



LOFT/OFFICE PROPERTY FOR SALE

FOR SALE & FOR
LEASE
6,743 SF
RETAIL / EXECUTIVE
OFFICE / LOFTS
ON PARK CENTRAL
WEST
DOWNTOWN
SPRINGFIELD

313 Park Central W
Springfield, MO 65806

Presented By

GERALD ZAMORA

Senior Advisor

417.522.9940

gerald.zamora@zamora.pro

1715 W James River Rd

Ozark, MO 65721

417.522.9940 | thefirmcommercial.pro



PROPERTY DESCRIPTION

Discover a premier opportunity in the heart of downtown Springfield at 313 Park Central West. This beautifully maintained property sits on the west entrance of the vibrant Park Central Square, surrounded by restaurants, boutique shops, entertainment venues, and cultural attractions. The site offers prime visibility and steady foot traffic, making it ideal for retail, office, or mixed-use concepts. Neighboring businesses include Harbell's Sports Bar, Tabak Co., Hollywood Theaters, Golden Girl Rum Club, Blue Room Comedy Club, Moxie Cinema, Springfield Brewing Co, Mother's Brewing, Great Southern Bank, Springfield History Museum and many other local and national companies.

1st Floor 2,000 SF Retail/Office (Available For Lease)

* Reception Area, 2 Executive Offices, Conference Room, Kitchenette, Bullpen and Restroom

2nd Floor 2,000 SF Luxury Loft (Available For Lease)

* 2 BR, Large Living Room, Dining Area, Cook's Kitchen w/Granite Countertops, Full Bathroom, Washer/Dryer Combo in Unit

3rd Floor 2,000 SF Loft Apartments (100% Leased)

* Unit 3A-2BR, Entry, Kitchen w/Granite Counters, Living & Dining Area, Sitting Room, Full Bathroom w/2 Vanities, Washer & Dryer

* Unit 3B - 1BR, Kitchen w/Granite Counters, Full Bathroom, Stacked Washer/Dryer in Unit

Basement - +/- 743 SF

Free & Paid Parking Available

Sale Price \$1,200,000

Also For Lease at \$18.00/sf MG



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	662	2,118	6,933
Total Population	1,066	3,659	16,301
Average HH Income	\$45,621	\$42,746	\$43,736

BUILDING DETAILS:

Sale Price:	\$1,200,000
Building Size:	4,743 SF
Real Estate Taxes (2025):	\$9269.21
Insurance:	\$7,200
Lease Rate:	\$18.00 / SF MG
Monthly Lease Rate:	\$3,000 / Floor
Parking:	Free Street Parking & Paid Lot Available
Cross Streets:	Campbell & College



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Sale Price

\$1,200,000

LOCATION INFORMATION

Building Name	+/- 6,743 SF Retail / Executive Office / Multi-Family For Sale or Lease in Downtown
Street Address	313 Park Central W
City, State, Zip	Springfield, MO 65806
County	Greene

BUILDING INFORMATION

Ceiling Height:	14 ft
Year Built:	1896
Year Last Renovated:	2025

PROPERTY INFORMATION

Property Type	Office / Retail / Multi-Family
Property Subtype	Street Retail / Office Building / Loft
Zoning	Center City
APN #	1324211005

PARKING & TRANSPORTATION

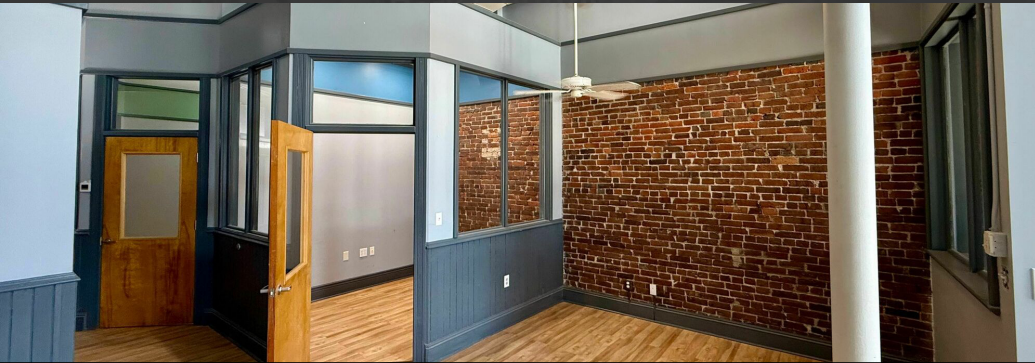
Parking	Free Street Parking & Paid Lot Available
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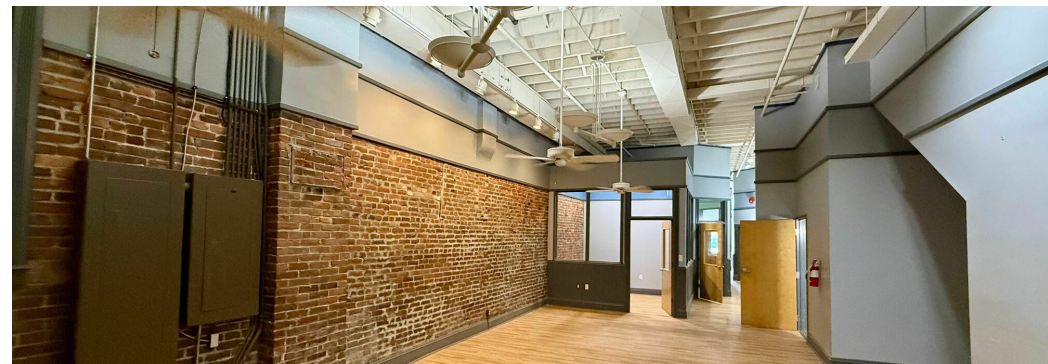
EXECUTIVE OFFICE



ENTRY/RECEPTION



EXECUTIVE OFFICE



BULLPEN AREA



DINING AREA

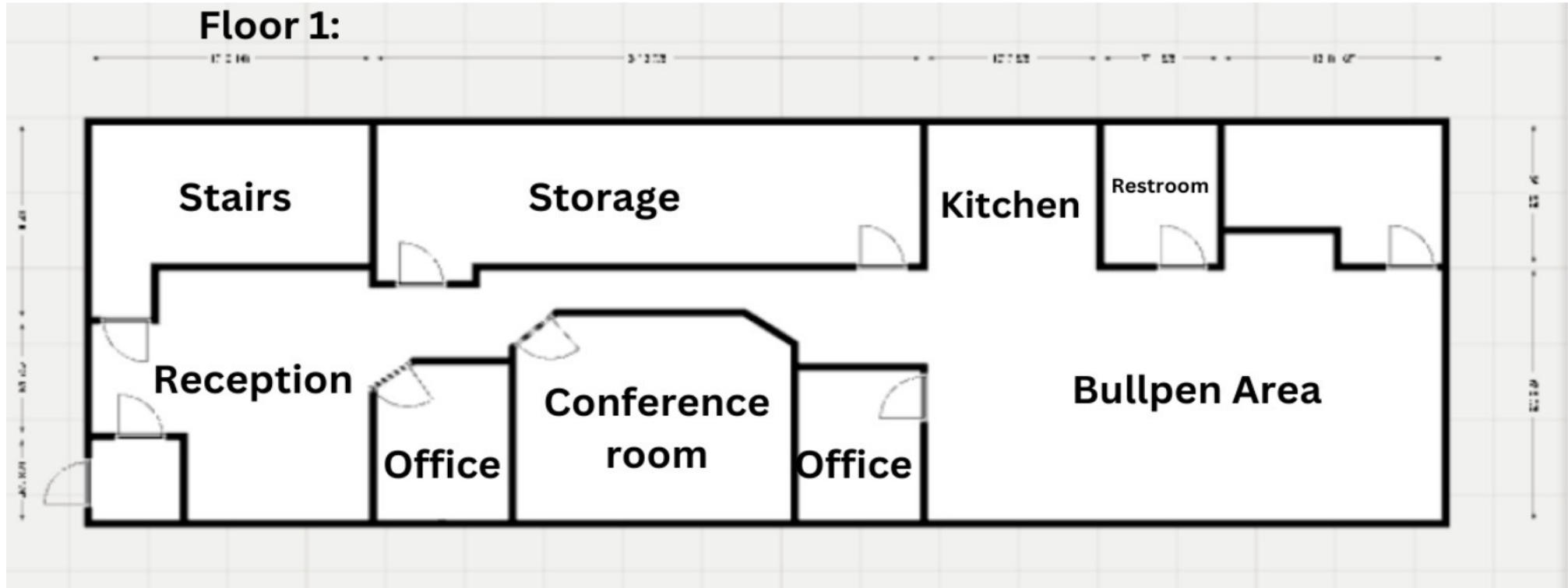


CONFERENCE ROOM



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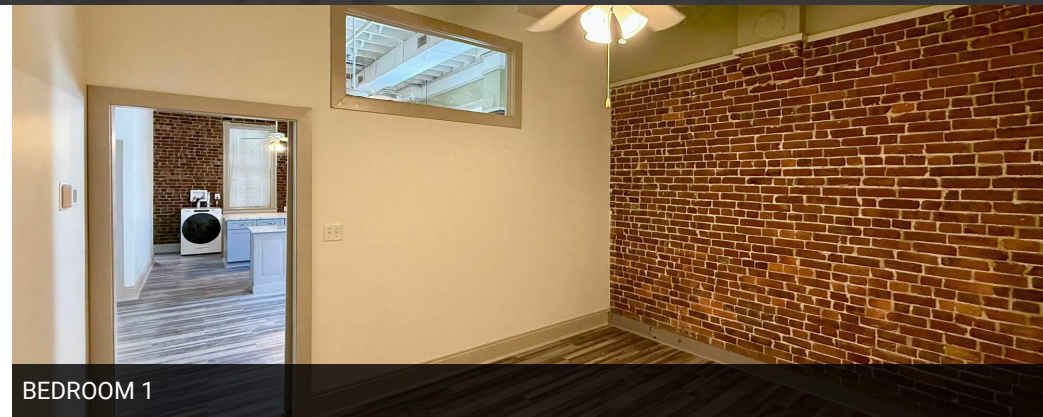
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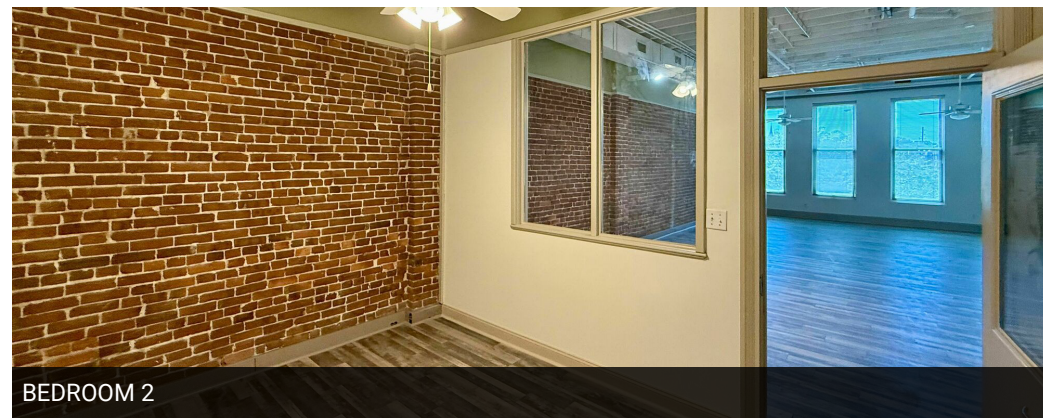
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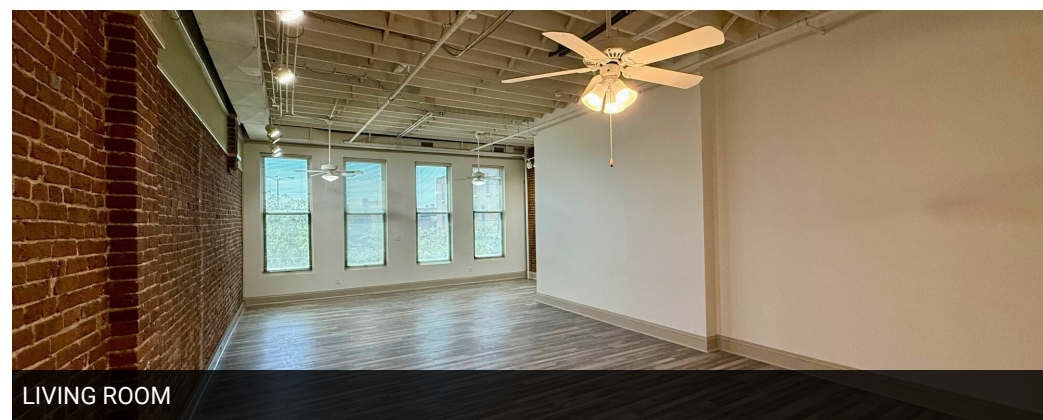
KITCHEN & DINING



BEDROOM 1



BEDROOM 2



LIVING ROOM



2ND FLOOR - Executive Loft

LIVING ROOM

BEDROOM

BEDROOM

DINING

KITCHEN

STAIRS

BATHROOM

LAUNDRY



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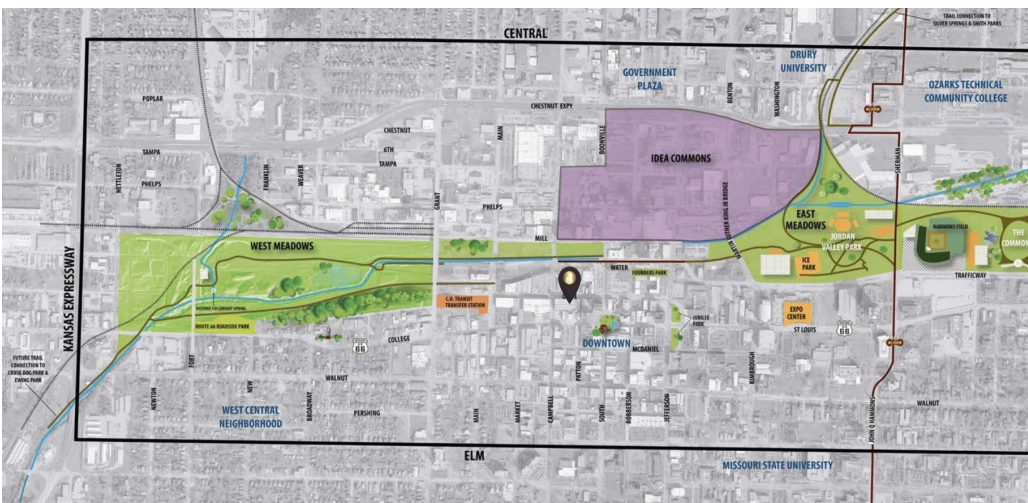




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AREA DEVELOPMENT

The project, dubbed Renew Jordan Creek, spans two large blocks in the urbanized center of Jordan Valley Park, bordered on the east by Boonville Avenue, Water Street and the railway on the south, Main Avenue on the west and Mill Street on the north. The goal of the project is to mitigate flooding, improve water quality and provide for innovative quality of place and economic development improvements by bringing the buried creek back into the daylight. Roughly 1,100 feet of the creek will return to its natural state above ground. Additionally, a dog park, pedestrian plazas, a space for outdoor learning and more natural green space will be constructed near the creek.

The project design promotes a strong sense of place, grounded in the specific characteristics of the site and celebrates nature's integration to urban life.



JORDAN VALLEY CONCEPT MASTER PLAN

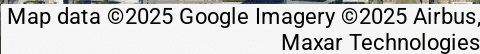
UPDATED 2014



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Springfield

MENARDS
AUGUST 2018

Buc-ee's
DECEMBER 2023

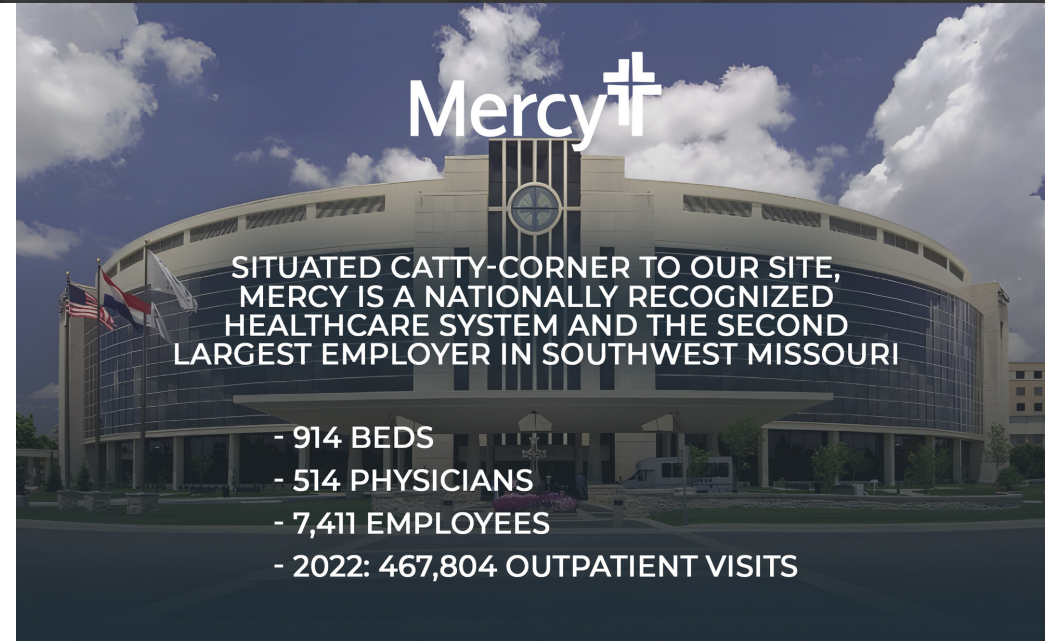
amazon
AUGUST 2021

HyVee
JUNE 2014

TARGET
EARLY 2024

COSTCO WHOLESALE
AUGUST 2021

SPRINGFIELD'S GROWTH HAS BEEN THE CATALYST FOR SEVERAL LARGE ORGANIZATIONS MOVING TO THE AREA IN THE LAST 5-10 YEARS.



Mercy

SITUATED CATTY-CORNER TO OUR SITE, MERCY IS A NATIONALLY RECOGNIZED HEALTHCARE SYSTEM AND THE SECOND LARGEST EMPLOYER IN SOUTHWEST MISSOURI

- 914 BEDS
- 514 PHYSICIANS
- 7,411 EMPLOYEES
- 2022: 467,804 OUTPATIENT VISITS



CoxHEALTH



Outdoor World

REDHEAD

Bass Pro Shops



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Springfield

Forbes

#1 ON "7 CITIES YOU
DIDN'T EXPECT TO BE
GREAT FOR BUSINESS"



TOP 10 US CITIES WHERE
YOUR PAYCHECK GOES
THE FURTHEST



#1 CITY IN THE
COUNTRY TO
WORK REMOTE



ZAMORA
REAL ESTATE
POWERED BY THE FIRM COMMERCIAL

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SPRINGFIELD IS THE FASTEST GROWING METROPOLITAN STATISTICAL AREA IN MISSOURI WITH A POPULATION OF 479,598.

BEING THE PRIMARY EMPLOYMENT BASE FOR SW MISSOURI, SPRINGFIELD DRAWS IN AN ADDITIONAL 100,000+ PEOPLE PER DAY FROM THE SURROUNDING AREAS, CREATING AN INFLUX OF RETAIL SHOPPERS AND SALES TAX REVENUE.

SPRINGFIELD IS A GROWING AND VIBRANT COMMUNITY WITH A COST OF LIVING THAT STAYS CONSISTENTLY 10% BELOW THE NATIONAL AVERAGE.

DESPITE BEING NO 2 IN DWELLSY'S TOP TEN CITIES WHERE RENT IS GROWING THE FASTEST, SPRINGFIELD IS STILL ONE OF THE MOST AFFORDABLE PLACES IN THE COUNTRY TO LIVE, MAKING THIS A REGION OF HIGH GROWTH POTENTIAL.



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EXECUTIVE SUMMARY

SPRINGFIELD MSA

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

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

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



ENGINE REMANUFACTURING AT JOHN DEERE REMAN

WORKFORCE

232,636

Current Springfield Metro Area Workforce

7.6%

Workforce Growth Rate Since 2010

AVERAGE EMPLOYMENT SECTOR



POPULATION

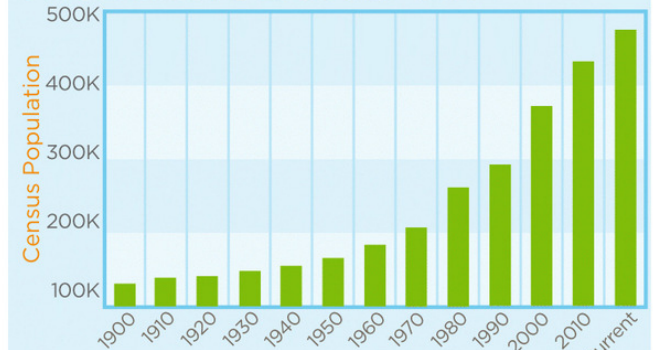
481,123

Current Springfield Metro Area Population

8.7%

Metro Area Overall Population Growth

POPULATION | SPRINGFIELD MSA



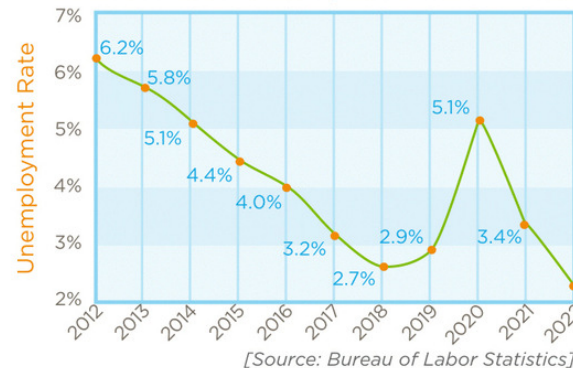
Source: USDC, Bureau of the Census]

EMPLOYMENT

2.5%

Current Unemployment Rate for Springfield Metro

UNEMPLOYMENT RATE | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

169,724

Springfield City Limits

1,060,389

*Springfield's Economic Area

650,050

**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, Laclede, 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)

PROVIDED BY
REF - SPRINGFIELDREGION.COM



MAJOR EMPLOYERS

SPRINGFIELD METRO AREA EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
CoxHealth	12,164
Mercy Hospital Springfield	8,202
Walmart and Sam's Club	5,381
Springfield Public Schools	3,694
Bass Pro Shops White River Marine Group	3,127
State of Missouri	3,018
United States Government	2,919
Missouri State University	2,760
O'Reilly Auto Parts	2,307
City of Springfield	2,028
Citizens Memorial Healthcare	2,025
Jack Henry & Associates, Inc.	1,853
SRC Holdings	1,500
Prime Inc.	1,301
Burrell Behavioral Health (affiliate of Cox Health)	1,218
Ozarks Technical Community College	1,191
EFCO	1,170
Chase Card Services	1,120
Lowe's (6 locations)	1,010
The Arc of the Ozarks, Inc.	959
City Utilities	955
American National Property & Casualty Co.	954
Kraft Heinz Company	950
TTEC Holdings, Inc.	942
Hotels.com, a division of Expedia Inc.	940

1/4

Top 25 largest employers account for one-quarter of the total jobs in the Springfield metro area.

95%

Percentage of businesses that have fewer than 50 employees in the Springfield metro area.

COLLEGES & UNIVERSITIES

COLLEGES & UNIVERSITIES	NUMBERS
Springfield Metro Area Total	42,416
Missouri State University	23,618
Ozarks Technical Community College	9,926
Drury University	2,462
Evangel University	2,129
Southwest Baptist University - SBU	1,713
Cox College of Nursing & Health Sciences	956
Midwest Technical Institute	466*
SBU - Springfield Campus (includes Mercy College of Nursing)	442
Baptist Bible College	279
Bryan University	275*
Columbia College	150

Source: Springfield Area Chamber of Commerce, 2021
*National Center for Education Statistics, fall 2020 enrollment

SCHOOLS

12.1

Number of years of experience the average teacher has in SPS system

59.6%

Percentage of faculty that have a Master's Degree.

TYPE	SCHOOL	ENROLLED
Public Elementary	38	10,289
Public Middle School	9	5,241
Public High School	5	7,610
Private Schools	14	1,806*

Source: Missouri Department of Elementary and Secondary Education, 2021
*National Center for Education Statistics,



MISSOURI STATE UNIVERSITY

HEALTH CARE

HOSPITAL	BEDS
Mercy Hospital	866
Cox Medical Center South (CoxHealth)	646
Lakeland Behavioral Health System	100
Meyer Orthopedic & Rehabilitation Hospital	86
Cox North Hospital (CoxHealth)	75
Mercy Rehabilitation Hospital Springfield	60
Mercy Orthopedic Hospital Springfield	48
Select Specialty Hospital	44
Perimeter Behavioral Hospital of Springfield	32

Springfield's health care system offers every specialty listed by the American Medical Association.

The health care sector employs nearly 37,400 people and provides an annual economic impact of \$4.5 billion.

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INCOME & WAGE RATES

IN THE SPRINGFIELD METRO AREA



[Source: USDC, Bureau Of Economic Analysis, Bureau of the Census, 2022]
[*USDC, Bureau of the Census, American Community Survey, 2022]

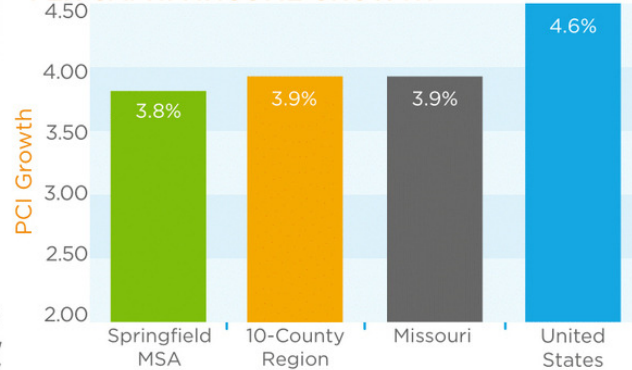
HOUSING

AVERAGE HOME SALES PRICE TRENDS



[Source: Greater Springfield Board of Realtors]

PER CAPITA INCOME GROWTH



[Source: Bureau Of Economic Analysis]

Office & Clerical

	National	Springfield
Executive Admin Assistant	\$31.36	\$22.13
General Office Clerk	\$18.16	\$15.87
Receptionist	\$15.02	\$12.78
Office Manager	\$29.81	\$29.85

Professional & Technical

Accountant / Auditor	\$39.26	\$26.76
Computer Programmer	\$45.98	\$31.35
Mechanical Engineer	\$45.94	\$34.39
Marketing Manager	\$74.27	\$55.37
Human Resources Manager	\$ 64.70	\$51.95

Manufacturing & Maintenance

Maintenance & Repair Worker	\$21.05	\$17.91
Janitor	\$15.10	\$13.45
First Line Supervisor (Prod. & Oper.)	\$32.12	\$28.86
Tool Setters, Operators & Tender	\$19.13	\$16.65
Sheet Metal Worker	\$26.60	\$18.24

Miscellaneous

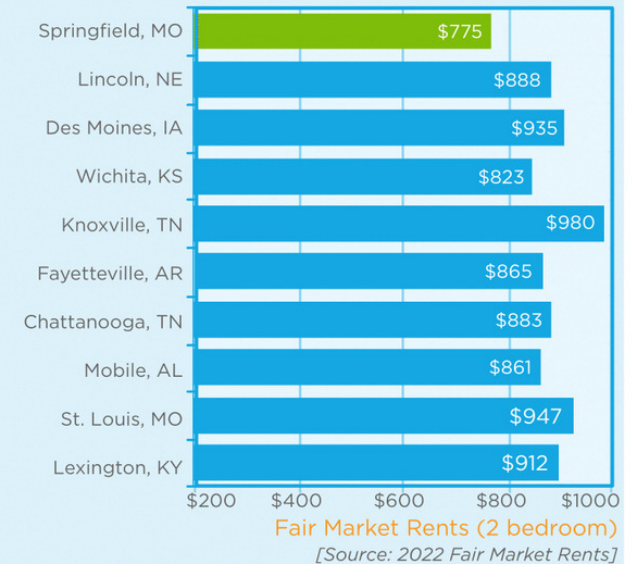
Welder	\$22.45	\$20.78
Truck Driver (Light/Delivery)	\$19.74	\$20.20
Mail Clerk	\$16.20	\$13.70
Training & Development Specialist	\$32.43	\$27.38
Customer Service Representative	\$18.51	\$15.76

[Source: Bureau of Labor Statistics, 2020]



ROUNTREE, A HISTORIC CENTER-CITY NEIGHBORHOOD

FAIR MARKET RENTS COMPARISON



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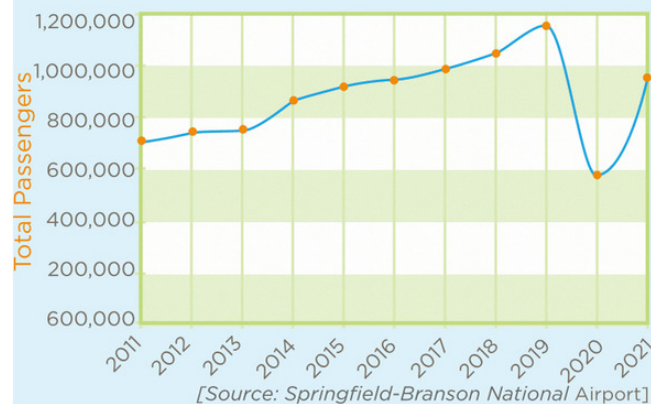
AIRPORT

Airline	Connection	Flights Daily
American	Dallas/Ft. Worth	6
American	Chicago	2
American	Charlotte	2
United	Chicago	2
United	Denver	2
United	Houston	2
Delta	Atlanta	3
Allegiant	Orlando	3 weekly
Allegiant	Tampa	3 weekly
Allegiant	Phoenix	3 weekly
Allegiant	Houston	2 weekly
Allegiant	Los Angeles	2 weekly
Allegiant	Las Vegas	2 weekly
Allegiant	Punta Gorda	2 weekly
Allegiant	Destin	Seasonal

- Runways are 7,003 ft. and 8,000 ft. in length. The airport offers general aviation (24 hrs.) and cargo services which include FedEx and UPS as well as U.S. Customs office and a Foreign Trade Zone.
- Springfield offers direct flights to 5 of the 10 busiest airports in the country
- The Branson Airport (BKG) offers low-cost flights to connections all over the U.S. through Denver.



TOTAL PASSENGERS FOR SGF



TRANSPORTATION



DISTANCES TO SPRINGFIELD

City	Miles	Days/Rail	City	Miles	Days/Rail
Kansas City	174	1	Denver	780	1
St. Louis	220	1	Atlanta	845	1
Memphis	285	1	New York	1,196	1
Dallas	430	2	Boston	1,407	2
Chicago	515	3	Los Angeles	1,651	3
Detroit	754	4	Seattle	2,032	4

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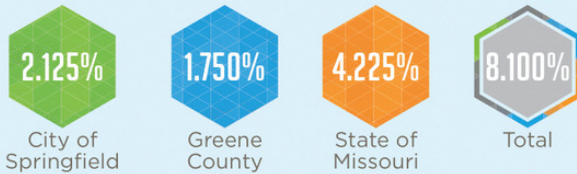
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TAXES

INCOME TAX

- Missouri Income Tax: Graduated rate; highest is \$315 plus 6% over \$9,072. Part of the federal taxes paid are subtracted from the net income to determine the state taxable income.
- Missouri Corporate Income Tax: 6.25%; 50% of the federal taxes paid is subtracted from the net income to determine the net taxable income earned in Missouri.

SALES TAX



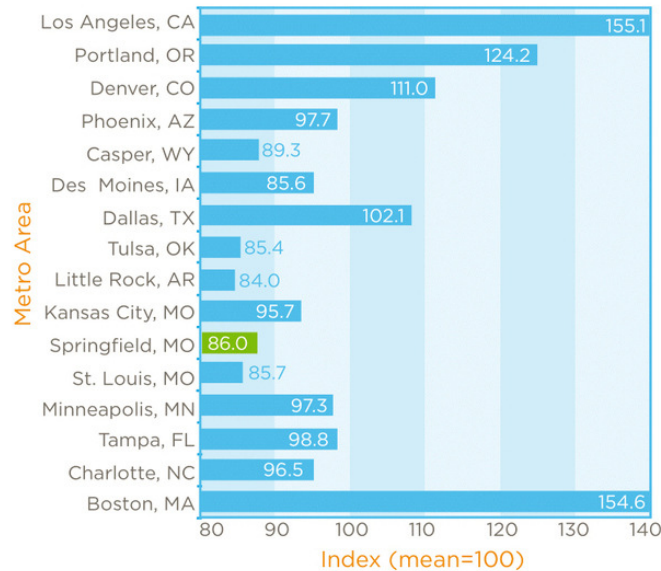
PROPERTY TAX

- Real Property Tax: \$5.4608 per \$100 of assessed value. (A \$1.04 surcharge is added to commercial property.) Property is assessed at the following percentages of their appraised value: commercial - 32%; residential - 19%; agricultural - 12%
- Personal Property Tax: \$5.4608 per \$100 of assessed value. Assessed valuation is one-third (33.3%).

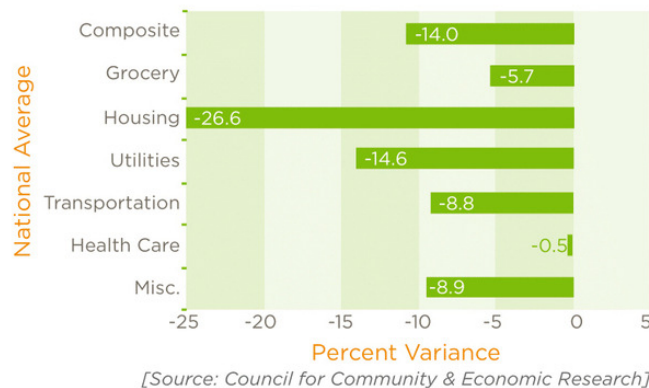
Springfield R-12 School District	\$4.0740
City of Springfield	\$0.6196
Springfield-Greene County Library	\$0.2400
OTC	\$0.1875
Greene County	\$0.1075
Roads & Bridges	\$0.1075
Senior Services	\$0.0486
County Development Disability Programs	\$0.0461
State of Missouri	\$0.0300
Total	\$5.4608

COST OF LIVING

COST OF LIVING INDEX COMPARISON



COST OF LIVING CATEGORIES



ONE OF EIGHT GREENWAY TRAILS IN SPRINGFIELD

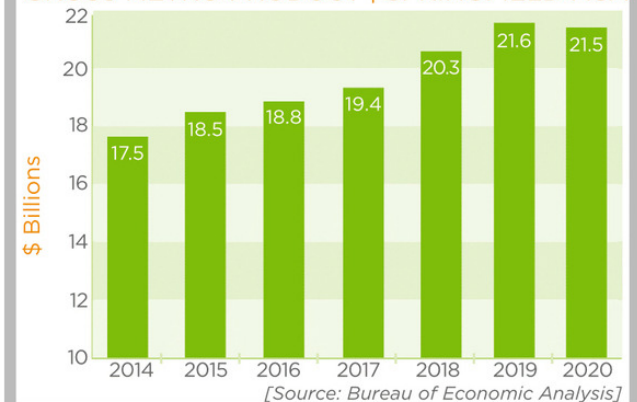


ECONOMIC OUTPUT

36%

Springfield Gross Metro Product growth between 2010 and 2020.

GROSS METRO PRODUCT | SPRINGFIELD MSA



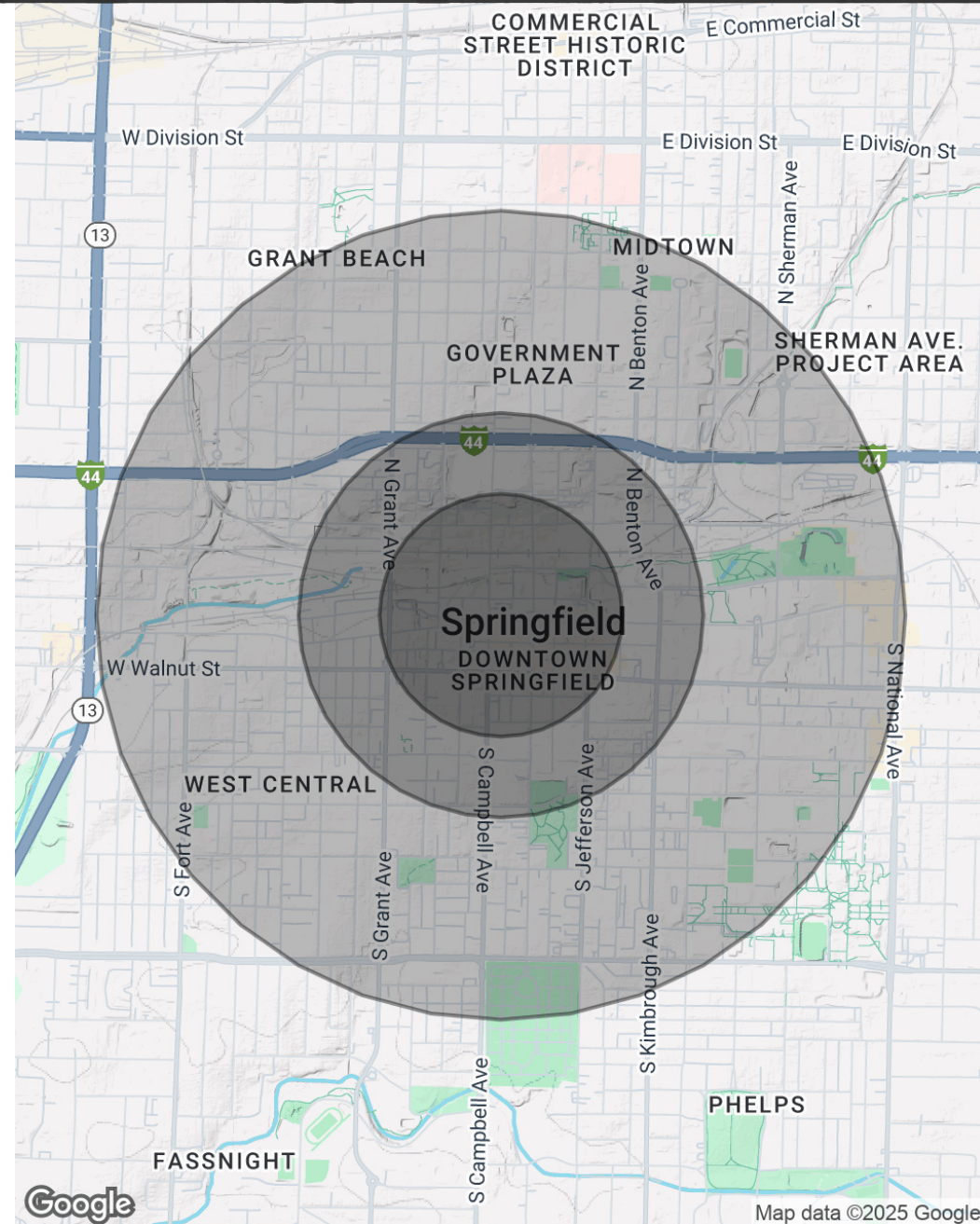
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,066	3,659	16,301
Average Age	35	34	31
Average Age (Male)	34	34	32
Average Age (Female)	37	35	31

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	662	2,118	6,933
# of Persons per HH	1.6	1.7	2.4
Average HH Income	\$45,621	\$42,746	\$43,736
Average House Value	\$163,200	\$145,854	\$209,973

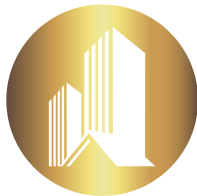
Demographics data derived from AlphaMap



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Direct: **417.522.9940****PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

2021 Trusted Advisers Commercial Realtor
2022 CoStar POWERBROKER Top Broker Winner
2023 CREXI Platinum Broker Award Winner
2023 CoStar Power Broker - Zamora Real Estate
Residential Broker since 2004

Zamora Real Estate - Powered By The Firm Commercial

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