



www.billbeall.com

3644 S. Campbell
Springfield, MO 65807

2,692 SF RETAIL SPACE - FOR LEASE



HIGHLIGHTS

- 2,692 SF - Retail Space
- Former Restaurant
- Traffic Count: 38,984 (Campbell S. of Powell)
- Located on S. Campbell in the Kickapoo Corners Shopping Center
- Lease Rate: \$14.50 / SF (\$3,253.00 / Month)
- NNN : \$3.25 / SF (\$730.00 / Month)
- Estimated Monthly Payment: \$3,983.00



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

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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Demographic and Income Profile

3644 S Campbell Ave, Springfield, Missouri, 65807
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 37.14770
 Longitude: -93.29466

Summary	Census 2010	2020	2025
Population	7,766	7,955	8,107
Households	3,869	3,986	4,072
Families	1,892	1,892	1,915
Average Household Size	1.94	1.93	1.93
Owner Occupied Housing Units	1,792	1,696	1,728
Renter Occupied Housing Units	2,077	2,290	2,344
Median Age	42.8	45.4	46.2
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.38%	0.44%	0.72%
Households	0.43%	0.46%	0.72%
Families	0.24%	0.38%	0.64%
Owner HHs	0.37%	0.45%	0.72%
Median Household Income	0.73%	1.26%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	636	16.0%	598	14.7%
\$15,000 - \$24,999	548	13.7%	537	13.2%
\$25,000 - \$34,999	581	14.6%	582	14.3%
\$35,000 - \$49,999	677	17.0%	717	17.6%
\$50,000 - \$74,999	729	18.3%	769	18.9%
\$75,000 - \$99,999	396	9.9%	420	10.3%
\$100,000 - \$149,999	266	6.7%	291	7.1%
\$150,000 - \$199,999	99	2.5%	102	2.5%
\$200,000+	56	1.4%	56	1.4%
Median Household Income	\$38,944		\$40,380	
Average Household Income	\$52,934		\$56,199	
Per Capita Income	\$26,713		\$28,424	

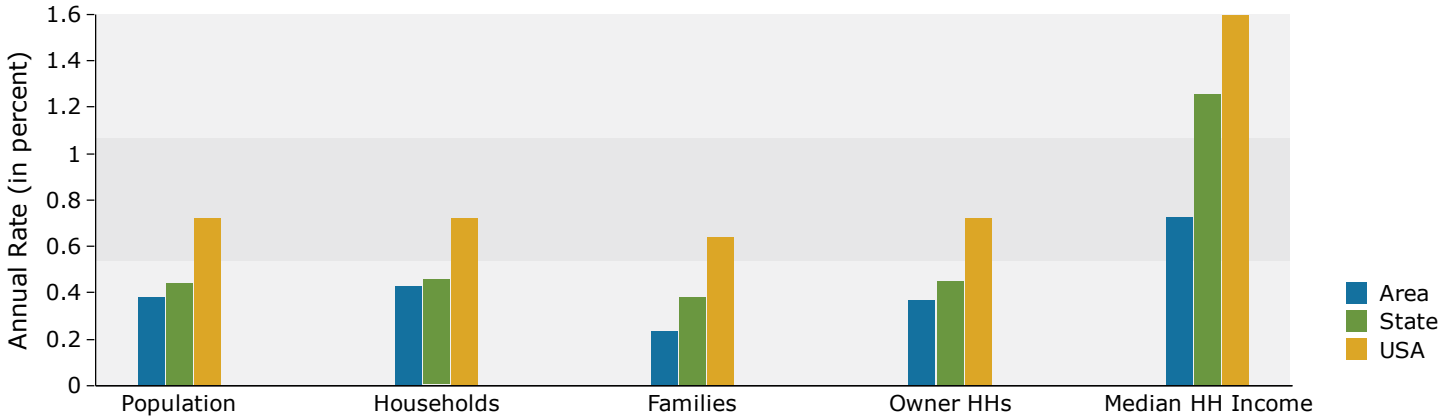
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	346	4.5%	320	4.0%	320	3.9%
5 - 9	277	3.6%	293	3.7%	304	3.7%
10 - 14	274	3.5%	243	3.1%	294	3.6%
15 - 19	388	5.0%	346	4.3%	333	4.1%
20 - 24	916	11.8%	770	9.7%	731	9.0%
25 - 34	1,123	14.5%	1,213	15.2%	1,057	13.0%
35 - 44	711	9.2%	769	9.7%	927	11.4%
45 - 54	854	11.0%	689	8.7%	686	8.5%
55 - 64	883	11.4%	915	11.5%	812	10.0%
65 - 74	800	10.3%	1,043	13.1%	1,123	13.9%
75 - 84	739	9.5%	790	9.9%	931	11.5%
85+	453	5.8%	564	7.1%	589	7.3%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,066	91.0%	7,020	88.3%	7,021	86.6%
Black Alone	165	2.1%	204	2.6%	228	2.8%
American Indian Alone	31	0.4%	34	0.4%	36	0.4%
Asian Alone	227	2.9%	326	4.1%	388	4.8%
Pacific Islander Alone	11	0.1%	11	0.1%	12	0.1%
Some Other Race Alone	72	0.9%	100	1.3%	118	1.5%
Two or More Races	194	2.5%	259	3.3%	304	3.7%
Hispanic Origin (Any Race)	255	3.3%	363	4.6%	436	5.4%

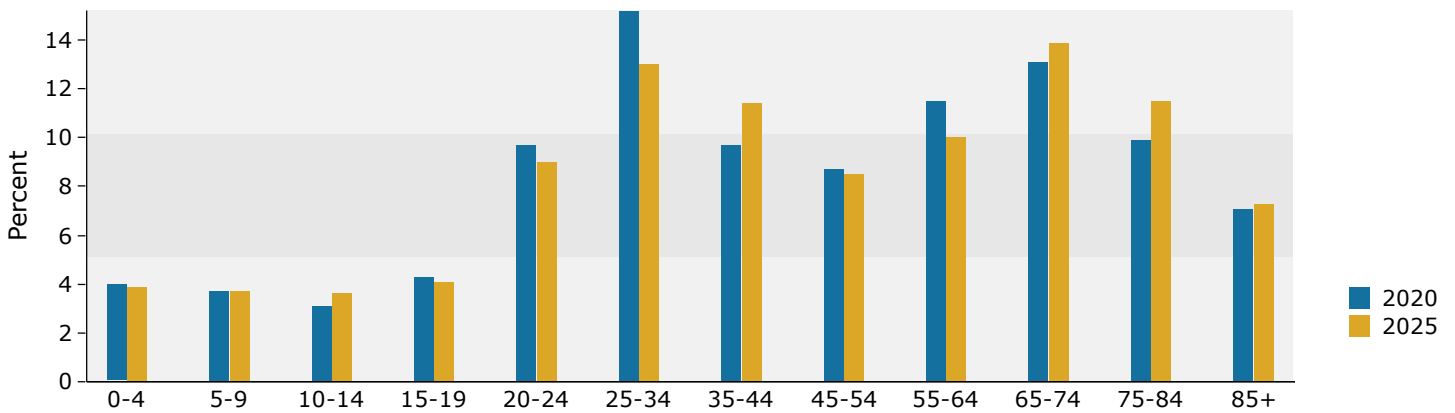
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

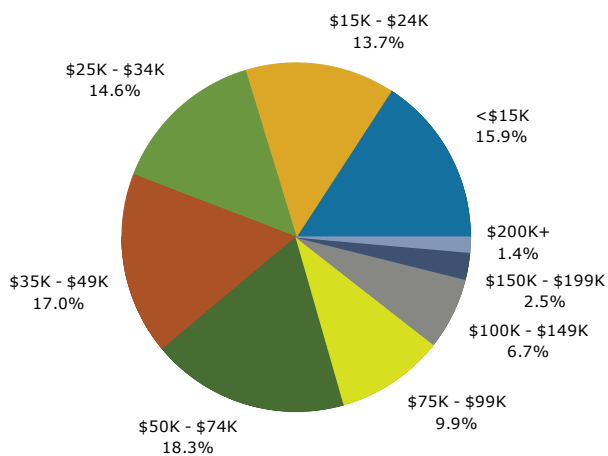
Trends 2020-2025



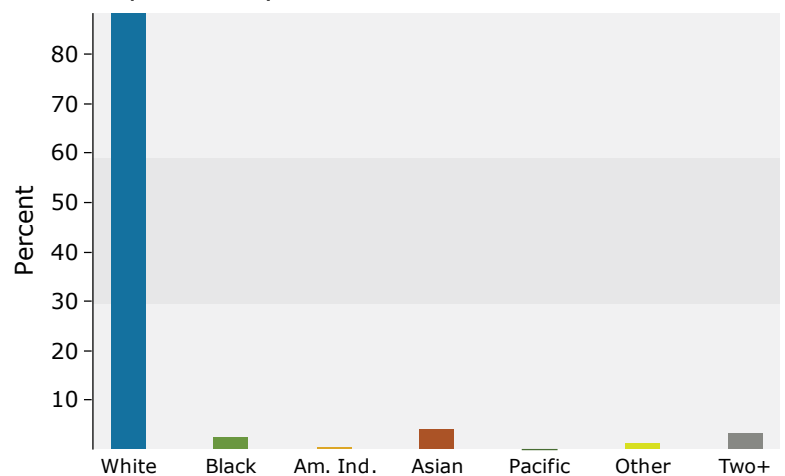
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 4.6%



Demographic and Income Profile

3644 S Campbell Ave, Springfield, Missouri, 65807
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 37.14770
 Longitude: -93.29466

Summary	Census 2010	2020	2025
Population	69,185	74,404	77,333
Households	31,831	34,230	35,591
Families	17,612	18,667	19,323
Average Household Size	2.14	2.14	2.14
Owner Occupied Housing Units	18,003	18,261	18,970
Renter Occupied Housing Units	13,828	15,969	16,621
Median Age	38.3	39.8	41.3
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.78%	0.44%	0.72%
Households	0.78%	0.46%	0.72%
Families	0.69%	0.38%	0.64%
Owner HHs	0.76%	0.45%	0.72%
Median Household Income	1.00%	1.26%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	4,485	13.1%	4,256	12.0%
\$15,000 - \$24,999	3,723	10.9%	3,671	10.3%
\$25,000 - \$34,999	4,268	12.5%	4,298	12.1%
\$35,000 - \$49,999	5,881	17.2%	6,102	17.1%
\$50,000 - \$74,999	6,517	19.0%	6,744	18.9%
\$75,000 - \$99,999	3,770	11.0%	4,082	11.5%
\$100,000 - \$149,999	3,002	8.8%	3,411	9.6%
\$150,000 - \$199,999	1,263	3.7%	1,452	4.1%
\$200,000+	1,319	3.9%	1,575	4.4%
Median Household Income	\$45,911		\$48,245	
Average Household Income	\$65,884		\$72,110	
Per Capita Income	\$30,091		\$32,939	

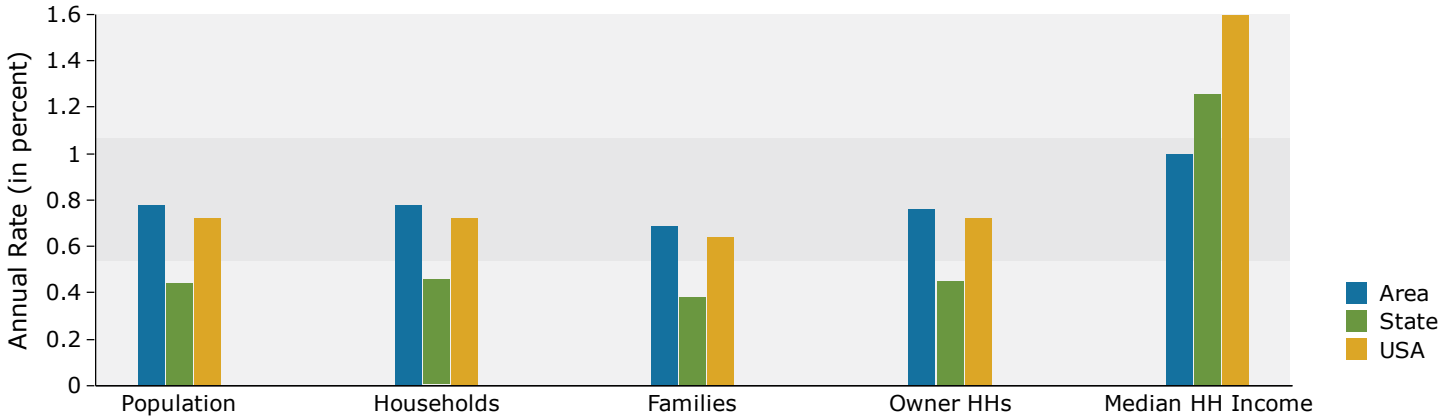
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,913	5.7%	3,833	5.2%	3,970	5.1%
5 - 9	3,619	5.2%	3,680	4.9%	3,760	4.9%
10 - 14	3,401	4.9%	3,674	4.9%	3,789	4.9%
15 - 19	3,784	5.5%	3,745	5.0%	3,842	5.0%
20 - 24	7,153	10.3%	5,550	7.5%	5,819	7.5%
25 - 34	10,165	14.7%	11,932	16.0%	10,347	13.4%
35 - 44	7,649	11.1%	9,023	12.1%	10,788	14.0%
45 - 54	8,773	12.7%	7,793	10.5%	8,048	10.4%
55 - 64	8,163	11.8%	9,039	12.1%	8,550	11.1%
65 - 74	5,745	8.3%	8,043	10.8%	8,943	11.6%
75 - 84	4,460	6.4%	5,121	6.9%	6,323	8.2%
85+	2,359	3.4%	2,972	4.0%	3,152	4.1%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	62,812	90.8%	65,505	88.0%	66,798	86.4%
Black Alone	1,772	2.6%	2,340	3.1%	2,658	3.4%
American Indian Alone	349	0.5%	395	0.5%	424	0.5%
Asian Alone	1,742	2.5%	2,645	3.6%	3,244	4.2%
Pacific Islander Alone	79	0.1%	87	0.1%	99	0.1%
Some Other Race Alone	739	1.1%	1,072	1.4%	1,291	1.7%
Two or More Races	1,691	2.4%	2,361	3.2%	2,819	3.6%
Hispanic Origin (Any Race)	2,274	3.3%	3,402	4.6%	4,173	5.4%

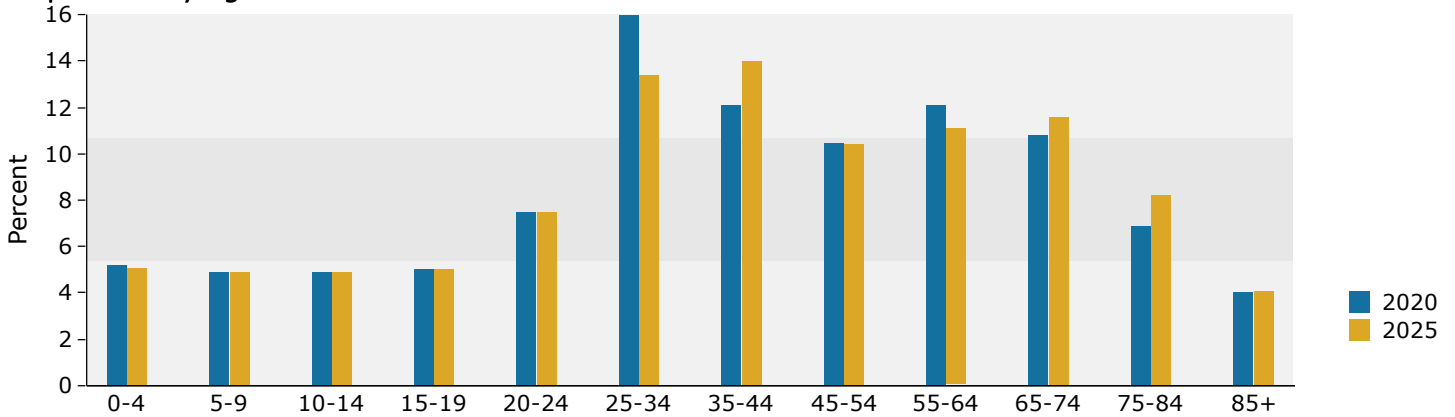
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

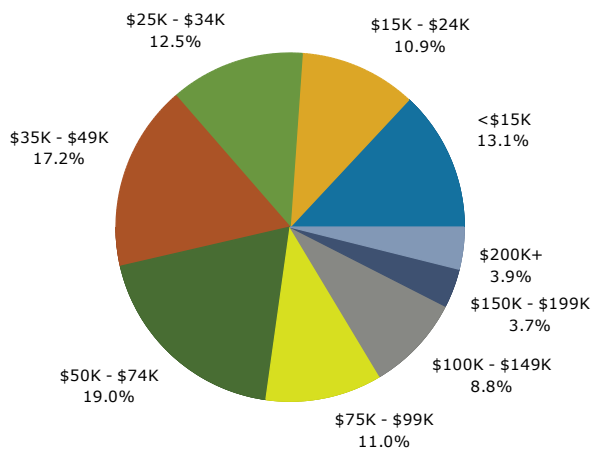
Trends 2020-2025



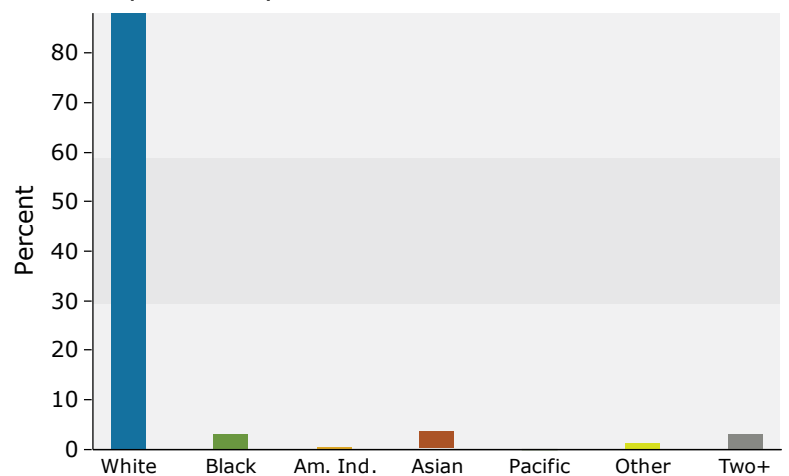
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 4.6%



Demographic and Income Profile

3644 S Campbell Ave, Springfield, Missouri, 65807
 Ring: 5 mile radius

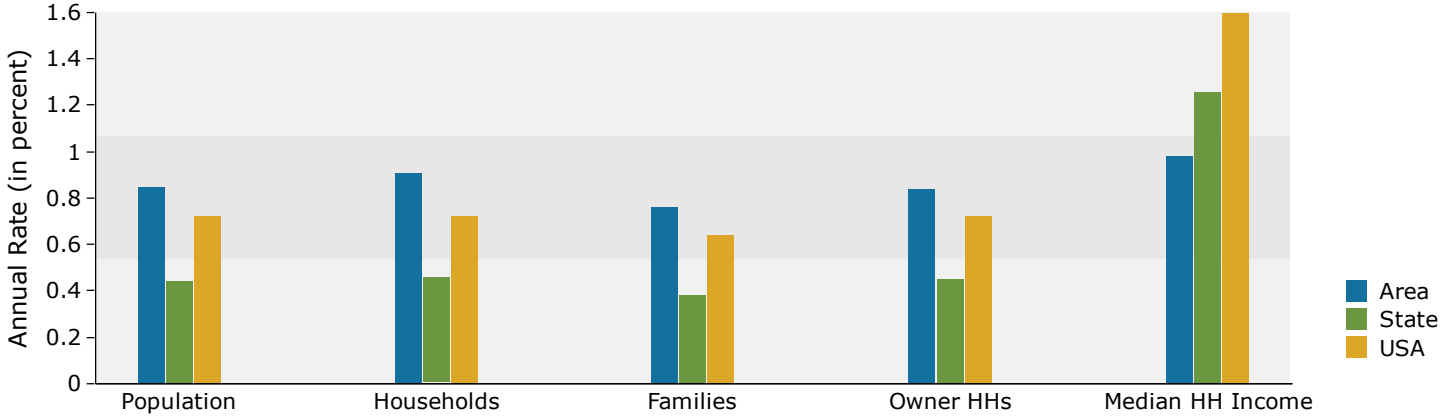
Prepared by Esri
 Latitude: 37.14770
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Summary	Census 2010	2020	2025			
Population	153,544	166,255	173,456			
Households	66,562	72,616	75,963			
Families	36,521	38,932	40,438			
Average Household Size	2.19	2.19	2.18			
Owner Occupied Housing Units	36,861	37,798	39,412			
Renter Occupied Housing Units	29,701	34,818	36,551			
Median Age	34.8	36.7	38.0			
Trends: 2020-2025 Annual Rate	Area	State	National			
Population	0.85%	0.44%	0.72%			
Households	0.91%	0.46%	0.72%			
Families	0.76%	0.38%	0.64%			
Owner HHs	0.84%	0.45%	0.72%			
Median Household Income	0.98%	1.26%	1.60%			
Households by Income	2020		2025			
	Number	Percent	Number	Percent		
<\$15,000	12,685	17.5%	12,349	16.3%		
\$15,000 - \$24,999	7,940	10.9%	7,960	10.5%		
\$25,000 - \$34,999	9,182	12.6%	9,362	12.3%		
\$35,000 - \$49,999	11,128	15.3%	11,640	15.3%		
\$50,000 - \$74,999	13,094	18.0%	13,670	18.0%		
\$75,000 - \$99,999	7,412	10.2%	8,041	10.6%		
\$100,000 - \$149,999	6,196	8.5%	6,999	9.2%		
\$150,000 - \$199,999	2,511	3.5%	2,903	3.8%		
\$200,000+	2,468	3.4%	3,039	4.0%		
Median Household Income		\$42,543		\$44,658		
Average Household Income		\$61,929		\$67,932		
Per Capita Income		\$27,090		\$29,778		
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,982	5.8%	8,804	5.3%	9,186	5.3%
5 - 9	8,117	5.3%	8,520	5.1%	8,728	5.0%
10 - 14	7,639	5.0%	8,459	5.1%	8,800	5.1%
15 - 19	10,994	7.2%	11,063	6.7%	11,707	6.7%
20 - 24	18,663	12.2%	17,028	10.2%	17,625	10.2%
25 - 34	22,746	14.8%	25,483	15.3%	23,504	13.6%
35 - 44	17,587	11.5%	20,259	12.2%	22,941	13.2%
45 - 54	19,294	12.6%	17,933	10.8%	18,469	10.6%
55 - 64	17,166	11.2%	19,091	11.5%	18,524	10.7%
65 - 74	10,870	7.1%	15,725	9.5%	17,443	10.1%
75 - 84	7,693	5.0%	9,023	5.4%	11,346	6.5%
85+	3,793	2.5%	4,867	2.9%	5,183	3.0%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	138,045	89.9%	144,684	87.0%	147,930	85.3%
Black Alone	4,940	3.2%	6,429	3.9%	7,326	4.2%
American Indian Alone	1,014	0.7%	1,163	0.7%	1,267	0.7%
Asian Alone	3,645	2.4%	5,652	3.4%	6,966	4.0%
Pacific Islander Alone	206	0.1%	229	0.1%	257	0.1%
Some Other Race Alone	1,564	1.0%	2,281	1.4%	2,751	1.6%
Two or More Races	4,129	2.7%	5,815	3.5%	6,958	4.0%
Hispanic Origin (Any Race)	4,993	3.3%	7,482	4.5%	9,206	5.3%

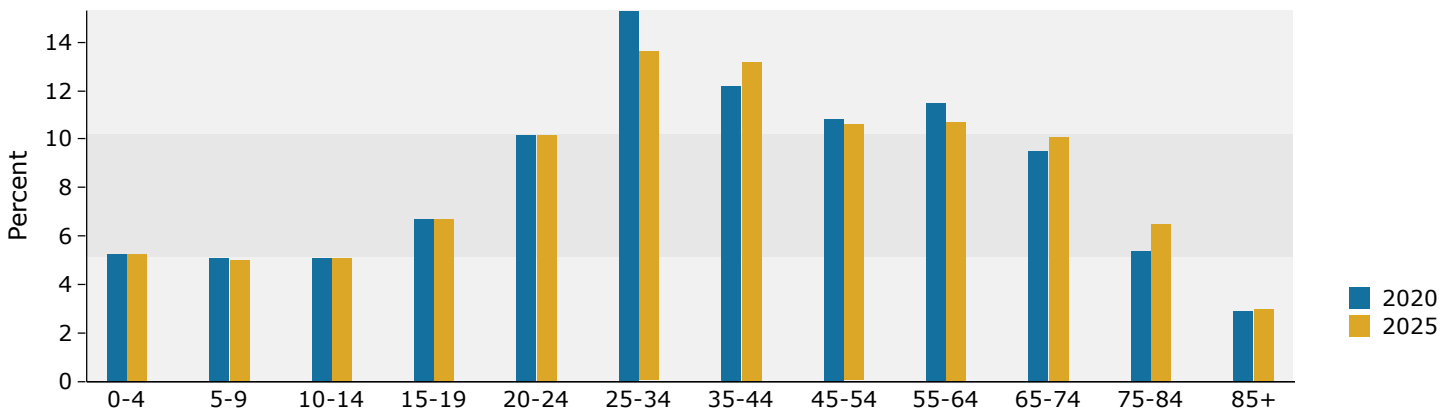
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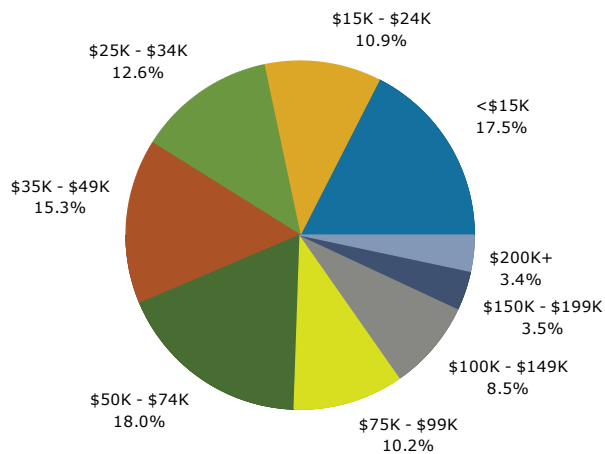
Trends 2020-2025



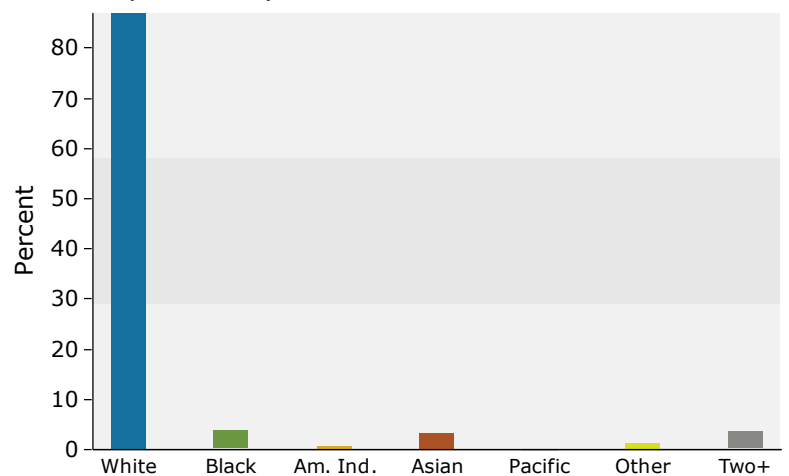
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 4.5%