

Deerfield Office Suites



2870 S INGRAM MILL RD, SPRINGFIELD, MO 65804

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredenterprises.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com





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PROPERTY OVERVIEW

One of Springfield, Missouri's best office buildings in the area. This property features an upscale and traditional brick and stone exterior. Only one space is available on the 2nd floor, and is a build to suite. With access to Battlefield Rd & Highway 65, this office building is easy to get to and from. NNN = \$6.00

Owner/Agent

PROPERTY HIGHLIGHTS

- Close Proximity to Highway 65.
- Located in Deerfield Office park.
- Great Visibility.
- Easy Access.

PROPERTY SUMMARY

Available SF:	2,100 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	1.67 Acres
Building Size:	18,410 SF
Building Class:	A
Year Built:	2000
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	Ridgeview St

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:	NNN = \$6.00	Lease Term:	60 months
Total Space:	2,100 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B2	Available	2,100 SF	NNN	\$15.00 SF/yr	-

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SITE PLAN

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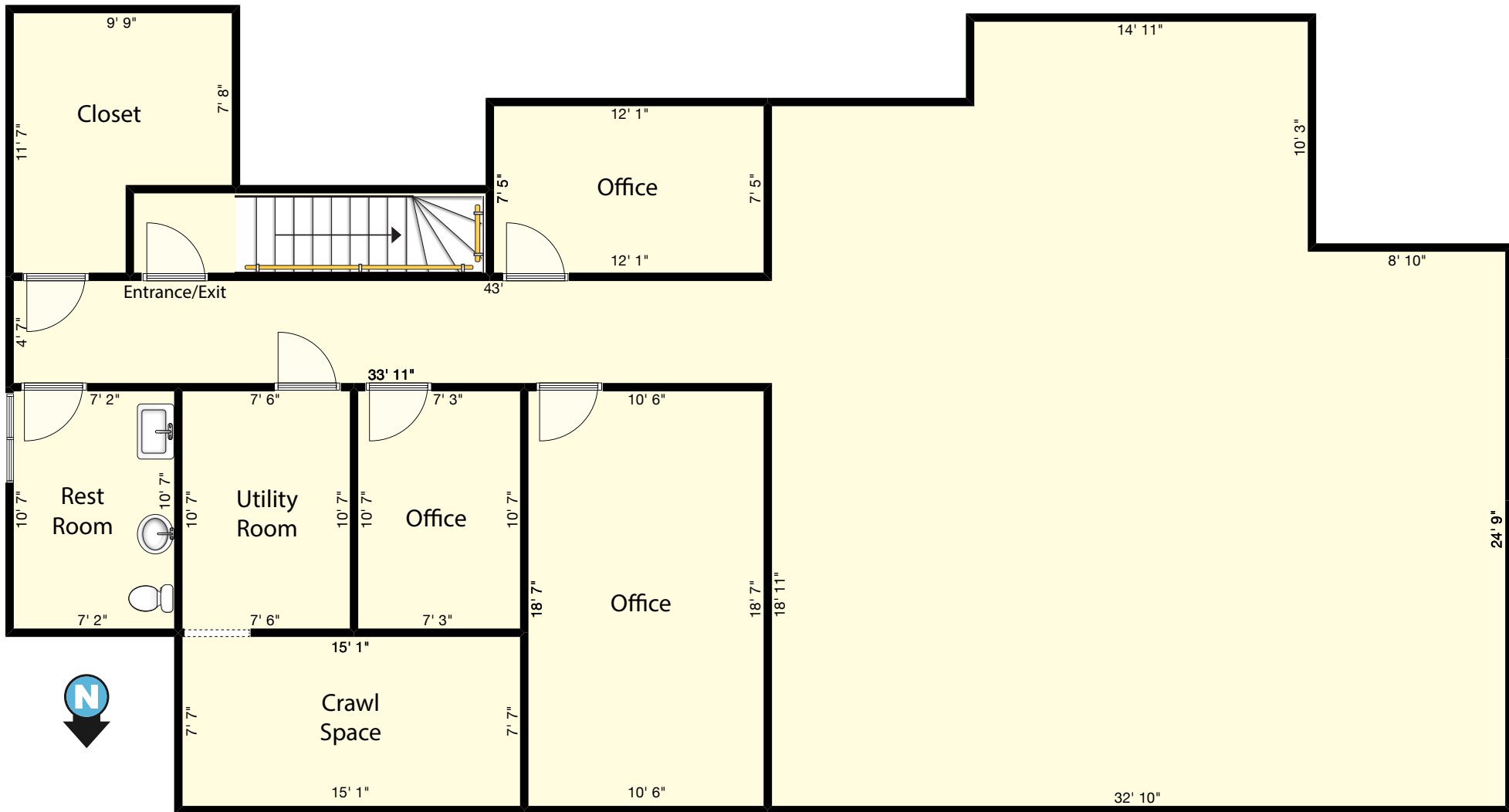
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FLOOR PLAN

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RETAILER MAP

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Google

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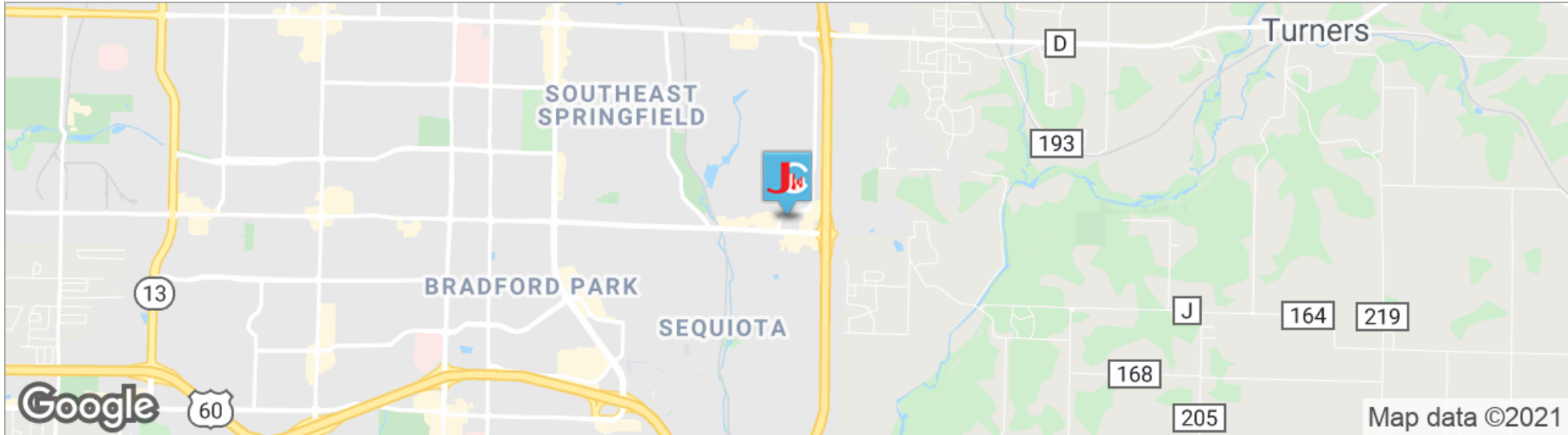
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LOCATION MAPS

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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,140	40,229	110,231
MEDIAN AGE	39.2	40.7	37.6
MEDIAN AGE (MALE)	36.4	38.4	35.8
MEDIAN AGE (FEMALE)	41.1	42.5	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,938	18,725	49,120
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$58,795	\$63,047	\$60,268
AVERAGE HOUSE VALUE	\$186,460	\$199,477	\$208,954

PROPERTY HIGHLIGHTS

- Close Proximity to Highway 65.
- Located in Deerfield Office park.
- Great Visibility.
- Easy Access.

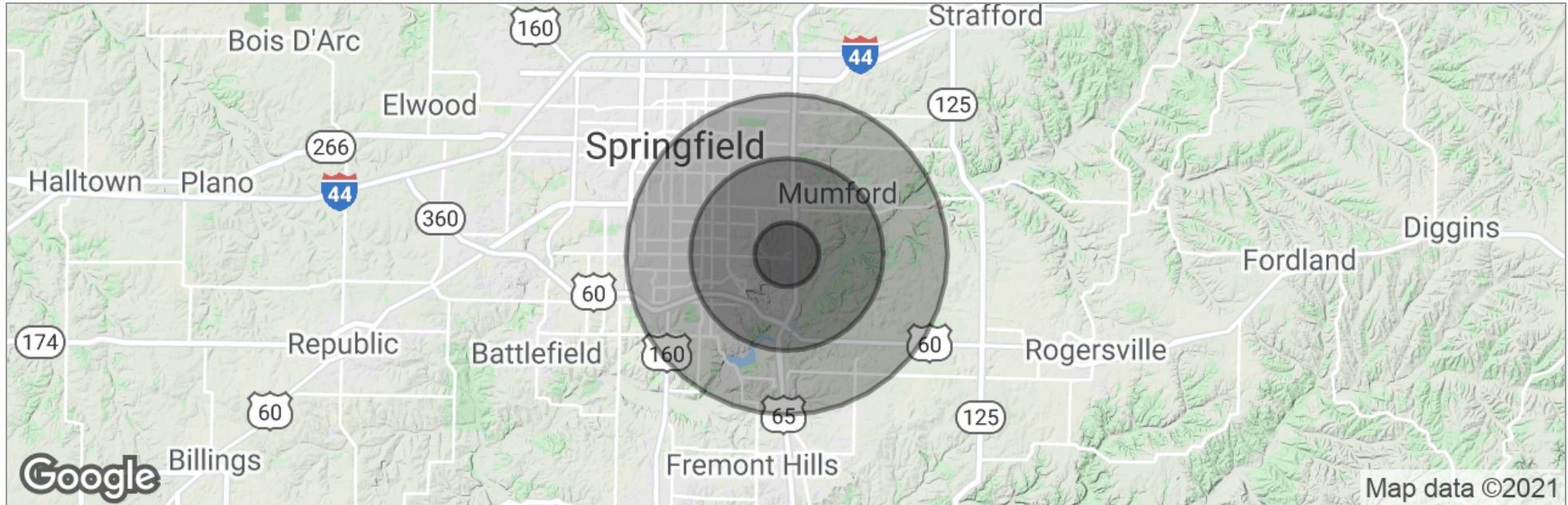
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DEMOGRAPHICS MAP

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	1 Mile	3 Miles	5 Miles
Total Population	6,140	40,229	110,231
Population Density	1,954	1,423	1,404
Median Age	39.2	40.7	37.6
Median Age (Male)	36.4	38.4	35.8
Median Age (Female)	41.1	42.5	39.3
Total Households	2,938	18,725	49,120
# of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$58,795	\$63,047	\$60,268
Average House Value	\$186,460	\$199,477	\$208,954

* Demographic data derived from 2010 US Census

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DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | **Cell:** 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900



For Lease



CURTIS JARED

President & CEO

cjared@jaredenterprises.com

Direct: 417.877.7900 x111 | **Cell:** 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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Springfield, MO 65804
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