

4214 S. FARM RD.

4214 S. FARM RD., SPRINGFIELD, MO 65810

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse your retail or strip center business in the thriving community surrounding 4214 S. Farm Rd., Springfield, MO. The area boasts a lively atmosphere, with a diverse mix of local shops and restaurants offering an array of experiences for both residents and visitors. Nearby, the Battlefield Mall stands as a prominent shopping destination, attracting a steady flow of potential customers to the area. The close proximity to popular attractions like the Wonders of Wildlife National Museum and Aquarium and Dickerson Park Zoo ensures a steady stream of foot traffic. With its strong support for local businesses and vibrant community spirit, this location provides an inviting environment for retail and strip center tenants to thrive and establish a strong presence. Capitalize on the energy of the neighborhood and position your business for success in this bustling and welcoming location.

PROPERTY HIGHLIGHTS

- Versatile layout for various commercial uses
- Ample parking for customer convenience
- Prominent visibility for heightened exposure
- Strategic location for connectivity and accessibility

OFFERING SUMMARY

Lease Rate:	Contact Broker for Prices
Number of Units:	3
Available SF:	1,500 SF
Building Size:	10,055 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,073	19,499	52,805
Total Population	4,748	42,304	114,357
Average HH Income	\$93,793	\$81,338	\$71,604

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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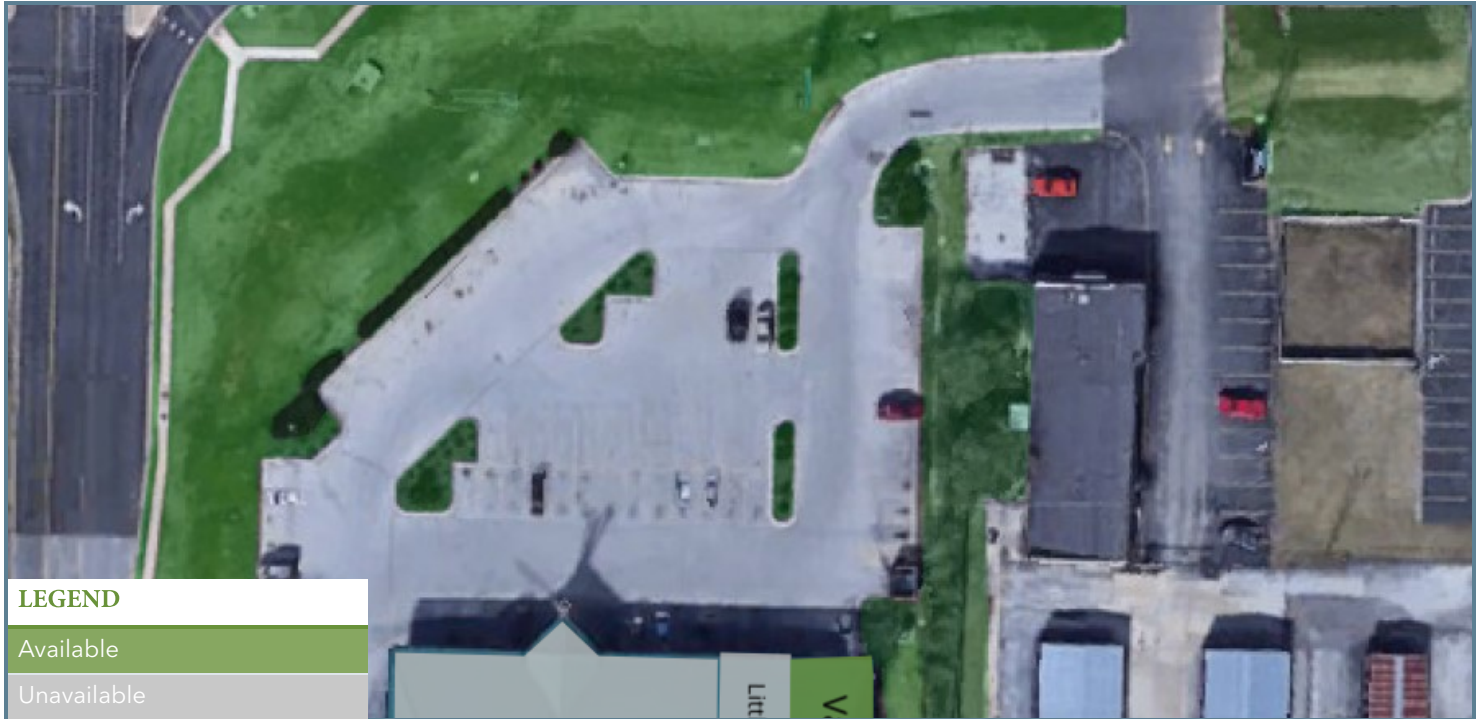
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	Contact Broker for Prices

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
4214 S. Farm Rd.	Available	1,500 SF		Contact Broker for Prices	-
4214 S Farm Rd.	Little Caesar's	1,500 SF	NNN	-	-
4214 S. Farm Rd.	Take 5 Car Wash	8,930 SF	NNN	-	-

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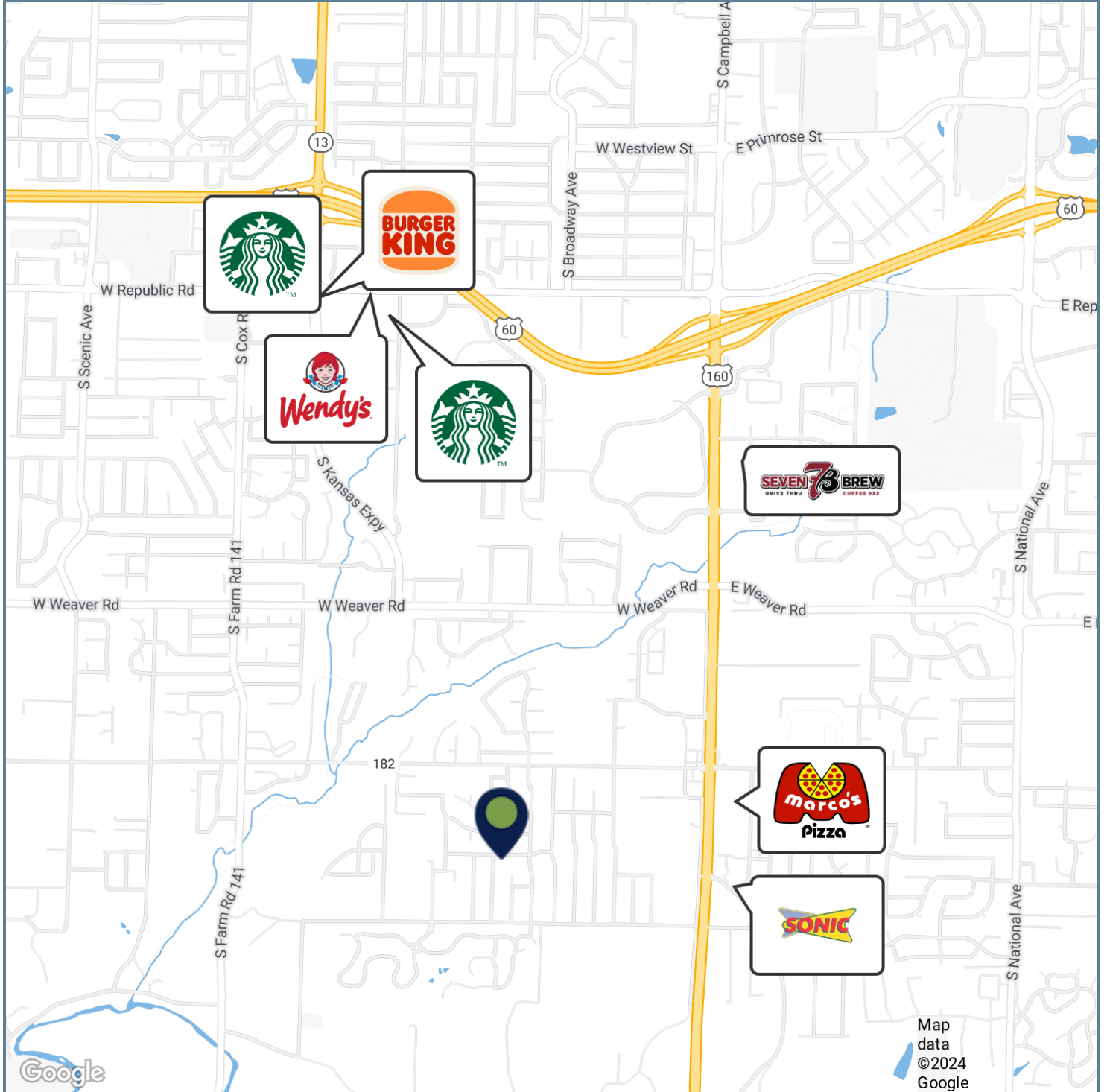
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RETAILER MAP



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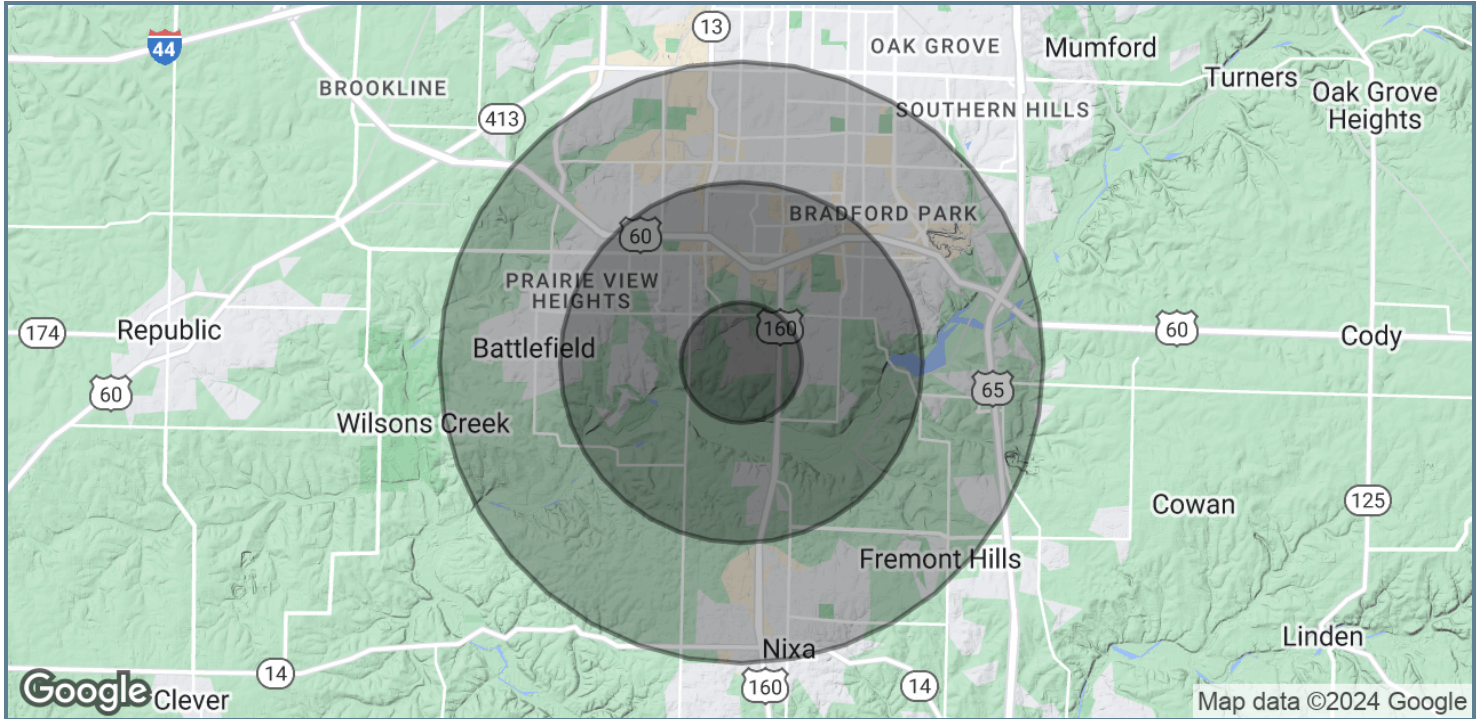
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,748	42,304	114,357
Average Age	44.1	43.7	41.1
Average Age (Male)	44.5	43.2	39.8
Average Age (Female)	40.3	44.9	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,073	19,499	52,805
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$93,793	\$81,338	\$71,604
Average House Value	\$236,199	\$202,568	\$174,602

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

