



## RETAIL SPACE FOR LEASE

RETAIL SPACE FOR LEASE | 2775 S CAMPBELL AVENUE, SPRINGFIELD, MO 65807

- New upscale retail center
- High traffic counts and excellent visibility
- Newly built retail strip-center spaces
- Hard corner prime location on South Campbell

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600  
[rbmurray.com](http://rbmurray.com)

Ross Murray, SIOR, CCIM  
417.881.0600  
[ross@rbmurray.com](mailto:ross@rbmurray.com)

R.B. | **MURRAY COMPANY**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

<b>Available SF:</b>	1,637 - 6,693 SF
<b>Lease Rate:</b>	\$17.00 - 18.50 SF/yr (NN)
<b>Lot Size:</b>	0.94 Acres
<b>Building Size:</b>	10,380 SF
<b>Year Built:</b>	2019
<b>Zoning:</b>	GR - General Retail
<b>Market:</b>	Springfield
<b>Sub Market:</b>	South Springfield
<b>Cross Streets:</b>	Woodland
<b>Traffic Count:</b>	40,000
<b>CAM Charge / SF</b>	\$4.00 PSF

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

**PROPERTY OVERVIEW**

Now leasing, retail spaces in newly built retail strip-center on South Campbell. The property is surrounded by local and national retailers along Campbell Avenue and just a mile from the Bass Pro Shops National Headquarters and Wonders of Wildlife. High traffic counts and great visibility make this property a prime location for retailers. Contact listing broker for more information.

**PROPERTY HIGHLIGHTS**

- Newly built retail strip-center located in one of Springfield's busiest retail corridors
- One mile from the Bass Pro Shops National Headquarters and Wonders of Wildlife National Museum & Aquarium
- High traffic counts at the intersection of Campbell at Battlefield
- Approximately 2-3 miles from Simon Battlefield Mall
- Zoned General Retail
- Hard Corner Prime Location
- New upscale strip-center
- 12' curtainwall glass fronts
- Dyed, polished concrete floors (potential final floor finish)
- Painted open-steel structure and galvanized spiral ductwork (potential final finish)
- Spray-foam block perimeter insulation
- Durable, masonry exterior finishes
- Average area retail sales \$250 - \$300 PSF
- Landlord to provide allowance for credit tenant and term lease
- Surrounding area is currently seeing significant redevelopment

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Available Spaces

**Lease Rate:** \$17.00 - 18.50 SF/YR (NN)  
**Lease Type:** NN

**Total Space** 6,693 SF  
**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
100	Retail Space	\$18.50 SF/YR	Modified Net	1,637 - 6,693 SF	Negotiable	1,637± SF retail space for lease at \$18.50 PSF (NN). Tenant responsible for prorata share of CAM, real estate taxes, and insurance (estimated at \$4.00 PSF). Landlord to provide a white-box finish at Landlord's expense. Spaces may be combined.
101	Retail Space	\$18.50 SF/YR	Modified Net	1,656 - 6,693 SF	Negotiable	1,656± SF retail space for lease at \$18.50 PSF (NN). Tenant responsible for prorata share of CAM, real estate taxes, and insurance (estimated at \$4.00 PSF). Landlord to provide a white-box finish at Landlord's expense. Spaces may be combined.
102 - 103	Retail Space	\$17.00 - 18.50 SF/YR	Modified Net	1,700 - 6,693 SF	Negotiable	3,400± SF retail space for lease at \$17.00 PSF (NN). Tenant responsible for prorata share of CAM, real estate taxes, and insurance (estimated at \$4.00 PSF). Landlord to provide a white-box finish at Landlord's expense. Suites 102 & 103 may be divisible at \$18.50 PSF or spaces may be combined with Suites 100 & 101.



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Additional Photos

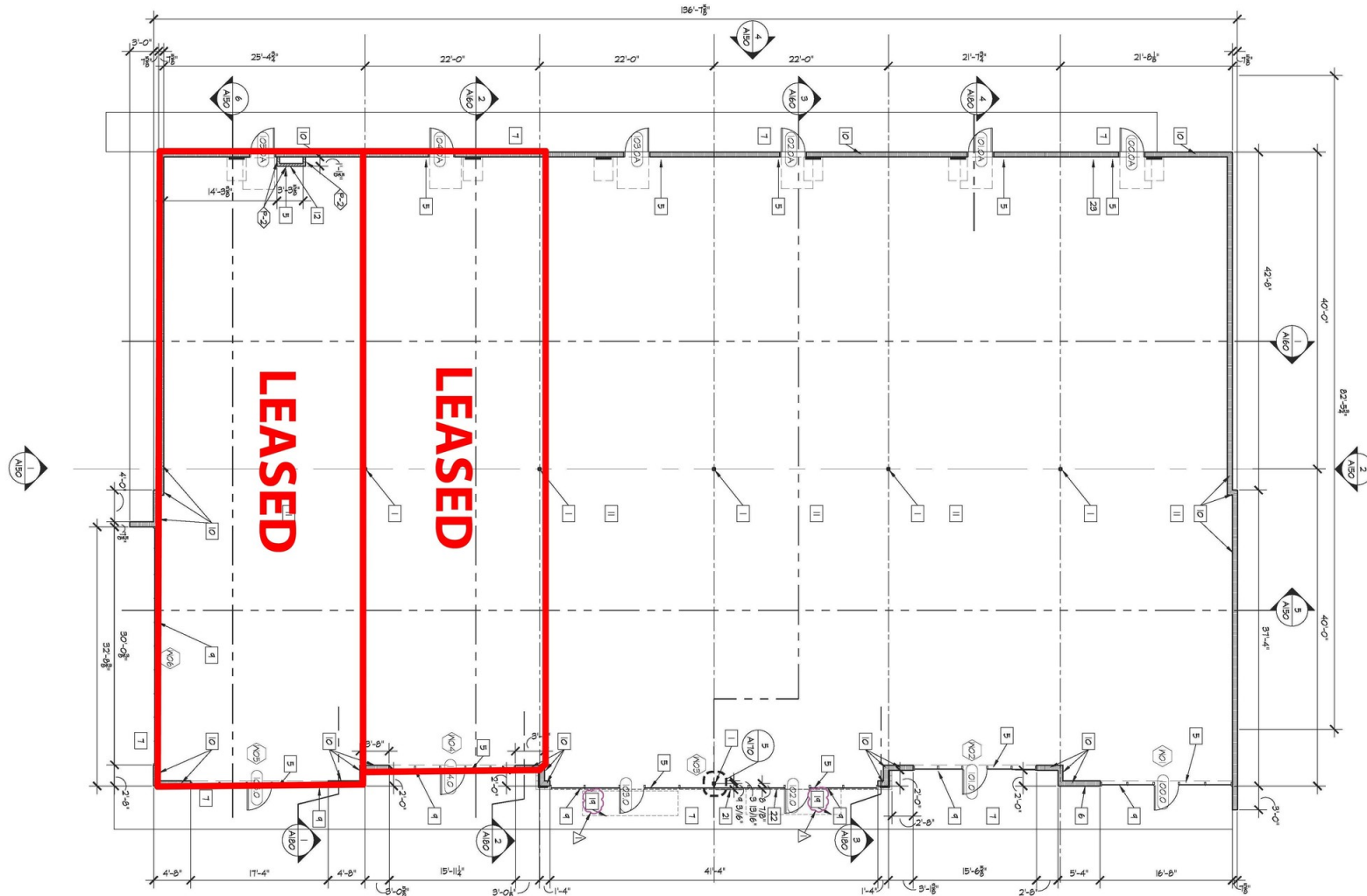


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Floor Plans



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Retailer Map



Map data © 2021 Imagery © 2021, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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Location Maps



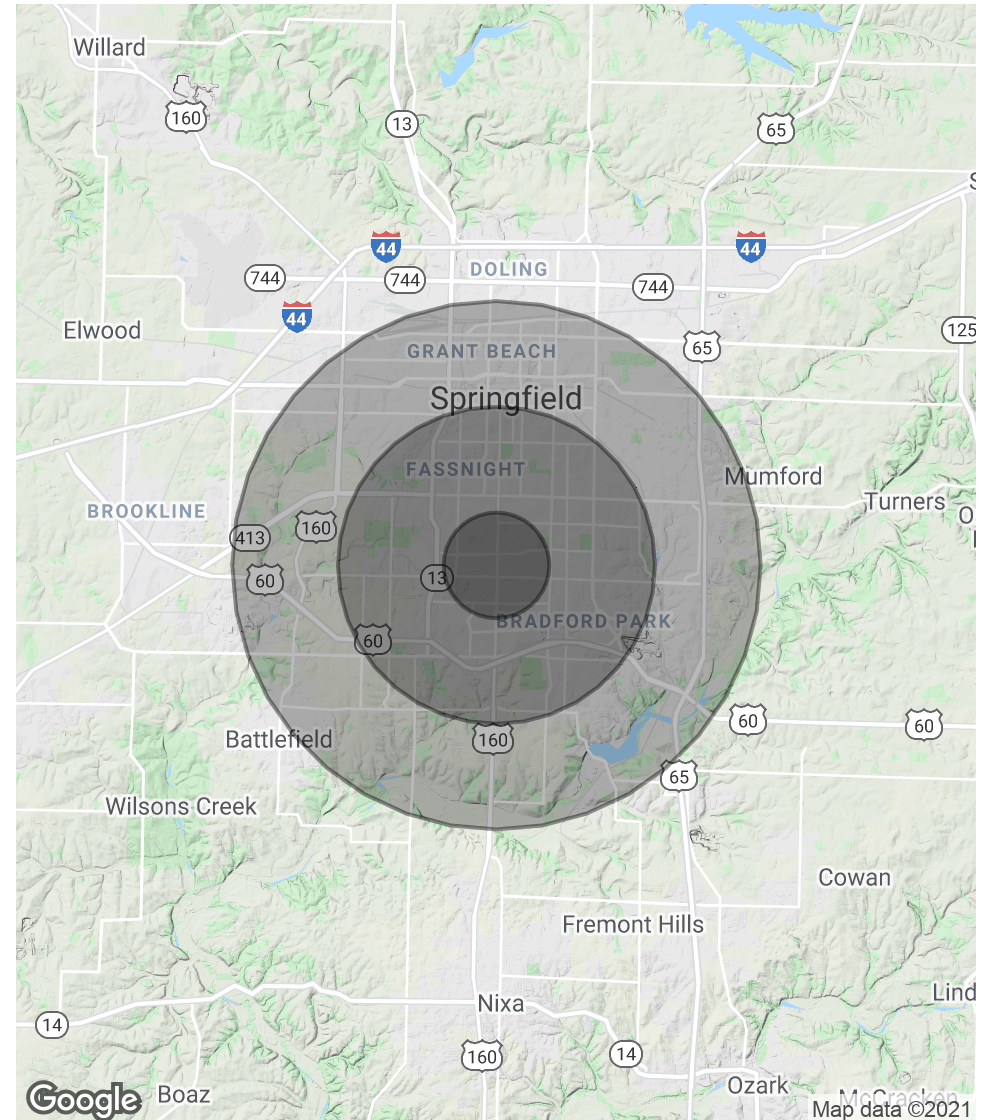
Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,517	82,113	182,918
Average age	35.8	35.2	35.0
Average age (Male)	33.4	33.4	33.6
Average age (Female)	37.3	37.0	36.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,545	37,893	80,253
# of persons per HH	1.9	2.2	2.3
Average HH income	\$38,889	\$45,573	\$48,931
Average house value		\$150,323	\$148,399

\* Demographic data derived from 2010 US Census



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Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**President**



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T 417.881.0600  
ross@rbmurray.com  
MO #2004035357

**Professional Background**

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out [www.terragreenoffice.com](http://www.terragreenoffice.com) for information.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

