

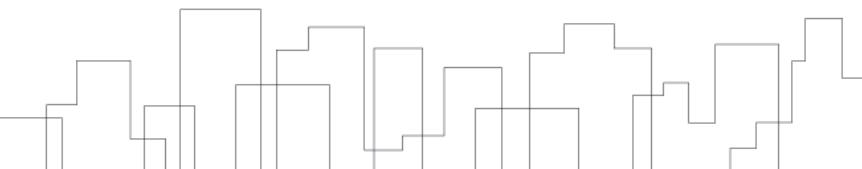


RETAIL/OFFICE SPACE FOR LEASE

RETAIL/OFFICE SPACE FOR LEASE | AUNDRIA PLAZA | 4301-4331 S NATIONAL AVE, SPRINGFIELD, MO 65810

- Premier retail/office space for lease in Aundria Plaza
- Surrounded by retail and restaurants on South National
- Located just south of Springfield's Medical Mile

EST. 1909



2225 S. Blackman Road
Springfield, MO 65809
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SINCE 1909
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	1,396 SF
Lease Rate:	\$13.50 SF/yr (NN)
Est. CAM:	\$3.34 PSF
Est. Monthly Rent:	\$1,959.05 (Includes est. CAM)
Lot Size:	4.0 Acres
Building Size:	33,318 SF
Year Built:	2001
Available:	Immediately
Parking:	209± spaces shared
Condition:	Existing
Zoning:	PD84
Market:	SE Springfield

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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Available Spaces

Lease Rate: \$13.50 SF/YR (NN)
Lease Type: NN

Total Space
Lease Term:

1,396 SF
Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
4323	Retail Space	\$13.50 SF/YR	Modified Net	1,396 SF	Negotiable	1,396 SF available for lease at \$13.50 PSF (NN). CAM estimated at \$3.34 PSF.

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100 years
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Additional Photos - Suite 4323

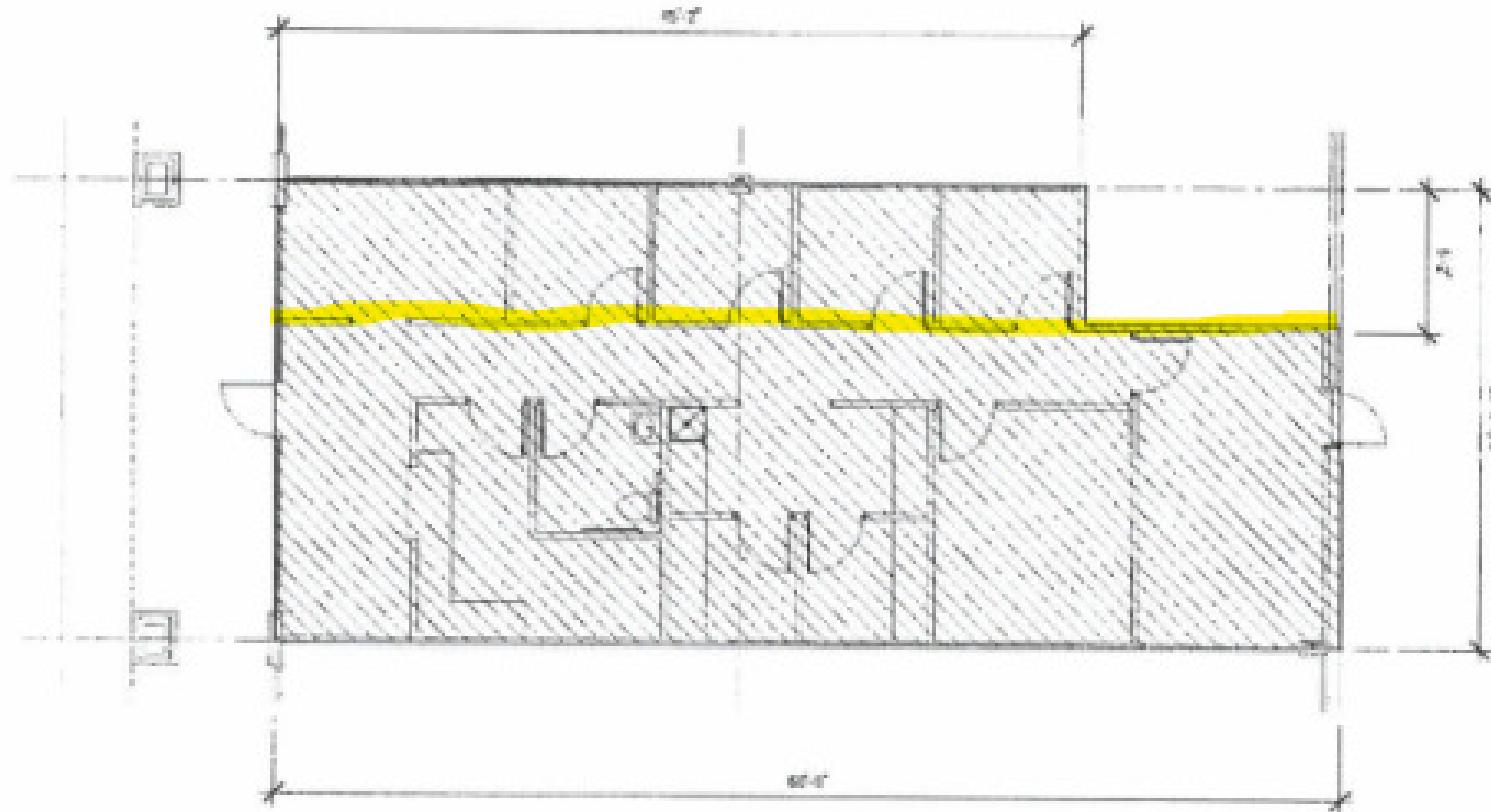


RETAIL PROPERTY
FOR LEASE

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Floor Plans



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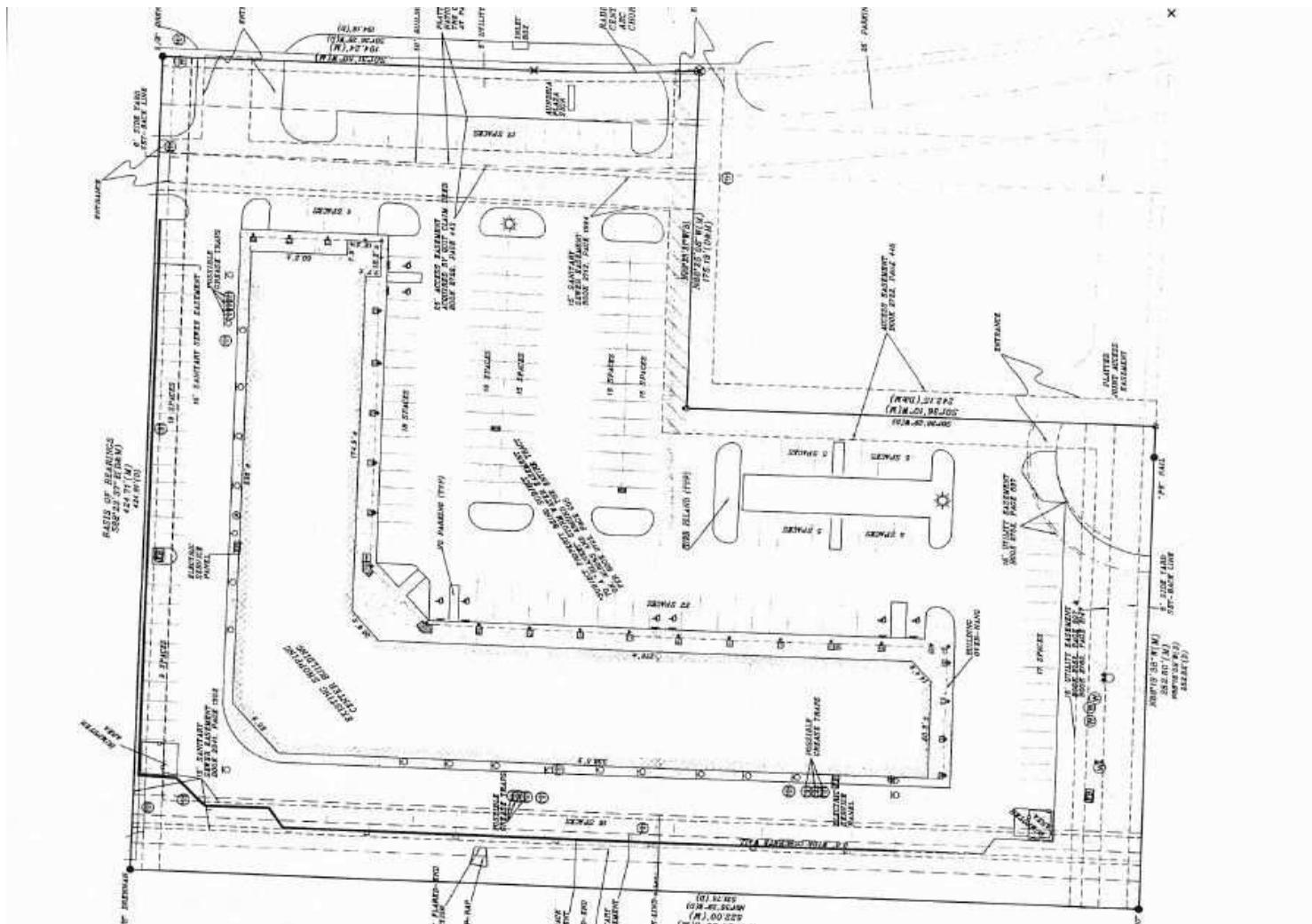
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Site Plan



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Retailer Map



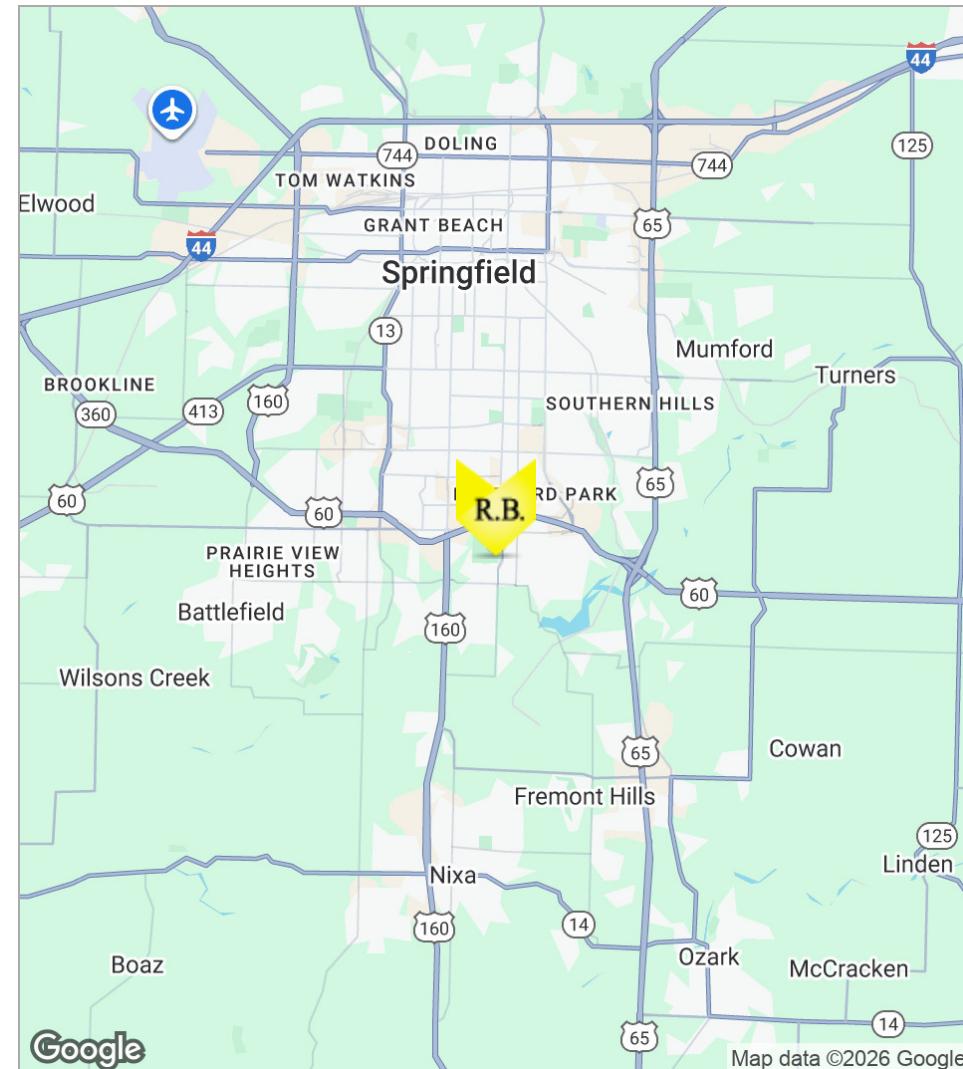
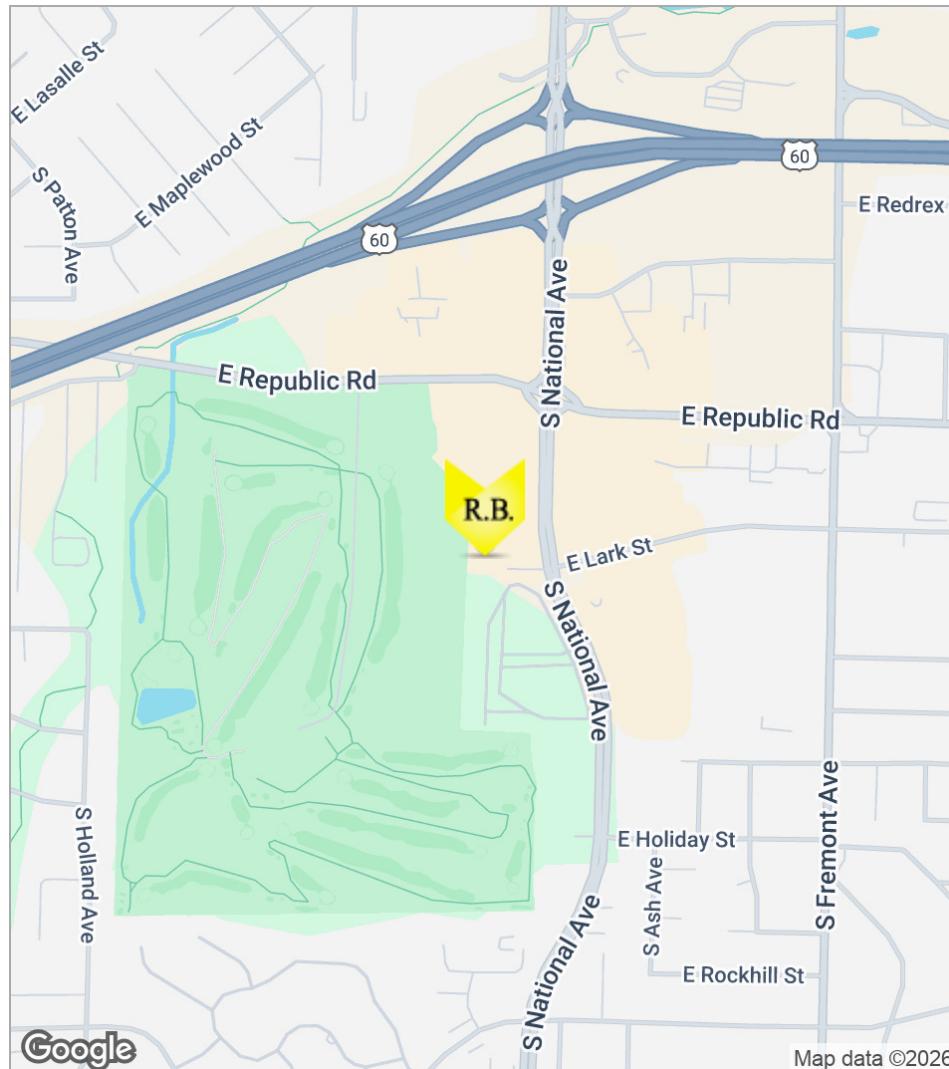
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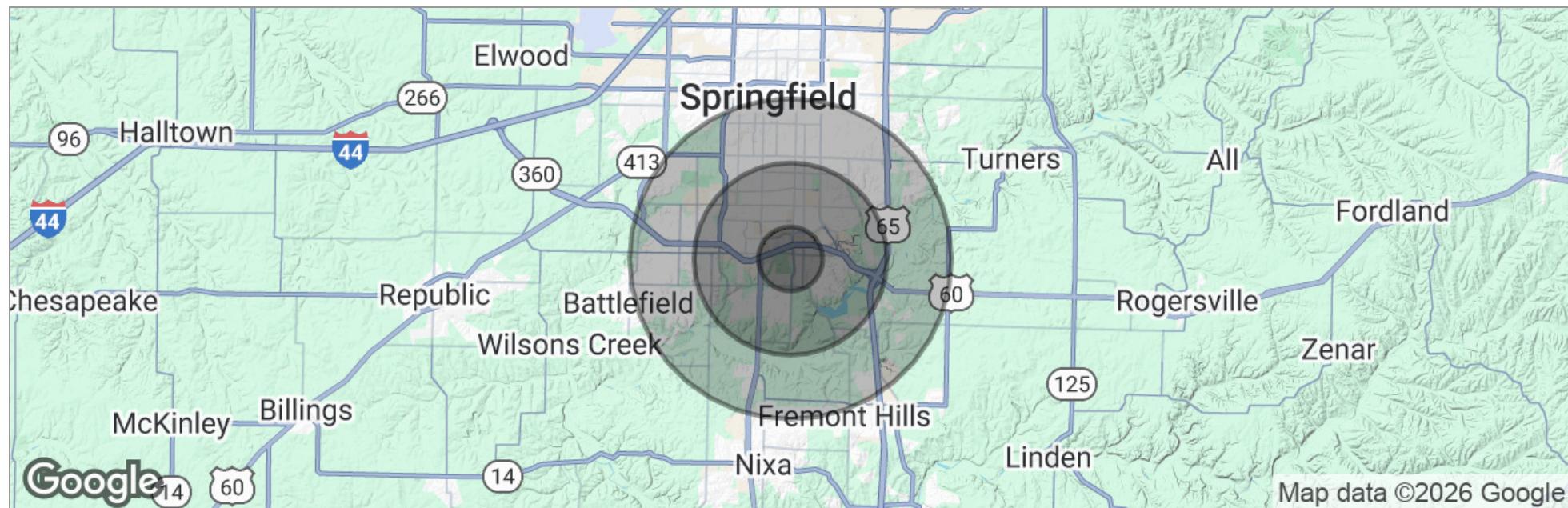
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Location Maps



Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,467	53,225	141,484
Population Density	2,059	1,882	1,801
Median Age	41.9	41.5	36.7
Median Age (Male)	39.5	39.2	35.1
Median Age (Female)	46.3	43.5	38.3
Total Households	3,222	25,494	63,288
# of Persons Per HH	2.0	2.1	2.2
Average HH Income	\$58,364	\$59,047	\$56,238
Average House Value	\$137,415	\$186,252	\$189,910

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning a degree in marketing and a minor in world studies.

He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts.

Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News-Leader's Economic Advisory Council, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)