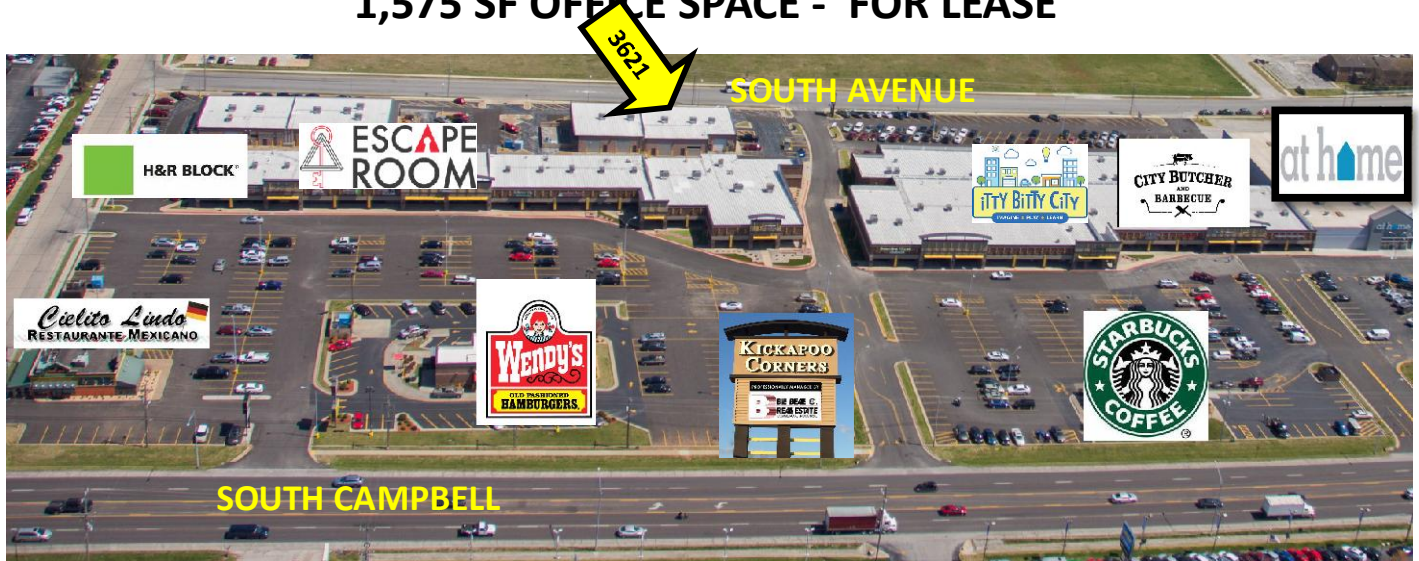




www.billbeall.com

3621 South Ave.  
Springfield, MO 65807

## 1,575 SF OFFICE SPACE - FOR LEASE



### HIGHLIGHTS

- 1,575 SF Office Space
- Large Reception Area, Multiple Private Offices, Breakroom & Restroom
- Located in the Kickapoo Corners Shopping Center
- Lease Rate: \$7.00 / SF (\$919.00 / Month)
- NNN : \$2.85 / SF (\$374.00 / Month)
- Estimated Monthly Payment: \$1,293.00

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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





# Business Summary

3600 S Campbell Ave, Springfield, Missouri, 65807  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 37.14866  
 Longitude: -93.29583

	1 mile			3 miles			5 miles			
	Businesses		Employees	Businesses		Employees	Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
<b>Data for all businesses in area</b>										
Total Businesses:	773		4,615		8,351					
Total Employees:	16,196		83,315		148,864					
Total Residential Population:	8,911		74,614		166,443					
Employee/Residential Population Ratio (per 100 Residents)	182		112		89					
<b>by SIC Codes</b>										
Agriculture & Mining	9	1.2%	34	0.2%	74	1.6%	287	0.3%	954	0.6%
Construction	21	2.7%	77	0.5%	195	4.2%	1,317	1.6%	417	5.0%
Manufacturing	8	1.0%	33	0.2%	66	1.4%	1,204	1.4%	180	2.2%
Transportation	13	1.7%	168	1.0%	78	1.7%	785	0.9%	153	1.8%
Communication	12	1.6%	118	0.7%	65	1.4%	1,219	1.5%	116	1.4%
Utility	0	0.0%	0	0.0%	4	0.1%	430	0.5%	18	0.2%
Wholesale Trade	13	1.7%	63	0.4%	111	2.4%	1,776	2.1%	257	3.1%
Retail Trade Summary	186	24.1%	3,893	24.0%	1,087	23.6%	21,296	25.6%	1,821	21.8%
Home Improvement	5	0.6%	47	0.3%	31	0.7%	585	0.7%	77	0.9%
General Merchandise Stores	3	0.4%	459	2.8%	40	0.9%	3,019	3.6%	67	0.8%
Food Stores	17	2.2%	483	3.0%	97	2.1%	1,471	1.8%	165	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	29	3.8%	1,331	8.2%	98	2.1%	2,202	2.6%	209	2.5%
Apparel & Accessory Stores	12	1.6%	40	0.2%	113	2.4%	1,162	1.4%	144	1.7%
Furniture & Home Furnishings	12	1.6%	111	0.7%	82	1.8%	754	0.9%	124	1.5%
Eating & Drinking Places	65	8.4%	1,185	7.3%	332	7.2%	7,051	8.5%	572	6.8%
Miscellaneous Retail	44	5.7%	237	1.5%	293	6.3%	5,052	6.1%	463	5.5%
Finance, Insurance, Real Estate Summary	111	14.4%	954	5.9%	709	15.4%	7,295	8.8%	1,153	13.8%
Banks, Savings & Lending Institutions	29	3.8%	527	3.3%	140	3.0%	1,844	2.2%	203	2.4%
Securities Brokers	13	1.7%	41	0.3%	101	2.2%	510	0.6%	142	1.7%
Insurance Carriers & Agents	37	4.8%	139	0.9%	219	4.7%	1,240	1.5%	339	4.1%
Real Estate, Holding, Other Investment Offices	32	4.1%	247	1.5%	249	5.4%	3,701	4.4%	469	5.6%
Services Summary	368	47.6%	10,788	66.6%	1,997	43.3%	46,581	55.9%	3,514	42.1%
Hotels & Lodging	3	0.4%	47	0.3%	24	0.5%	379	0.5%	52	0.6%
Automotive Services	12	1.6%	119	0.7%	73	1.6%	528	0.6%	179	2.1%
Motion Pictures & Amusements	18	2.3%	179	1.1%	140	3.0%	1,118	1.3%	251	3.0%
Health Services	111	14.4%	8,072	49.8%	452	9.8%	32,311	38.8%	572	6.8%
Legal Services	21	2.7%	92	0.6%	109	2.4%	621	0.7%	227	2.7%
Education Institutions & Libraries	10	1.3%	334	2.1%	66	1.4%	1,988	2.4%	177	2.1%
Other Services	194	25.1%	1,944	12.0%	1,134	24.6%	9,637	11.6%	2,055	24.6%
Government	3	0.4%	58	0.4%	31	0.7%	869	1.0%	170	2.0%
Unclassified Establishments	29	3.8%	11	0.1%	199	4.3%	255	0.3%	393	4.7%
Totals	773	100.0%	16,196	100.0%	4,615	100.0%	83,315	100.0%	8,351	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

3600 S Campbell Ave, Springfield, Missouri, 65807  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 37.14866  
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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%	27	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	383	0.5%	8	0.1%	530	0.4%
Construction	24	3.1%	122	0.8%	220	4.8%	1,472	1.8%	456	5.5%	3,140	2.1%
Manufacturing	11	1.4%	48	0.3%	77	1.7%	1,298	1.6%	197	2.4%	4,978	3.3%
Wholesale Trade	13	1.7%	61	0.4%	107	2.3%	1,749	2.1%	248	3.0%	4,922	3.3%
Retail Trade	115	14.9%	2,622	16.2%	724	15.7%	14,008	16.8%	1,201	14.4%	20,960	14.1%
Motor Vehicle & Parts Dealers	24	3.1%	1,302	8.0%	78	1.7%	2,091	2.5%	173	2.1%	4,155	2.8%
Furniture & Home Furnishings Stores	10	1.3%	105	0.6%	47	1.0%	427	0.5%	71	0.9%	557	0.4%
Electronics & Appliance Stores	2	0.3%	6	0.0%	33	0.7%	296	0.4%	47	0.6%	355	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	5	0.6%	47	0.3%	31	0.7%	581	0.7%	74	0.9%	1,006	0.7%
Food & Beverage Stores	11	1.4%	394	2.4%	66	1.4%	1,231	1.5%	127	1.5%	3,454	2.3%
Health & Personal Care Stores	17	2.2%	121	0.7%	90	2.0%	1,193	1.4%	121	1.4%	1,661	1.1%
Gasoline Stations	5	0.6%	29	0.2%	20	0.4%	112	0.1%	37	0.4%	210	0.1%
Clothing & Clothing Accessories Stores	13	1.7%	43	0.3%	138	3.0%	1,288	1.5%	174	2.1%	1,601	1.1%
Sport Goods, Hobby, Book, & Music Stores	7	0.9%	31	0.2%	62	1.3%	2,996	3.6%	95	1.1%	3,281	2.2%
General Merchandise Stores	3	0.4%	459	2.8%	40	0.9%	3,019	3.6%	67	0.8%	3,498	2.3%
Miscellaneous Store Retailers	16	2.1%	82	0.5%	108	2.3%	766	0.9%	189	2.3%	1,111	0.7%
Nonstore Retailers	2	0.3%	2	0.0%	11	0.2%	10	0.0%	27	0.3%	71	0.0%
Transportation & Warehousing	3	0.4%	132	0.8%	37	0.8%	438	0.5%	86	1.0%	1,205	0.8%
Information	18	2.3%	171	1.1%	112	2.4%	2,055	2.5%	227	2.7%	4,919	3.3%
Finance & Insurance	79	10.2%	708	4.4%	467	10.1%	3,644	4.4%	697	8.3%	5,437	3.7%
Central Bank/Credit Intermediation & Related Activities	28	3.6%	523	3.2%	142	3.1%	1,833	2.2%	209	2.5%	2,451	1.6%
Securities, Commodity Contracts & Other Financial	14	1.8%	47	0.3%	106	2.3%	568	0.7%	149	1.8%	1,000	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	37	4.8%	139	0.9%	220	4.8%	1,242	1.5%	340	4.1%	1,986	1.3%
Real Estate, Rental & Leasing	49	6.3%	266	1.6%	288	6.2%	3,204	3.8%	546	6.5%	4,561	3.1%
Professional, Scientific & Tech Services	86	11.1%	527	3.3%	465	10.1%	3,290	3.9%	894	10.7%	7,411	5.0%
Legal Services	22	2.8%	126	0.8%	125	2.7%	780	0.9%	246	2.9%	2,410	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	21	2.7%	190	1.2%	174	3.8%	1,557	1.9%	324	3.9%	3,728	2.5%
Educational Services	14	1.8%	358	2.2%	97	2.1%	1,915	2.3%	214	2.6%	11,443	7.7%
Health Care & Social Assistance	133	17.2%	8,858	54.7%	579	12.5%	34,526	41.4%	786	9.4%	44,241	29.7%
Arts, Entertainment & Recreation	10	1.3%	143	0.9%	86	1.9%	1,038	1.2%	172	2.1%	1,823	1.2%
Accommodation & Food Services	71	9.2%	1,302	8.0%	368	8.0%	7,586	9.1%	639	7.7%	11,857	8.0%
Accommodation	3	0.4%	47	0.3%	24	0.5%	379	0.5%	52	0.6%	1,021	0.7%
Food Services & Drinking Places	68	8.8%	1,255	7.7%	345	7.5%	7,207	8.7%	587	7.0%	10,837	7.3%
Other Services (except Public Administration)	91	11.8%	585	3.6%	565	12.2%	3,504	4.2%	1,051	12.6%	9,783	6.6%
Automotive Repair & Maintenance	4	0.5%	51	0.3%	55	1.2%	409	0.5%	142	1.7%	984	0.7%
Public Administration	3	0.4%	58	0.4%	31	0.7%	869	1.0%	171	2.0%	6,848	4.6%
Unclassified Establishments	29	3.8%	11	0.1%	199	4.3%	255	0.3%	393	4.7%	277	0.2%
Total	773	100.0%	16,196	100.0%	4,615	100.0%	83,315	100.0%	8,351	100.0%	148,864	100.0%

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# Kickapoo Corners Shopping Center



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# Kickapoo Corners Shopping Center



Kickapoo Corners View to the North

Kickapoo Corners View to the South



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