oklahoma
 - Rte 13 (Kansas Expy) carries traffic north towards Kansas City
 - Major streets include Glenstone Ave, Sunshine Street (Missouri Route 413), National Ave, Division Street, Campbell Ave, Kansas Expressway, Battlefield Road, Republic Road, West Bypass, Chestnut Expressway, and Kearney Street
- Average commute time is approximately 22–23 minutes
- Springfield-Branson National Airport (SGF) serves over 1.4 million passengers annually
 - Offers direct flights to 15 cities; 8 miles from the city center
- Since Springfield is located in the center of the country, the city is a transportation hub with more than 40 trucking terminals
 - Logistics contributes \$14.3 billion annually to the metro area



Wonders of Wildlife Museum



Springfield Cardinals



Fantastic Caverns

GET IN TOUCH

Demographics

SUBJECT PROPERTY

1-MILE

3-MILE

5-MILE

POPULATION

Estimated Population (2025)	9,721	94,589	193,096
Projected Population (2030)	9,489	94,120	193,423
Census Population (2020)	9,957	92,339	189,856
Census Population (2010)	9,901	87,124	179,006
Projected Annual Growth (2025-2030)	-231	-469	327
Historical Annual Growth (2020-2025)	-236	2,250	3,240
Historical Annual Growth (2010-2020)	56	5,214	10,850

HOUSEHOLDS

Estimated Households (2025)	4,679	43,905	86,449
Projected Households (2030)	4,692	44,849	88,779
Census Households (2020)	4,747	42,315	83,518
Census Households (2010)	4,712	38,818	76,994
Projected Annual Growth (2025-2030)	13	944	2,330
Historical Annual Change (2010-2025)	-33	5,087	9,455

2025 POPULATION BY RACE

Total Population	9,721	94,589	193,096
White	8,513	79,168	162,831
Black or African American	340	4,850	9,419
American Indian or Alaska Native	42	488	920
Asian	151	2,826	5,634
Hawaiian or Pacific Islander	9	123	209
Other Race	118	1,545	2,804
Two or More Races	548	5,588	11,278

2025 POPULATION BY RACE

Not Hispanic or Latino Population	9,153	88,457	181,331
Hispanic or Latino Population	568	6,132	11,765

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2025)	\$86,400	\$68,817	\$78,500
Projected Average Household Income (2030)	\$85,523	\$68,001	\$78,185

GET IN TOUCH