

Open Retail Space on South Campbell

3433 South Campbell Ave • Springfield, MO 65807



Lease Overview

| | |
|--------------------|----------------------|
| Space Available | 500 SF - 2,802 SF |
| Lease Rate | \$7.00/SF - \$12/SF |
| Lease Type | NNN |
| Estimated CAM | \$2.50 /SF |
| 3443 (500 SF) | \$500/Month NNN |
| Suite E (2,802 SF) | \$1,634/Month NNN |
| Market | Springfield |
| Cross Streets | Campbell & Walnut L. |
| Traffic Count | 37,421 cars/day |

Property Overview

Property Retail and office space available at Savannah Square on South Campbell, just south of Walmart Supercenter. Suite 3443: 500 SF - Open retail space . Total Monthly Rent is \$604.00 (Includes Tax, Ins & CAM). Suite E: 2,802SF - Open retail space with 29' X 70' area which includes an open area and a manager's office. Total Monthly Rent is \$2,217.75 (Includes Tax, Ins & CAM). Please contact listing agent today to schedule your showing. Thank you!

Location Located on South Campbell just south of W. Walnut Lawn next to Youngblood Motors. Nearby retailers include Payless Shoe Source, Lifemark, Springfield Chrysler, Don Wessel Honda, Brown Derby, Farmers Insurance Agency, Maids of Honor, etc. Mike Fusek, CCIM serves as a senior advisor for Sperry Van Ness specializing in the sale and leasing of office and retail properties. Top 4% National Advisor in SVN International – 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009

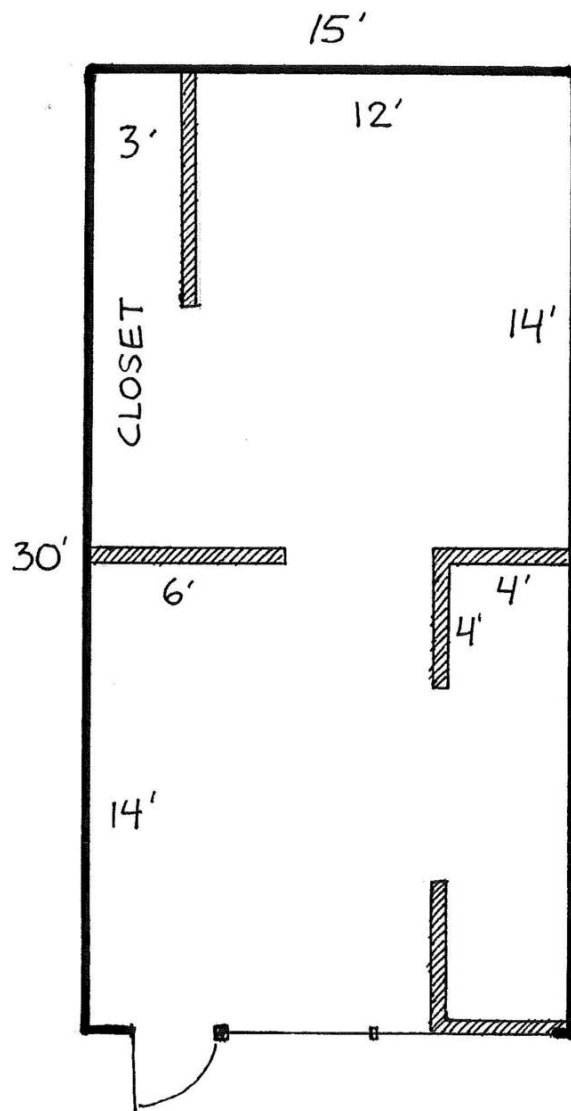
Presented by GERALD ZAMORA
417.522.9940
gerald.zamora@svn.com

Open Retail Space on South Campbell



\$500/month + \$104/month CAM = \$604/month - Retail space next to Pizza Hut

3443 S. CAMPBELL



Savannah Square Retail & Office on South Campbell

3443 S Campbell - 500 SF



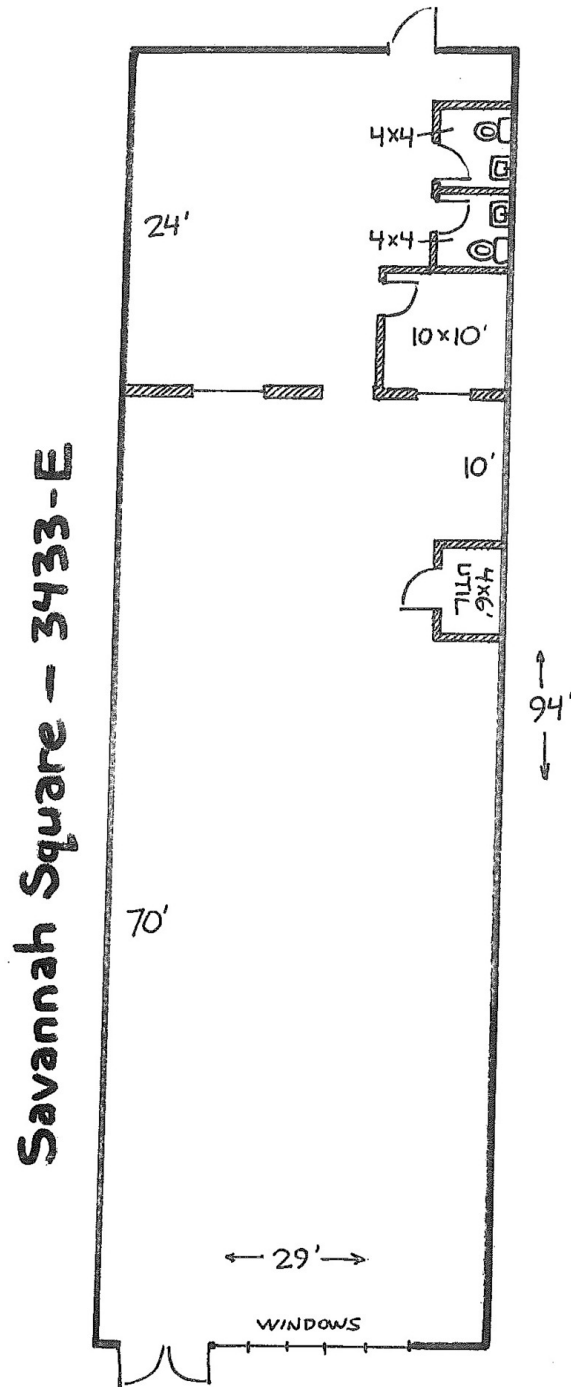




Open Retail Space on South Campbell

Suite E - 2,802 SF

Suite E: 2,802 SF is \$1,634/month + \$583.75/month CAM = \$2217/month



Open Retail Space on South Campbell

Suite E - 2,802 SF



Open Retail Space on South Campbell

Other Available Suites

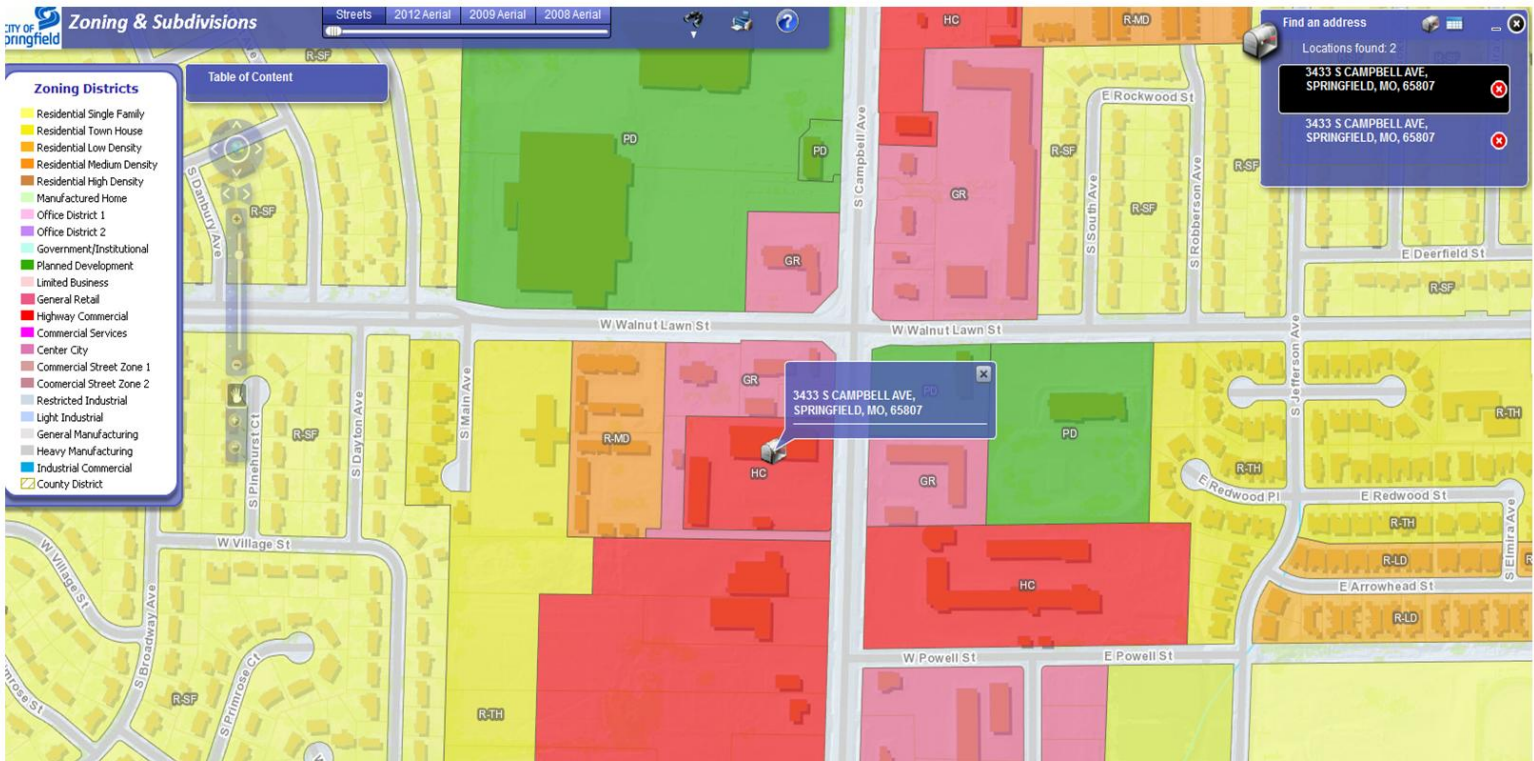




Open Retail Space on South Campbell



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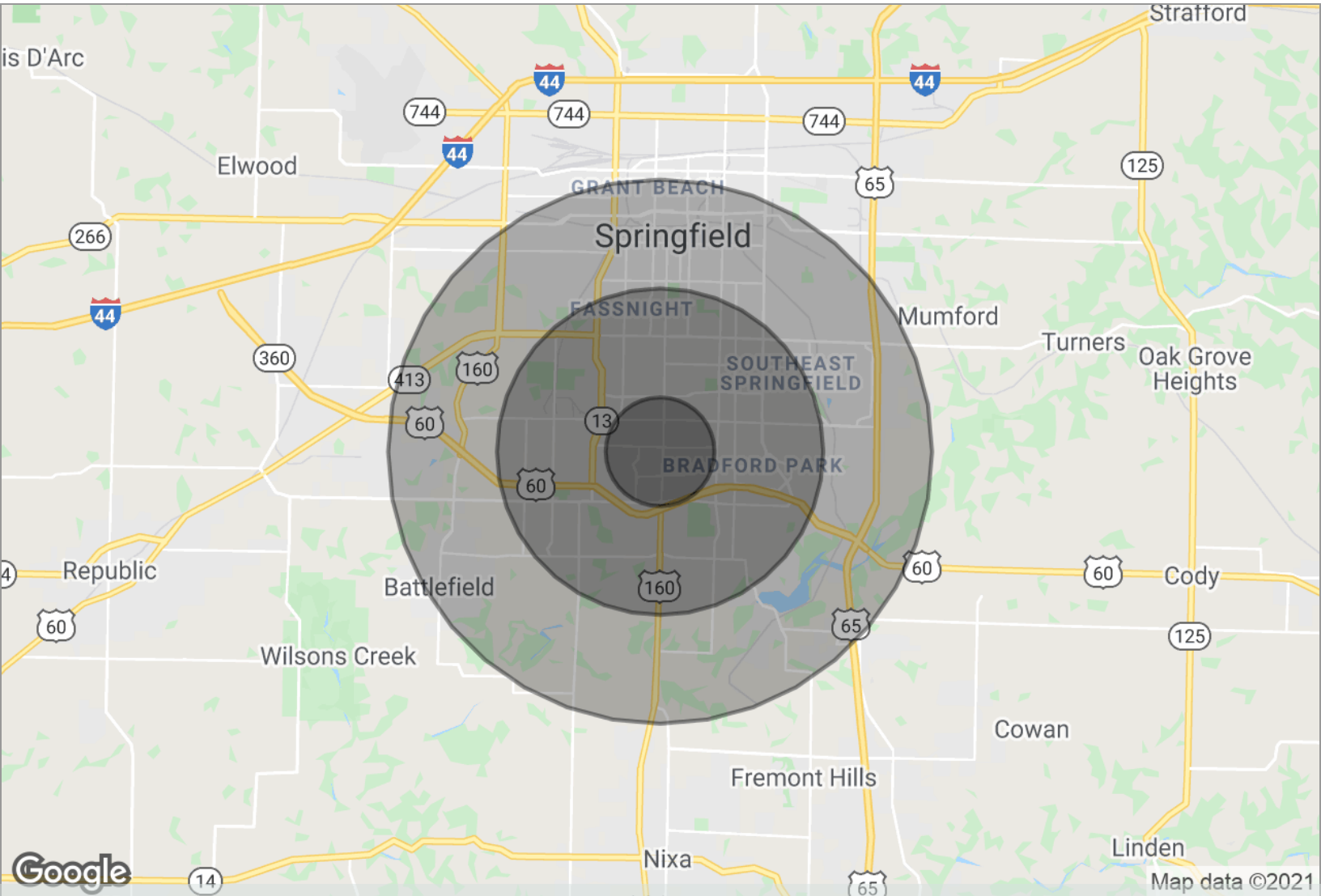
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For Lease | Retail

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------------|----------|-----------|-----------|
| Total Population | 10,731 | 66,761 | 169,091 |
| Total Number of Households | 5,614 | 32,150 | 74,401 |
| Total Number of Persons per Household | 1.9 | 2.1 | 2.3 |
| Average House Value | | \$148,134 | \$163,927 |
| Average Household Income | \$43,003 | \$49,772 | \$51,523 |
| Median Age | 39.5 | 38.1 | 35.4 |
| Median Age - Male | 35.7 | 35.9 | 34.0 |
| Median Age - Female | 41.3 | 40.3 | 36.7 |
| Total Population - White | 9,666 | 60,509 | 152,906 |
| Total Percent - White | 90.1% | 90.6% | 90.4% |
| Total Population - Black | 296 | 1,946 | 5,788 |
| Total Percent - Black | 2.8% | 2.9% | 3.4% |
| Total Population - Asian | 365 | 1,804 | 3,771 |
| Total Percent - Asian | 3.4% | 2.7% | 2.2% |
| Total Population - Hawaiian | 0 | 0 | 106 |
| Total Percent - Hawaiian | 0.0% | 0.0% | 0.1% |
| Total Population - Indian | 93 | 315 | 684 |
| Total Percent - Indian | 0.9% | 0.5% | 0.4% |
| Total Population - Other | 185 | 509 | 1,259 |
| Total Percent - Other | 1.7% | 0.8% | 0.7% |
| Total Population - Hispanic | 427 | 1,902 | 4,418 |
| Total Percent - Hispanic | 4.0% | 2.8% | 2.6% |

* Demographic information provided by BuildOut, Inc.

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Radius Map

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|----------|----------|----------|
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Executive Summary

Springfield Metropolitan Statistical Area

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

National Recognition for Springfield

- Top 5 in the Nation for Economic Strength | Fourth Economy Index
- Top 10 Hot City for Entrepreneurs | Entrepreneur Magazine
- Top 12 Metros for Recruitment & Attraction | Expansion Management
- Top Place for Business & Careers | Forbes Magazine
- Top City for Young Professionals | Next Cities
- Top 40 Best Quality of Life | bizjournals
- Top 20 Mid-Sized City for Entrepreneurs | Inc. Magazine
- Top 50 Best Performing City | Milken Institute

Well-Known Companies Operating In Springfield

- Bass Pro
- Kraft Foods
- T-Mobile
- Jack Henry & Associates
- Paul Mueller Company
- BKD, LLP
- 3M
- JPMorgan Chase
- Dairy Farmers of America
- O'Reilly Auto Parts
- Burlington Northern Santa Fe
- Springfield Remanufacturing
- Expedia, Inc.

Population

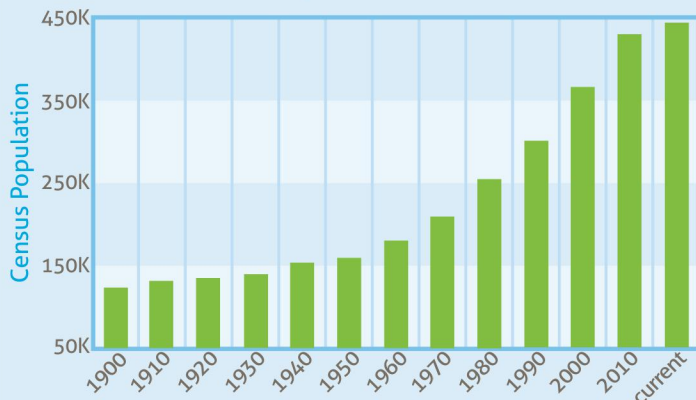
448,744

Current Springfield Metro Area Population

0.9%

Average Annual Population Growth Rate

Population for Springfield Metro Area



[Source: Bureau of Labor Statistics]

164,122

Springfield City Limits

1,031,733

*Springfield's Economic Area

614,951

**Springfield Regional Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclède, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)



COX MEDICAL CENTER, PART OF MEDICAL MILE

Workforce

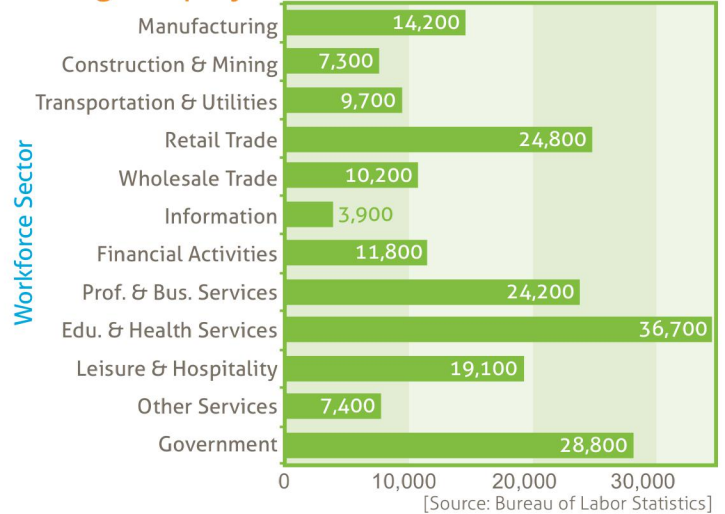
224,306

Current Springfield Metro Area Workforce

1.4%

Average Annual Workforce Growth Rate

Average Employment Sector



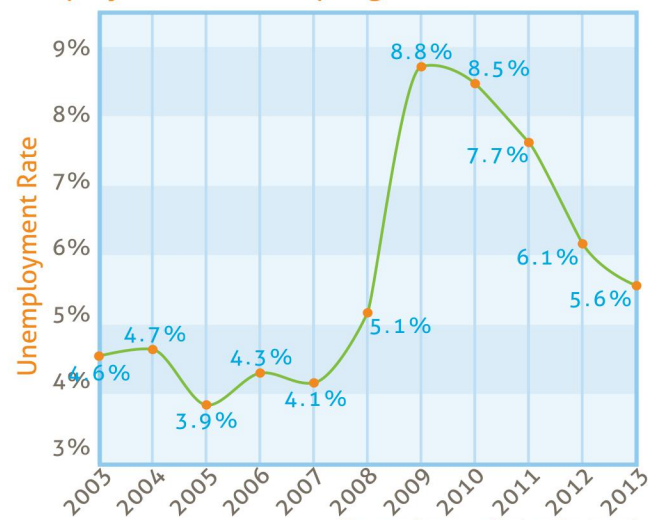
[Source: Bureau of Labor Statistics]

Employment

5.2%

Current Unemployment Rate for Springfield Metro

Unemployment Rate for Springfield Metro Area



[Source: Bureau of Labor Statistics]

SVN[®] CORE COVENANTS

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN[®] our Core Covenants personify our values and culture and differentiate us from the competition.

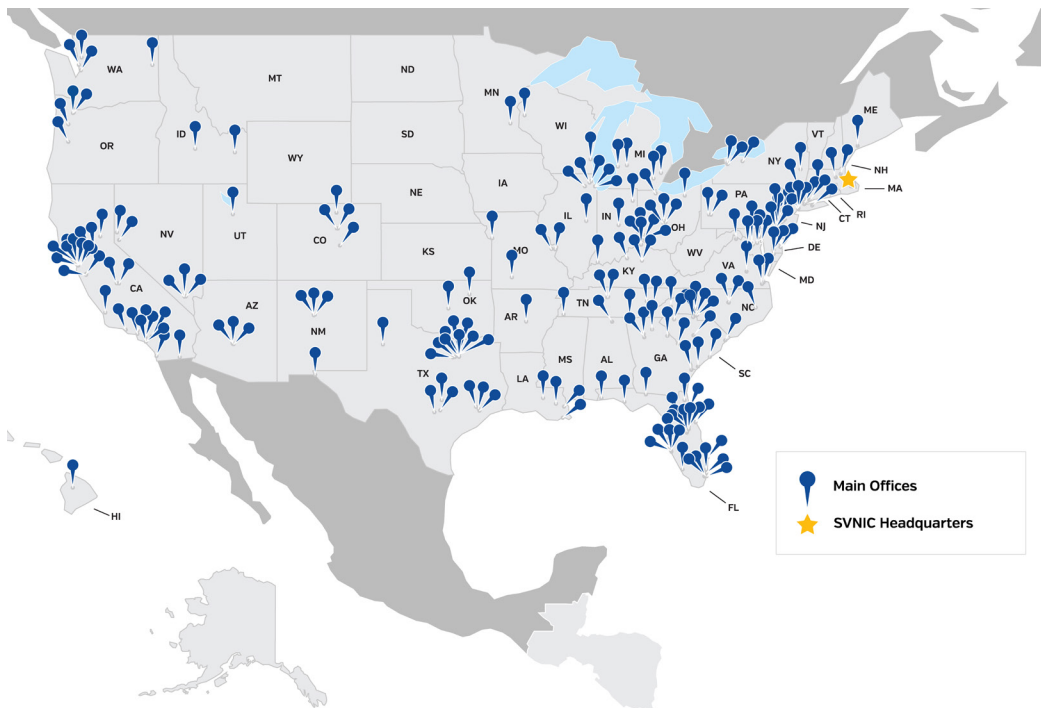
As members of the SVN Shared Value NetworkSM, we each commit to do the following:

1. Create amazing value with my clients, colleagues and community.
2. Cooperate proactively and place my clients' best interests above my own.
3. Include, respect and support all members of the commercial real estate industry.
4. Honor my commitments.
5. Personify and uphold the SVN[®] brand.
6. Resolve conflicts quickly, positively and effectively.
7. Take personal responsibility for achieving my own potential.
8. Excel in my market area and specialty.
9. Focus on the positive and the possible.
10. Nurture my career while valuing the importance of family, health and community.

SVN: Open, inclusive and innovative since 1987.

SVN[®] BENCHMARKS 2015*

The SVN[®] organization is comprised of over 1,500 commercial real estate Advisors and staff serving 500+ markets. Each SVN office is independently owned and operated. Our clients benefit from award-winning technology, creative marketing programs, and total collaboration within SVN's Shared Value NetworkSM, which incorporates the entire commercial real estate industry. Our robust international platform combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors assures representation that creates maximum value for our clients.



1,500 Advisors and Staff

200 Offices Nationwide

Total Value of Sales
and Lease Transactions
= \$10.1 Billion

2015 Volume =
56% Sales
44% Leasing

The SVN[®] brand was ranked
the 6th most recognized CRE
brand by the Lipsey
Company's 2016 Top 25
Commercial Real Estate
Brand Survey.

**The statistics in this document were
compiled from all transactions
reported by our franchisees in 2015.
They are not audited.*

*DATA BASED ON US SALES

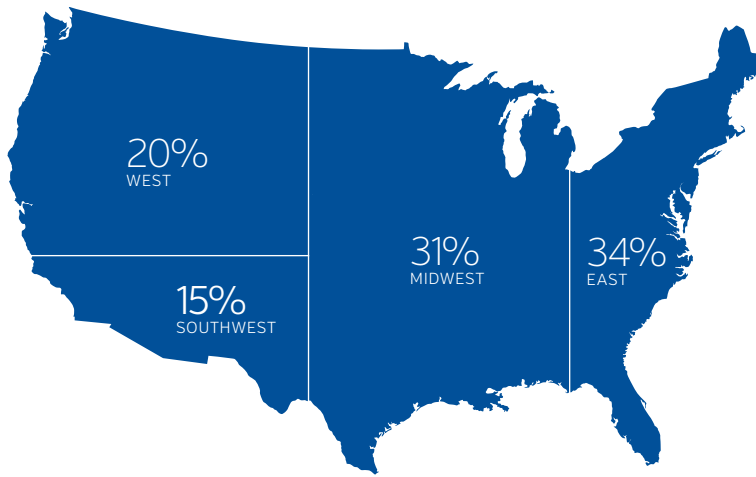
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SVN® BENCHMARKS* 2015

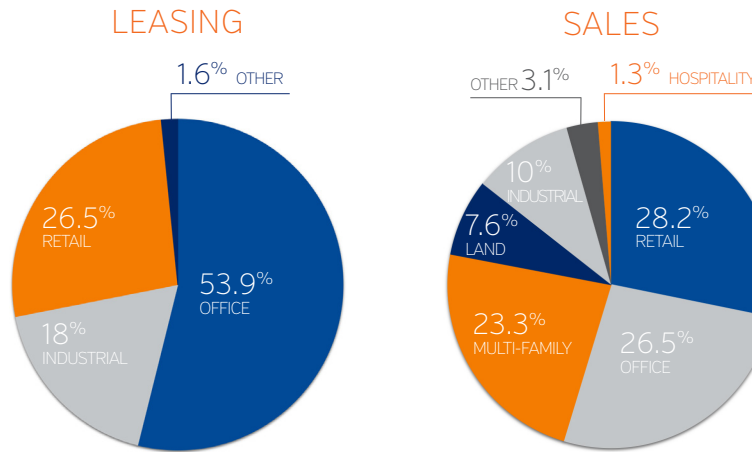
TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION*



PRODUCT TYPE

NATIONAL DISTRIBUTION BY PRODUCT VOLUME*



\$10.1 BILLION

TOTAL VALUE OF SALES AND LEASE TRANSACTIONS

CORE SERVICES

- Sales
- Leasing
- Property Management
- Tenant Representation
- Corporate Real Estate Services

SPECIALTY SERVICES

- Auction Services
- Distressed Assets

PRODUCT COUNCIL SPECIALTIES

- Golf & Resorts
- Hospitality
- Industrial
- Land & Development
- Medical Office
- Multifamily
- Office
- Retail
- Self Storage
- Single Tenant Investments

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*DATA BASED ON US SALES

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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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Springfield, MO 65804

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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.