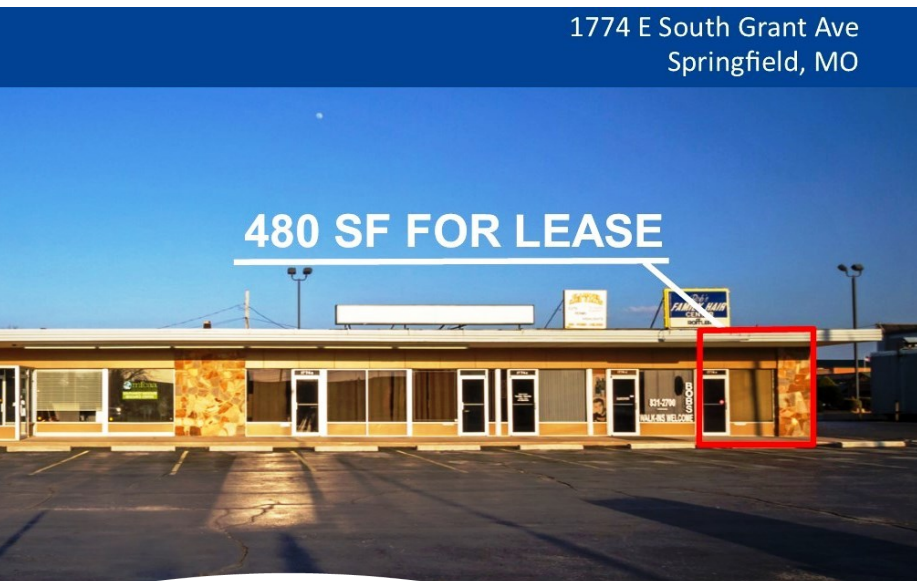


480 SF Office / Retail Space on Sunshine & Grant

1774 E South Grant Avenue • Springfield, MO 65807



Availability Overview

Space Available:	480 SF
Lease Type:	Gross (includes taxes & ins)
Space Type:	Office and Retail
1774 E:	480 SF = \$560.00/Mo total
Parking:	Front Door
Market:	Springfield
Zoning:	HC-Highway Commercial
Cross Streets:	Sunshine & Grant
Traffic Count:	+/- 32,929 Sunshine & Grant
Across From:	Bass Pro Shops
Road Front Sign:	Yes (Pole Sign)

Property Overview

Property

We are pleased to offer 480 SF Office/Retail space located on Grant Avenue and Sunshine, across from Bass Pro Shops. 1774 E South Grant - 480 SF Office / Retail For Lease at \$560.00/month total. Traffic count through the intersection is +/- 32,949 cars per day. Over 173,257 people within a 5 mile radius and 86,211 within a 3 mile radius. Pole sign on the road front. Front door parking available.

Please contact Listing Agent to schedule your showing. Thank you!

Location

Subject property is located across from Bass Pro and just west of Starbucks, Taco Bell, and McDonald's. Local businesses include Bank of America, Creative Car Audio, Flowerama, Perkins Restaurant & Bakery, Mama Jean's Natural Market, Maschino's, and other local and national businesses. Springfield is the third largest city in the state of Missouri and the county seat of Greene County. According to the 2010 census data, the population was 159,498, an increase of 5.2% since the 2000 census.

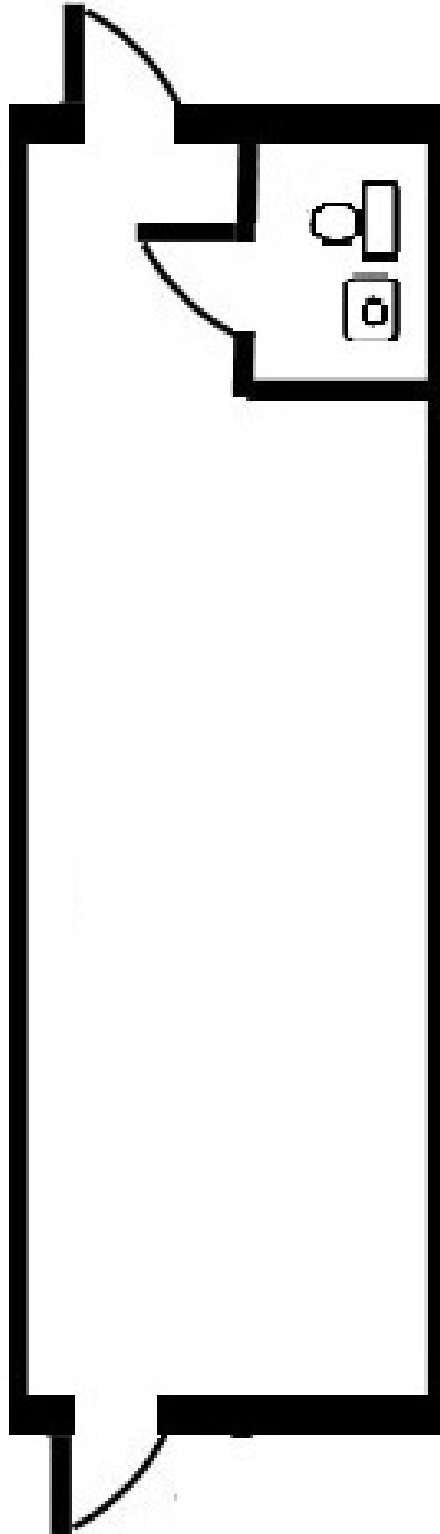
Presented by

GERALD ZAMORA
417.522.9940
gerald.zamora@svn.com

1774 E South Grant Ave
Springfield, MO

480 SF FOR LEASE





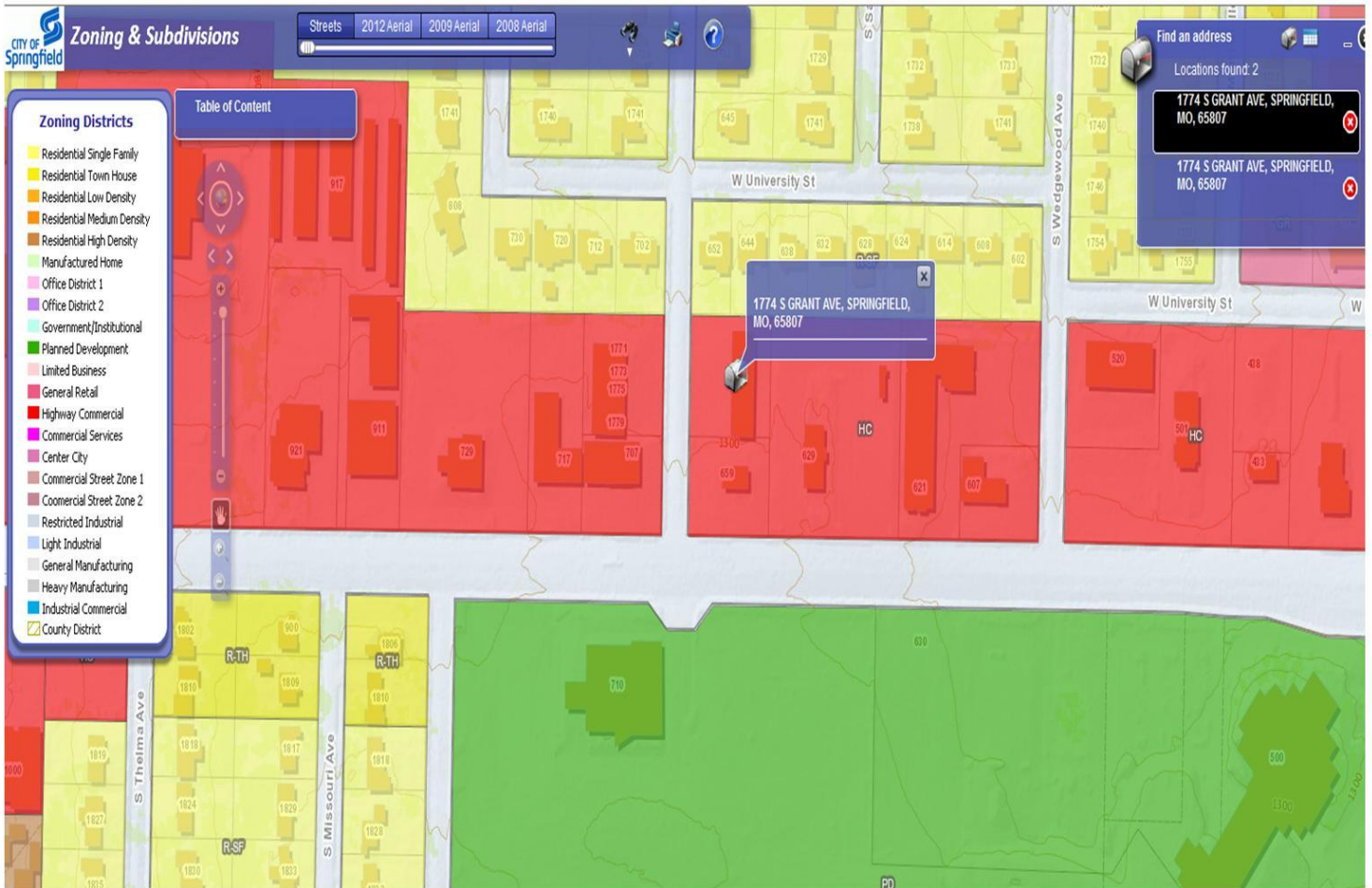


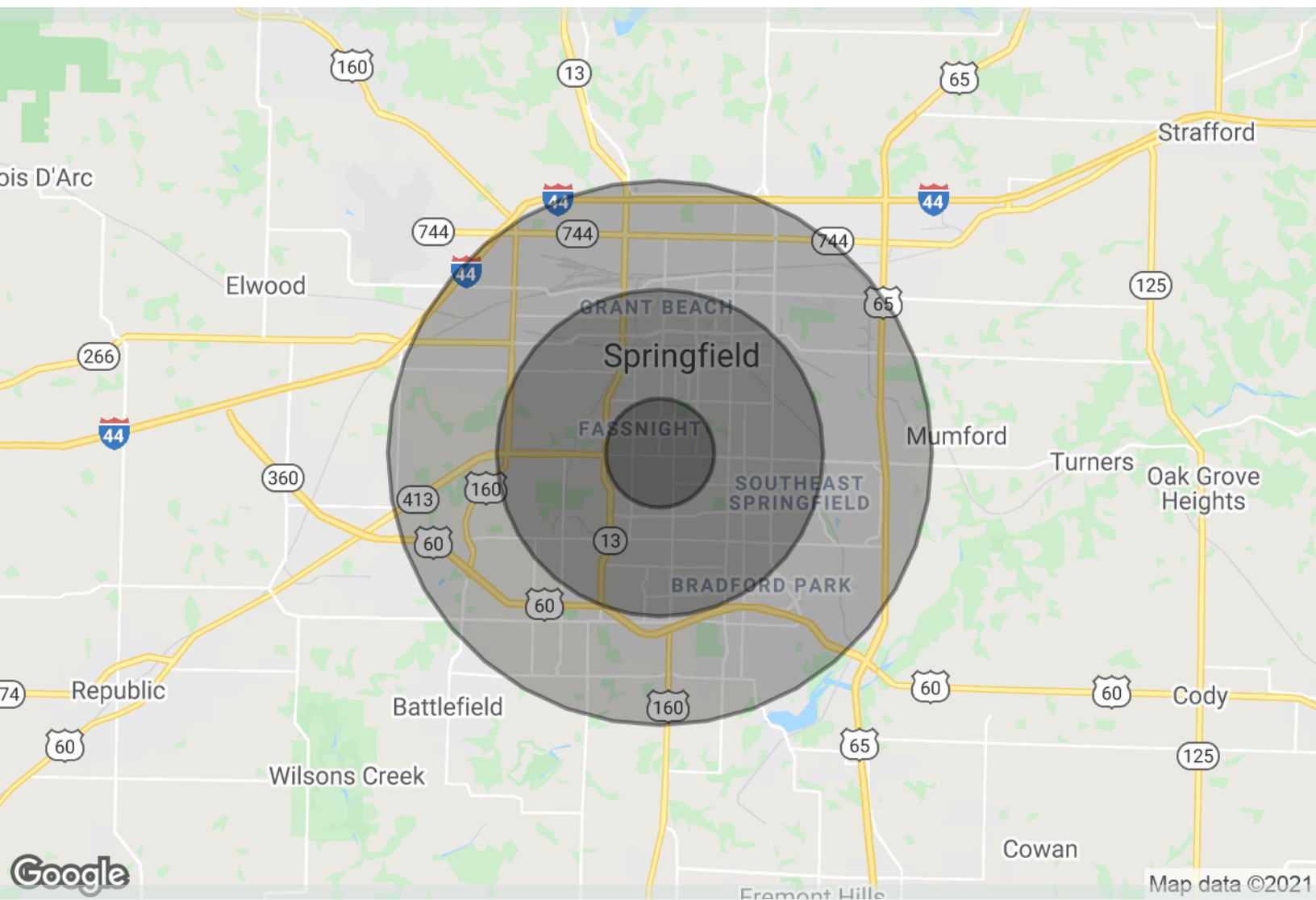


480 SF Retail / Office Space on Sunshine & Grant

Neighborhood Businesses







1774 E South Grant Avenue | Springfield, MO 65807

Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	10,721	91,545	190,754
Total Number of Households	4,932	41,057	83,568
Average Household Income	\$41,498	\$40,122	\$44,927
Median Age	35.5	33.0	34.4

* Demographic information provided by BuildOut, LLC

1774 E South Grant Avenue | Springfield, MO 65807



Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	10,721	91,545	190,754
Total Number of Households	4,932	41,057	83,568
Total Number of Persons per Household	2.2	2.2	2.3
Average House Value	\$141,349	\$133,202	\$124,675
Average Household Income	\$41,498	\$40,122	\$44,927
Median Age	35.5	33.0	34.4
Median Age - Male	32.4	31.4	33.2
Median Age - Female	38.9	34.4	35.7
Total Population - White	9,464	80,938	170,933
Total Percent - White	88.3%	88.4%	89.6%
Total Population - Black	404	4,159	7,310
Total Percent - Black	3.8%	4.5%	3.8%
Total Population - Asian	337	2,427	3,735
Total Percent - Asian	3.1%	2.7%	2.0%
Total Population - Hawaiian	0	123	153
Total Percent - Hawaiian	0.0%	0.1%	0.1%
Total Population - Indian	9	476	847
Total Percent - Indian	0.1%	0.5%	0.4%
Total Population - Other	102	791	2,002
Total Percent - Other	1.0%	0.9%	1.0%
Total Population - Hispanic	235	2,552	6,095
Total Percent - Hispanic	2.2%	2.8%	3.2%

* Demographic information provided by BuildOut, LLC



Gerald Zamora

Advisor

SVN | Rankin Company, LLC

Gerald Zamora serves as a Commercial Advisor with SVN / Rankin Company and specializes in the Springfield Missouri metro area. In 2015, Gerald joined Mike Fusek, CCIM and SVN Commercial and has successfully brokered over 120 commercial transactions within 24 months.

Prior to joining SVN Commercial, Zamora served as founder and broker for The Real Estate Broker of Springfield and Branson, a residential and commercial brokerage company in Southwest Missouri. Gerald has 14 years of extensive real estate knowledge with Office, Retail, Warehouse and Restaurant.

His extraordinary understanding of the commercial real estate industry and his passion for offering a "high level service" is Gerald's passion. Additionally, Gerald is involved in Leadership Springfield and has completed CCIM 101 & 102.

Memberships & Affiliations

Leadership Springfield Class of 32

Gerald Zamora

Advisor

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