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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. # 04/01/25

NO.	DATE	REVISIONS

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PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

This drawing is preliminary and not intended to be used for construction. It is the responsibility of the user to verify the accuracy of the information shown on this drawing. The user shall be responsible for any errors or omissions. This drawing is not intended to be used without all associated contract documents.

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

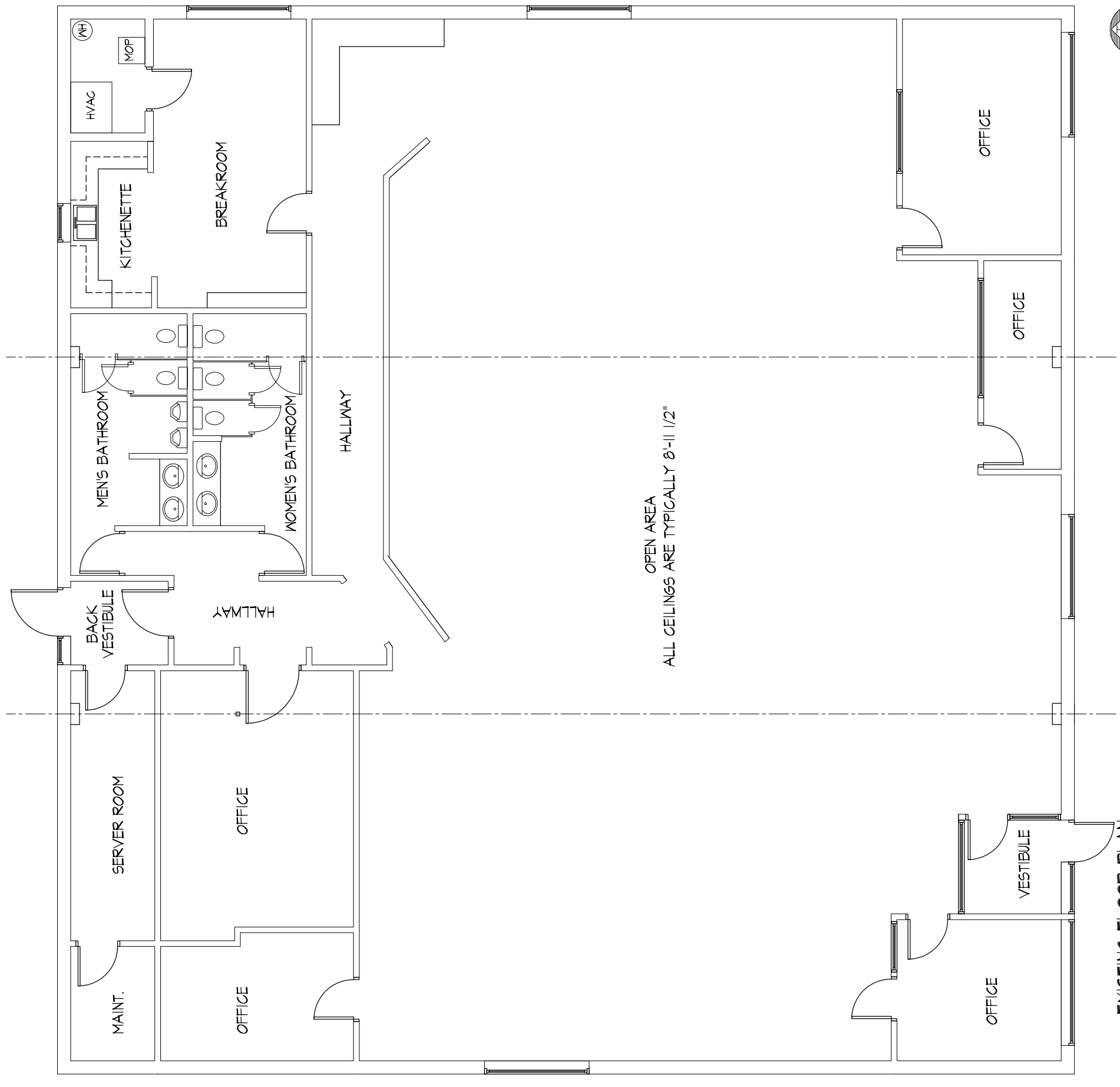
BILL BEALL CO.
 225 E PRIMROSE
 SPRINGFIELD, GREENE COUNTY, MO 65807

Project Name:
EXISTING FACILITY

Sheet Name:
COVER SHEET

Floor No:
GROUND

Sheet No:



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



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

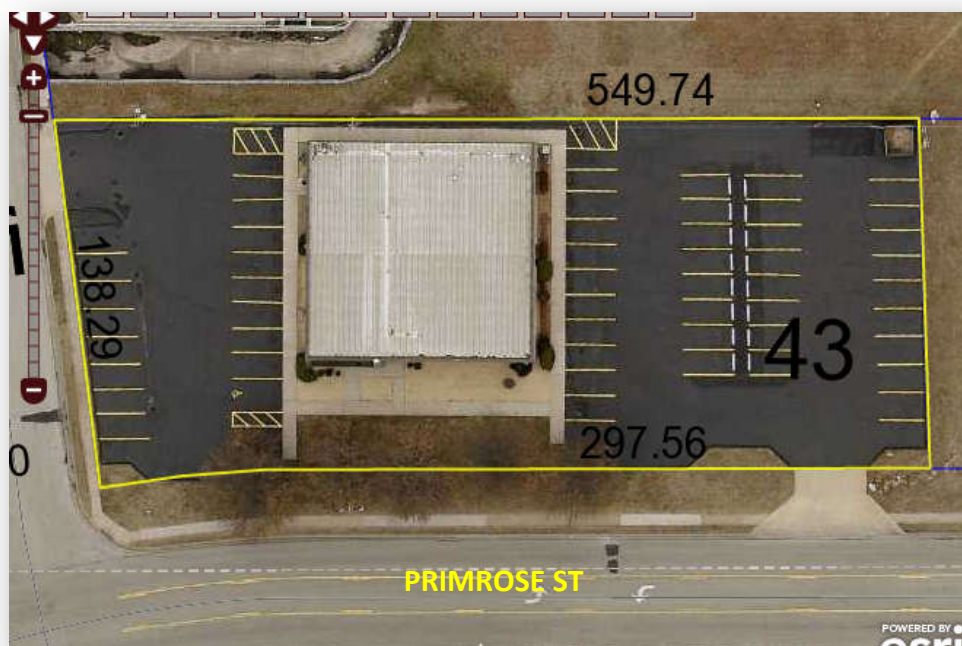
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.2%	3	0.0%	6	0.1%	20	0.0%	20	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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