



OFFICE BUILDING FOR LEASE

1,500 - 3,000 SF
WAREHOUSE /
OFFICE SPACE
FOR LEASE IN
SOUTHWEST
SPRINGFIELD

4270 S. Hillcrest
Springfield, MO 65810
Suite 209 & 210

Presented By
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PROPERTY DESCRIPTION

Thank you for looking at the 1,500 to 3,000 SF Warehouse / Office Space For Lease in Southwest Springfield

Conveniently located near Republic Rd. Subject property and lot are secured behind an electronic gate outside of regular business hours.

Suite 209

Reception area, private office, restroom and heated warehouse
1,500 sf for Lease at \$1,500 / Month MG

Suite 210

Reception area, private office, restroom and heated warehouse
1,500 sf for Lease at \$1,500 / Month MG

Suite 209 & 210

3,000 sf for Lease w/ pass-thru capability at \$3,000 / Month MG

Gated area and shared parking

Sign on doors and glass

OFFERING SUMMARY

Lease Rate:	\$1,500 - \$3,000 per month MG
Space Type:	Warehouse / Office
Location:	Hillcrest & Republic
Suite 209 (1,500 SF):	\$1,500 per month MG Available Jan 2026
Suite 210 (1,500 SF):	\$1,500 per month MG Available Jan 2026
Suite 209 & 210 (3,000 SF):	\$3,000 per month MG Available Jan 2026
Traffic Count:	32,195 (See Attached)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	354	1,318	4,345
Total Population	753	2,994	10,317
Average HH Income	\$70,078	\$79,768	\$94,505



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RECEPTION
PRIVATE OFFICE
WAREHOUSE
RESTROOM
10' DRIVE-IN DOOR

\$1,500 / MONTHLY TOTAL



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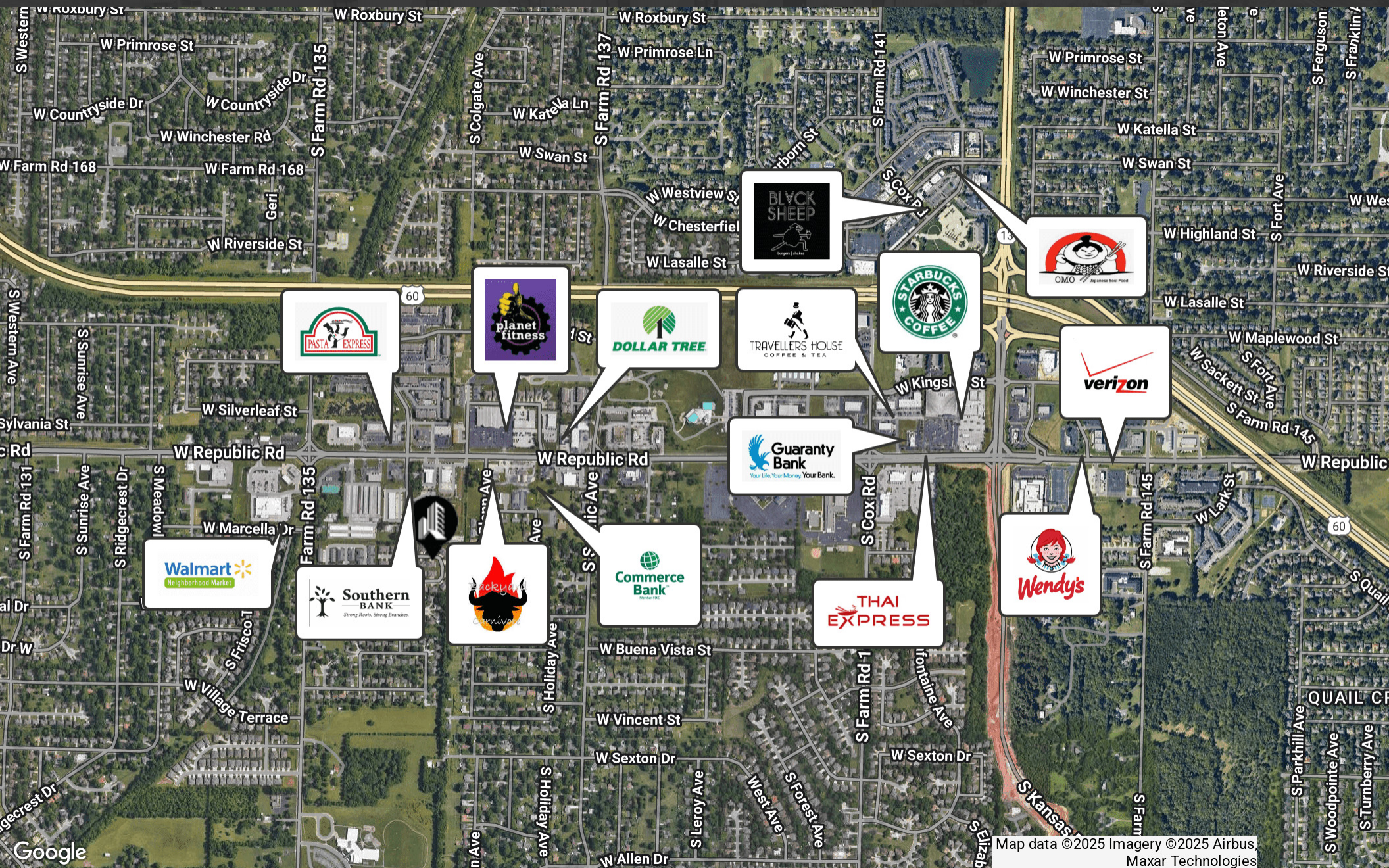
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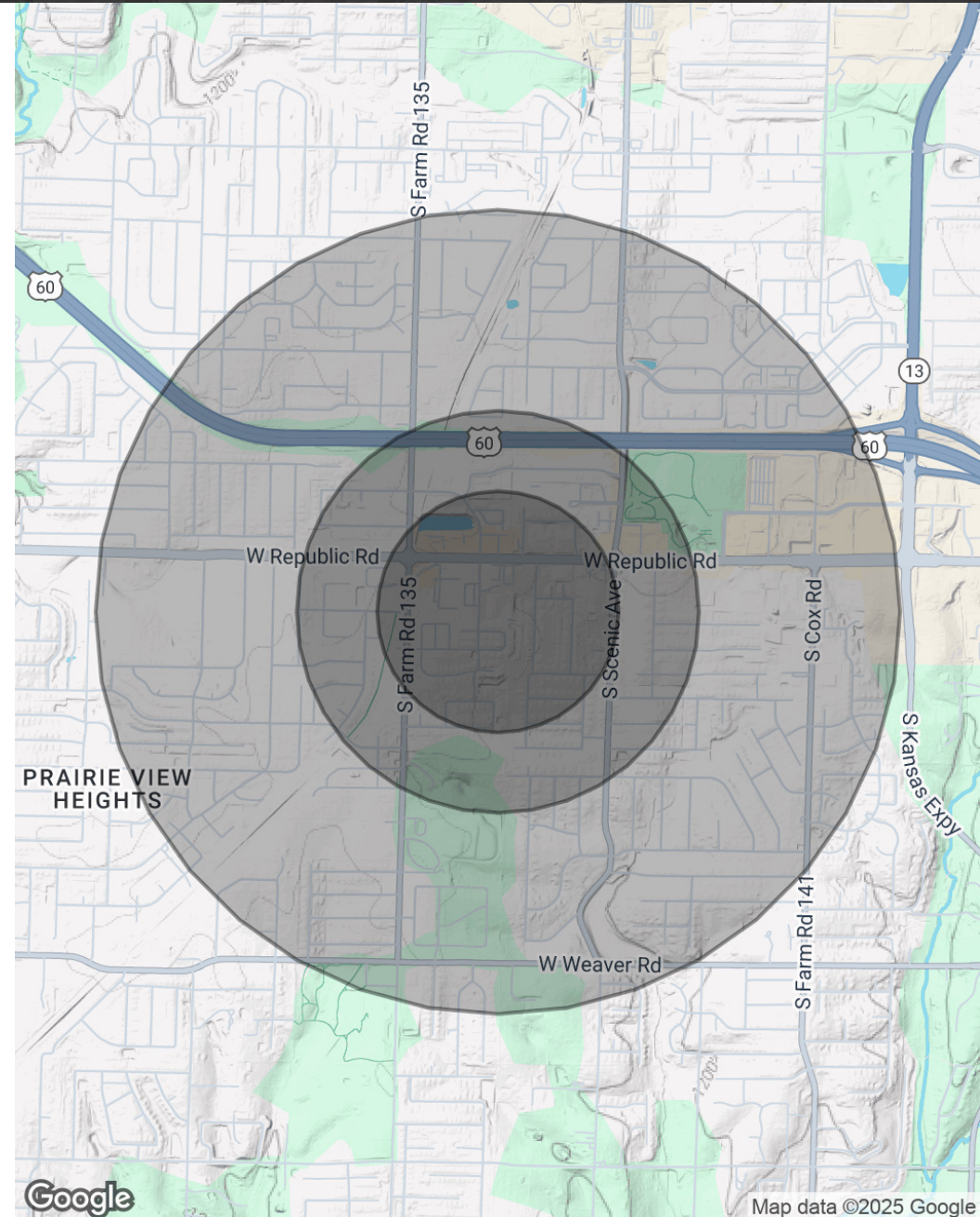
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	753	2,994	10,317
Average Age	36	37	40
Average Age (Male)	34	36	39
Average Age (Female)	37	38	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	354	1,318	4,345
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$70,078	\$79,768	\$94,505
Average House Value	\$205,477	\$222,547	\$239,938

* Demographic data derived from 2020 ACS - US Census



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Direct: 417.522.9940**PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with Zamora Real Estate Powered by The Firm Commercial 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
Residential Broker since 2004

Zamora Real Estate - Powered By The Firm Commercial

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PLEASE READ THE FOLLOWING

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