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6,160 SF Freestanding Building - FOR SALE OR LEASE

**225 E. Primrose St.
Springfield, MO**



HIGHLIGHTS

- 6,160 SF Freestanding Building
- Zoned GR - General Retail
- Located on the corner of Primrose and South Ave.; one block east of Campbell and one block west of Kickapoo High School.
- 0.9028 Acre Lot
- 56 Parking Spaces
- Taxes & Insurance: \$2.75 / SF (\$1,412.00 / Month)
- Lease Rate: \$12.00 / SF (\$6,160.00 / Month)
- Estimated Monthly Payment: \$7,572.00
- 2018 Real Estate Taxes: \$11,397.71
- Sales Price: \$850,000.00

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: beall@billbeall.com

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 Exp. Lic. # 04/01/2025

NO.	DATE	REVISIONS

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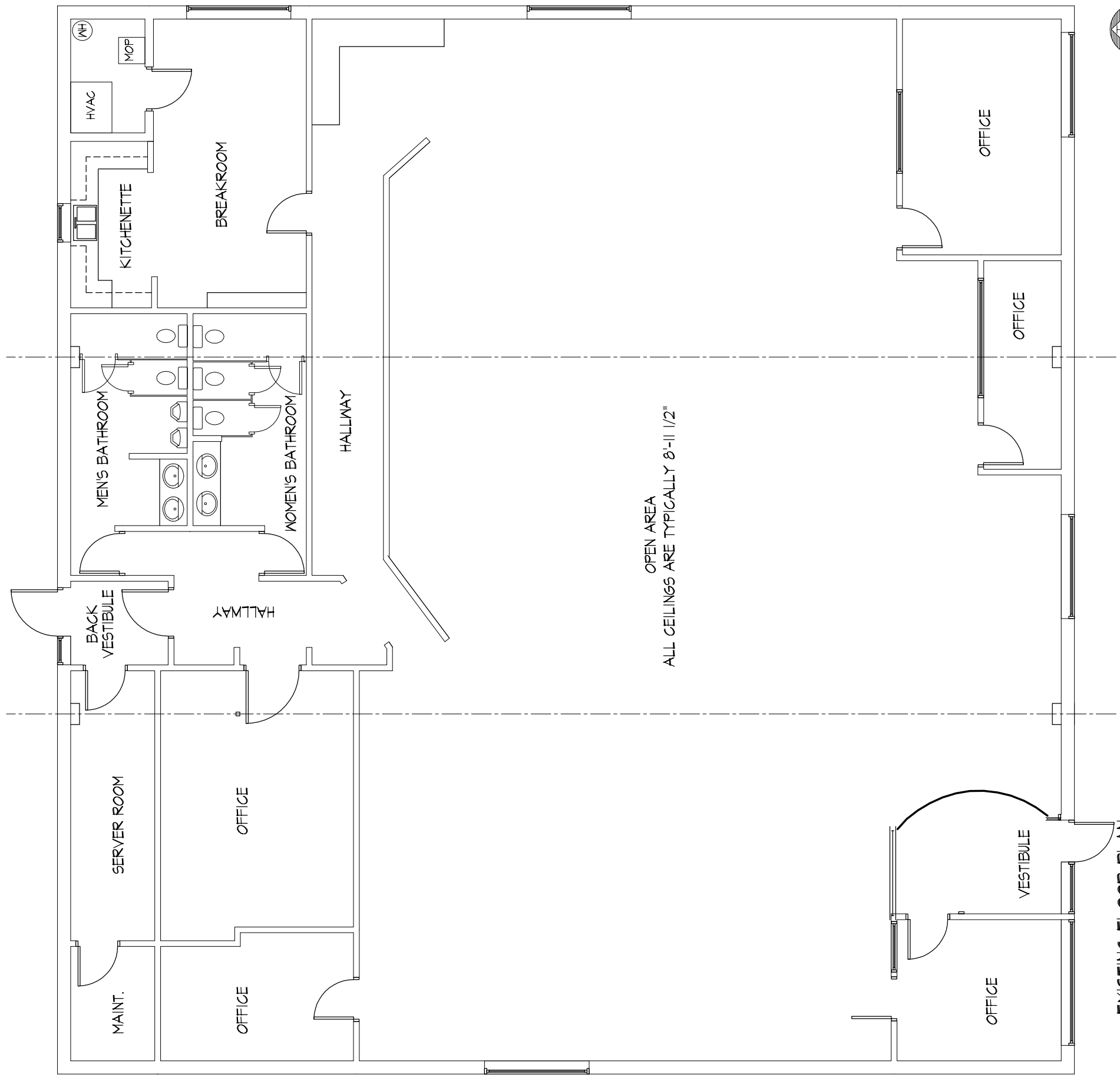
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Project Number:	15-119
Date:	03/23/2015
Scale:	SEE DRAWING

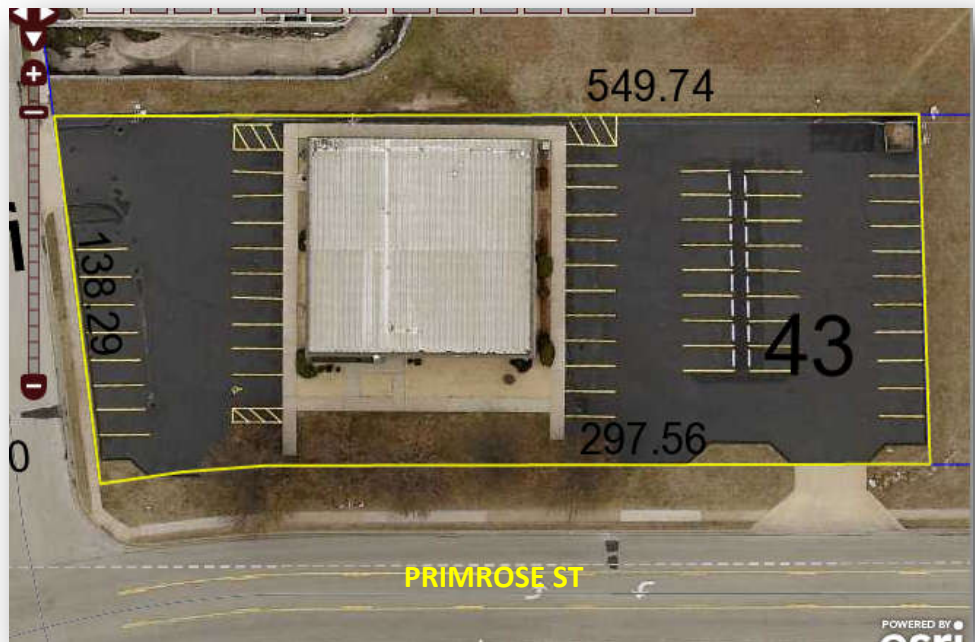
Building Name:
BILL BEALL CO.
 225 E PRIMROSE
 SPRINGFIELD, GREENE COUNTY, MO 65807
 Project Name:
EXISTING FACILITY
 Sheet Name:
COVER SHEET

Floor No:
GROUND
 Sheet No:



EXISTING FLOOR PLAN
 SCALE = 1/4" = 1'-0"

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Business Summary

225 E Primrose St, Springfield, Missouri, 65807
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.14514
Longitude: -93.29408

	1 mile			3 miles			5 miles			
	Businesses		Employees	Businesses		Employees	Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Data for all businesses in area										
Total Businesses:	666		4,442		8,089					
Total Employees:	15,113		81,531		138,846					
Total Residential Population:	7,145		71,033		160,888					
Employee/Residential Population Ratio (per 100 Residents)	212		115		86					
by SIC Codes										
Agriculture & Mining	9	1.4%	36	0.2%	73	1.6%	289	0.4%	911	0.7%
Construction	18	2.7%	98	0.6%	187	4.2%	1,188	1.5%	401	5.0%
Manufacturing	5	0.8%	44	0.3%	62	1.4%	1,098	1.3%	166	2.1%
Transportation	11	1.7%	191	1.3%	76	1.7%	760	0.9%	149	1.8%
Communication	11	1.7%	90	0.6%	60	1.4%	1,057	1.3%	112	1.4%
Utility	0	0.0%	0	0.0%	4	0.1%	403	0.5%	17	0.2%
Wholesale Trade	12	1.8%	74	0.5%	106	2.4%	1,643	2.0%	236	2.9%
Retail Trade Summary	151	22.7%	3,315	21.9%	1,050	23.6%	20,938	25.7%	1,772	21.9%
Home Improvement	5	0.8%	52	0.3%	29	0.7%	567	0.7%	73	0.9%
General Merchandise Stores	2	0.3%	327	2.2%	38	0.9%	3,011	3.7%	65	0.8%
Food Stores	12	1.8%	362	2.4%	95	2.1%	1,454	1.8%	161	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	26	3.9%	1,305	8.6%	96	2.2%	2,177	2.7%	195	2.4%
Apparel & Accessory Stores	10	1.5%	38	0.3%	111	2.5%	1,142	1.4%	143	1.8%
Furniture & Home Furnishings	10	1.5%	112	0.7%	80	1.8%	744	0.9%	122	1.5%
Eating & Drinking Places	50	7.5%	908	6.0%	322	7.2%	6,859	8.4%	559	6.9%
Miscellaneous Retail	36	5.4%	211	1.4%	279	6.3%	4,983	6.1%	454	5.6%
Finance, Insurance, Real Estate Summary	98	14.7%	766	5.1%	683	15.4%	7,121	8.7%	1,138	14.1%
Banks, Savings & Lending Institutions	21	3.2%	313	2.1%	134	3.0%	1,755	2.2%	199	2.5%
Securities Brokers	13	2.0%	44	0.3%	96	2.2%	491	0.6%	141	1.7%
Insurance Carriers & Agents	35	5.3%	161	1.1%	212	4.8%	1,203	1.5%	337	4.2%
Real Estate, Holding, Other Investment Offices	29	4.4%	247	1.6%	241	5.4%	3,674	4.5%	461	5.7%
Services Summary	319	47.9%	10,440	69.1%	1,923	43.3%	46,122	56.6%	3,407	42.1%
Hotels & Lodging	4	0.6%	64	0.4%	23	0.5%	377	0.5%	51	0.6%
Automotive Services	11	1.7%	121	0.8%	68	1.5%	507	0.6%	167	2.1%
Motion Pictures & Amusements	14	2.1%	152	1.0%	137	3.1%	1,080	1.3%	245	3.0%
Health Services	96	14.4%	7,984	52.8%	444	10.0%	32,285	39.6%	565	7.0%
Legal Services	19	2.9%	90	0.6%	107	2.4%	613	0.8%	223	2.8%
Education Institutions & Libraries	9	1.4%	292	1.9%	64	1.4%	1,944	2.4%	167	2.1%
Other Services	166	24.9%	1,737	11.5%	1,080	24.3%	9,315	11.4%	1,989	24.6%
Government	2	0.3%	48	0.3%	29	0.7%	657	0.8%	154	1.9%
Unclassified Establishments	29	4.4%	12	0.1%	190	4.3%	255	0.3%	384	4.7%
Totals	666	100.0%	15,113	100.0%	4,442	100.0%	81,531	100.0%	8,089	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



Business Summary

225 E Primrose St, Springfield, Missouri, 65807
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Latitude: 37.14514
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.2%	3	0.0%	6	0.1%	20	0.0%	20	0.2%	229	0.2%
Mining	1	0.2%	5	0.0%	3	0.1%	14	0.0%	4	0.0%	26	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	380	0.5%	8	0.1%	530	0.4%
Construction	21	3.2%	144	1.0%	210	4.7%	1,334	1.6%	440	5.4%	2,996	2.2%
Manufacturing	8	1.2%	56	0.4%	73	1.6%	1,190	1.5%	184	2.3%	4,167	3.0%
Wholesale Trade	12	1.8%	74	0.5%	103	2.3%	1,616	2.0%	227	2.8%	3,723	2.7%
Retail Trade	96	14.4%	2,323	15.4%	696	15.7%	13,841	17.0%	1,166	14.4%	19,814	14.3%
Motor Vehicle & Parts Dealers	22	3.3%	1,283	8.5%	76	1.7%	2,066	2.5%	158	2.0%	3,179	2.3%
Furniture & Home Furnishings Stores	8	1.2%	101	0.7%	47	1.1%	424	0.5%	70	0.9%	546	0.4%
Electronics & Appliance Stores	2	0.3%	9	0.1%	32	0.7%	287	0.4%	47	0.6%	354	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	5	0.8%	52	0.3%	29	0.7%	565	0.7%	70	0.9%	973	0.7%
Food & Beverage Stores	8	1.2%	277	1.8%	64	1.4%	1,216	1.5%	124	1.5%	3,418	2.5%
Health & Personal Care Stores	14	2.1%	89	0.6%	88	2.0%	1,176	1.4%	118	1.5%	1,645	1.2%
Gasoline Stations	4	0.6%	22	0.1%	20	0.5%	111	0.1%	36	0.4%	206	0.1%
Clothing & Clothing Accessories Stores	12	1.8%	40	0.3%	134	3.0%	1,257	1.5%	173	2.1%	1,598	1.2%
Sport Goods, Hobby, Book, & Music Stores	6	0.9%	46	0.3%	59	1.3%	2,981	3.7%	94	1.2%	3,271	2.4%
General Merchandise Stores	2	0.3%	327	2.2%	38	0.9%	3,011	3.7%	65	0.8%	3,461	2.5%
Miscellaneous Store Retailers	12	1.8%	76	0.5%	100	2.3%	736	0.9%	185	2.3%	1,091	0.8%
Nonstore Retailers	2	0.3%	2	0.0%	10	0.2%	11	0.0%	26	0.3%	72	0.1%
Transportation & Warehousing	3	0.5%	130	0.9%	35	0.8%	416	0.5%	82	1.0%	1,100	0.8%
Information	16	2.4%	136	0.9%	106	2.4%	1,883	2.3%	217	2.7%	4,723	3.4%
Finance & Insurance	69	10.4%	519	3.4%	449	10.1%	3,496	4.3%	690	8.5%	5,391	3.9%
Central Bank/Credit Intermediation & Related Activities	21	3.2%	311	2.1%	136	3.1%	1,743	2.1%	204	2.5%	2,411	1.7%
Securities, Commodity Contracts & Other Financial	13	2.0%	46	0.3%	101	2.3%	549	0.7%	148	1.8%	999	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	35	5.3%	161	1.1%	213	4.8%	1,205	1.5%	338	4.2%	1,981	1.4%
Real Estate, Rental & Leasing	41	6.2%	285	1.9%	278	6.3%	3,176	3.9%	533	6.6%	4,515	3.3%
Professional, Scientific & Tech Services	81	12.2%	510	3.4%	446	10.0%	3,191	3.9%	871	10.8%	7,165	5.2%
Legal Services	21	3.2%	124	0.8%	123	2.8%	771	0.9%	241	3.0%	2,369	1.7%
Management of Companies & Enterprises	1	0.2%	1	0.0%	8	0.2%	490	0.6%	13	0.2%	511	0.4%
Administrative & Support & Waste Management & Remediation	19	2.9%	235	1.6%	169	3.8%	1,525	1.9%	313	3.9%	3,599	2.6%
Educational Services	12	1.8%	307	2.0%	95	2.1%	1,863	2.3%	205	2.5%	10,343	7.4%
Health Care & Social Assistance	114	17.1%	8,646	57.2%	563	12.7%	34,427	42.2%	769	9.5%	42,586	30.7%
Arts, Entertainment & Recreation	9	1.4%	131	0.9%	83	1.9%	994	1.2%	166	2.1%	1,800	1.3%
Accommodation & Food Services	57	8.6%	1,043	6.9%	358	8.1%	7,392	9.1%	625	7.7%	11,661	8.4%
Accommodation	4	0.6%	64	0.4%	23	0.5%	377	0.5%	51	0.6%	1,015	0.7%
Food Services & Drinking Places	53	8.0%	979	6.5%	335	7.5%	7,015	8.6%	574	7.1%	10,645	7.7%
Other Services (except Public Administration)	74	11.1%	504	3.3%	540	12.2%	3,371	4.1%	1,017	12.6%	7,928	5.7%
Automotive Repair & Maintenance	4	0.6%	56	0.4%	51	1.1%	391	0.5%	135	1.7%	951	0.7%
Public Administration	2	0.3%	48	0.3%	29	0.7%	657	0.8%	155	1.9%	5,763	4.2%
Unclassified Establishments	29	4.4%	12	0.1%	190	4.3%	255	0.3%	384	4.7%	275	0.2%
Total	666	100.0%	15,113	100.0%	4,442	100.0%	81,531	100.0%	8,089	100.0%	138,846	100.0%

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