



www.billbeall.com

3551-55 South Ave.
Springfield, MO 65807

4,350 SF OFFICE SPACE - FOR LEASE



HIGHLIGHTS

- 4,350 SF Office Space
- Private Offices, Open Work Areas & +/- 520 SF of Warehouse
- Located on S. Campbell in the Kickapoo Corners Shopping Center
- Lease Rate: \$8.00 / SF (\$2,900.00 / Month)
- NNN : \$3.10 / SF (\$1,124.00 / Month)
- Estimated Monthly Payment: \$4,024.00



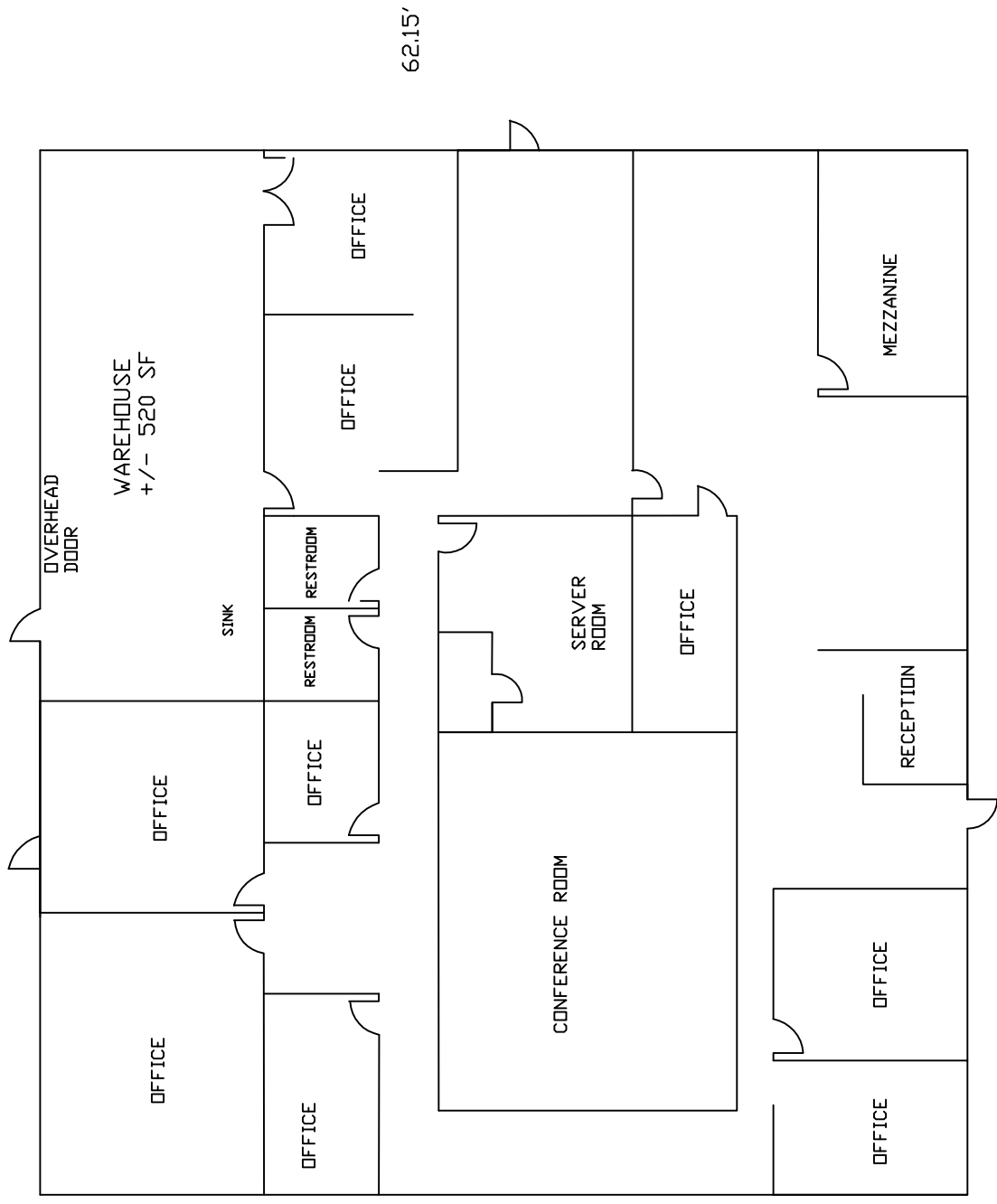
FOR ADDITIONAL INFORMATION PLEASE CONTACT

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70.0'



62.15'



3551-55 SOUTH AVE.



Business Summary

3626 S Campbell Ave, Springfield, Missouri, 65807
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.14815
Longitude: -93.29585

	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:	732		4,609		8,348					
Total Employees:	15,417		83,221		148,532					
Total Residential Population:	8,746		74,415		166,526					
Employee/Residential Population Ratio (per 100 Residents)	176		112		89					
by SIC Codes										
Agriculture & Mining	9	1.2%	34	0.2%	74	1.6%	287	0.3%	956	0.6%
Construction	21	2.9%	78	0.5%	195	4.2%	1,319	1.6%	419	5.0%
Manufacturing	8	1.1%	33	0.2%	65	1.4%	1,200	1.4%	179	2.1%
Transportation	12	1.6%	169	1.1%	78	1.7%	785	0.9%	153	1.8%
Communication	12	1.6%	115	0.7%	65	1.4%	1,202	1.4%	116	1.4%
Utility	0	0.0%	0	0.0%	4	0.1%	430	0.5%	18	0.2%
Wholesale Trade	13	1.8%	64	0.4%	111	2.4%	1,772	2.1%	255	3.1%
Retail Trade Summary	175	23.9%	3,730	24.2%	1,085	23.5%	21,266	25.6%	1,820	21.8%
Home Improvement	5	0.7%	48	0.3%	31	0.7%	585	0.7%	77	0.9%
General Merchandise Stores	3	0.4%	461	3.0%	40	0.9%	3,017	3.6%	67	0.8%
Food Stores	16	2.2%	483	3.1%	97	2.1%	1,469	1.8%	165	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	29	4.0%	1,332	8.6%	98	2.1%	2,201	2.6%	209	2.5%
Apparel & Accessory Stores	12	1.6%	40	0.3%	113	2.5%	1,160	1.4%	144	1.7%
Furniture & Home Furnishings	12	1.6%	111	0.7%	82	1.8%	753	0.9%	124	1.5%
Eating & Drinking Places	58	7.9%	1,040	6.7%	331	7.2%	7,035	8.5%	571	6.8%
Miscellaneous Retail	40	5.5%	215	1.4%	293	6.4%	5,046	6.1%	463	5.5%
Finance, Insurance, Real Estate Summary	107	14.6%	818	5.3%	709	15.4%	7,291	8.8%	1,154	13.8%
Banks, Savings & Lending Institutions	26	3.6%	396	2.6%	140	3.0%	1,841	2.2%	204	2.4%
Securities Brokers	13	1.8%	42	0.3%	101	2.2%	510	0.6%	142	1.7%
Insurance Carriers & Agents	35	4.8%	133	0.9%	219	4.8%	1,239	1.5%	339	4.1%
Real Estate, Holding, Other Investment Offices	32	4.4%	247	1.6%	249	5.4%	3,700	4.4%	469	5.6%
Services Summary	344	47.0%	10,308	66.9%	1,993	43.2%	46,548	55.9%	3,512	42.1%
Hotels & Lodging	3	0.4%	49	0.3%	24	0.5%	378	0.5%	52	0.6%
Automotive Services	12	1.6%	119	0.8%	73	1.6%	527	0.6%	178	2.1%
Motion Pictures & Amusements	18	2.5%	180	1.2%	140	3.0%	1,119	1.3%	251	3.0%
Health Services	92	12.6%	7,627	49.5%	451	9.8%	32,299	38.8%	572	6.9%
Legal Services	21	2.9%	93	0.6%	109	2.4%	620	0.7%	227	2.7%
Education Institutions & Libraries	10	1.4%	335	2.2%	66	1.4%	1,982	2.4%	177	2.1%
Other Services	189	25.8%	1,905	12.4%	1,132	24.6%	9,622	11.6%	2,054	24.6%
Government	3	0.4%	55	0.4%	31	0.7%	866	1.0%	170	2.0%
Unclassified Establishments	29	4.0%	12	0.1%	198	4.3%	255	0.3%	393	4.7%
Totals	732	100.0%	15,417	100.0%	4,609	100.0%	83,221	100.0%	8,348	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

3626 S Campbell Ave, Springfield, Missouri, 65807
Rings: 1, 3, 5 mile radii

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Latitude: 37.14815
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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	0.1%	3	0.0%	6	0.1%	20	0.0%	22	0.3%	258	0.2%
Mining	1	0.1%	4	0.0%	3	0.1%	14	0.0%	4	0.0%	26	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	383	0.5%	8	0.1%	532	0.4%
Construction	24	3.3%	123	0.8%	220	4.8%	1,474	1.8%	458	5.5%	3,152	2.1%
Manufacturing	11	1.5%	49	0.3%	77	1.7%	1,293	1.6%	196	2.3%	4,933	3.3%
Wholesale Trade	13	1.8%	62	0.4%	107	2.3%	1,744	2.1%	246	2.9%	4,892	3.3%
Retail Trade	111	15.2%	2,604	16.9%	723	15.7%	13,995	16.8%	1,201	14.4%	20,962	14.1%
Motor Vehicle & Parts Dealers	24	3.3%	1,303	8.5%	78	1.7%	2,089	2.5%	172	2.1%	4,152	2.8%
Furniture & Home Furnishings Stores	10	1.4%	105	0.7%	47	1.0%	426	0.5%	71	0.9%	557	0.4%
Electronics & Appliance Stores	2	0.3%	6	0.0%	34	0.7%	296	0.4%	47	0.6%	354	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	5	0.7%	48	0.3%	31	0.7%	581	0.7%	74	0.9%	1,007	0.7%
Food & Beverage Stores	11	1.5%	398	2.6%	66	1.4%	1,229	1.5%	127	1.5%	3,456	2.3%
Health & Personal Care Stores	14	1.9%	100	0.6%	89	1.9%	1,190	1.4%	121	1.4%	1,661	1.1%
Gasoline Stations	5	0.7%	29	0.2%	20	0.4%	112	0.1%	37	0.4%	211	0.1%
Clothing & Clothing Accessories Stores	13	1.8%	44	0.3%	138	3.0%	1,284	1.5%	174	2.1%	1,601	1.1%
Sport Goods, Hobby, Book, & Music Stores	7	1.0%	29	0.2%	62	1.3%	2,996	3.6%	95	1.1%	3,281	2.2%
General Merchandise Stores	3	0.4%	461	3.0%	40	0.9%	3,017	3.6%	67	0.8%	3,498	2.4%
Miscellaneous Store Retailers	14	1.9%	79	0.5%	108	2.3%	765	0.9%	190	2.3%	1,112	0.7%
Nonstore Retailers	2	0.3%	2	0.0%	11	0.2%	10	0.0%	27	0.3%	73	0.0%
Transportation & Warehousing	3	0.4%	130	0.8%	37	0.8%	438	0.5%	86	1.0%	1,187	0.8%
Information	18	2.5%	168	1.1%	111	2.4%	2,038	2.4%	226	2.7%	4,909	3.3%
Finance & Insurance	75	10.2%	573	3.7%	467	10.1%	3,639	4.4%	698	8.4%	5,443	3.7%
Central Bank/Credit Intermediation & Related Activities	27	3.7%	397	2.6%	141	3.1%	1,830	2.2%	209	2.5%	2,454	1.7%
Securities, Commodity Contracts & Other Financial	13	1.8%	43	0.3%	106	2.3%	568	0.7%	149	1.8%	1,001	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	35	4.8%	133	0.9%	220	4.8%	1,241	1.5%	340	4.1%	1,988	1.3%
Real Estate, Rental & Leasing	48	6.6%	265	1.7%	289	6.3%	3,206	3.9%	545	6.5%	4,559	3.1%
Professional, Scientific & Tech Services	87	11.9%	533	3.5%	464	10.1%	3,288	4.0%	895	10.7%	7,410	5.0%
Legal Services	22	3.0%	128	0.8%	124	2.7%	780	0.9%	246	2.9%	2,411	1.6%
Management of Companies & Enterprises	1	0.1%	26	0.2%	8	0.2%	490	0.6%	14	0.2%	515	0.3%
Administrative & Support & Waste Management & Remediation	22	3.0%	196	1.3%	174	3.8%	1,558	1.9%	324	3.9%	3,726	2.5%
Educational Services	14	1.9%	360	2.3%	97	2.1%	1,910	2.3%	214	2.6%	11,431	7.7%
Health Care & Social Assistance	112	15.3%	8,391	54.4%	578	12.5%	34,509	41.5%	787	9.4%	44,253	29.8%
Arts, Entertainment & Recreation	10	1.4%	143	0.9%	86	1.9%	1,037	1.2%	172	2.1%	1,824	1.2%
Accommodation & Food Services	63	8.6%	1,159	7.5%	368	8.0%	7,569	9.1%	638	7.6%	11,850	8.0%
Accommodation	3	0.4%	49	0.3%	24	0.5%	378	0.5%	52	0.6%	1,021	0.7%
Food Services & Drinking Places	60	8.2%	1,110	7.2%	344	7.5%	7,191	8.6%	586	7.0%	10,829	7.3%
Other Services (except Public Administration)	87	11.9%	561	3.6%	563	12.2%	3,496	4.2%	1,050	12.6%	9,545	6.4%
Automotive Repair & Maintenance	4	0.5%	51	0.3%	55	1.2%	408	0.5%	142	1.7%	983	0.7%
Public Administration	3	0.4%	55	0.4%	31	0.7%	866	1.0%	171	2.0%	6,847	4.6%
Unclassified Establishments	29	4.0%	12	0.1%	198	4.3%	255	0.3%	393	4.7%	277	0.2%
Total	732	100.0%	15,417	100.0%	4,609	100.0%	83,221	100.0%	8,348	100.0%	148,532	100.0%

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Kickapoo Corners Shopping Center



Kickapoo Corners View to the North

Kickapoo Corners View to the South



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