



Retail Land for Sale or Lease | 5135 S. Campbell, Springfield, MO 65810

# LAND FOR SALE/LEASE

- Located in one of the most traveled corridors in Southwest Springfield
- Just a few blocks south of James River Freeway
- Zoned Highway Commercial
- All utilities are available

EST.

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2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600



commercial & industrial real estate services



rbmurray.com

## Executive Summary



### PROPERTY SUMMARY

|                                |                          |
|--------------------------------|--------------------------|
| <b>Monthly Estimated Rent:</b> | \$2,500 (Modified Gross) |
| <b>Sale Price:</b>             | \$575,000.00             |
| <b>Taxes:</b>                  | \$5,830.95 (2017)        |
| <b>Utilities:</b>              | All available            |
| <b>Available:</b>              | Immediately              |
| <b>Lot Size:</b>               | 1.09 Acres               |
| <b>Zoning:</b>                 | HC - Highway Commercial  |

### PROPERTY OVERVIEW

Available for sale or lease. This property is located in one of the most traveled corridors in Southwest Springfield. Conveniently located near retail and restaurants along South Campbell and just a few blocks south of James River Freeway. Modified Gross lease - Landlord pays taxes, Tenant pays insurance. All utilities are available. Zoned Highway Commercial. Contact listing agent for more information.

### PROPERTY HIGHLIGHTS

- Available for sale or lease
- Located in one of the most traveled corridors in Southwest Springfield
- Conveniently located near retail and restaurants along South Campbell
- Just a few blocks south of James River Freeway
- Modified Gross lease - Landlord pays taxes, Tenant pays insurance
- All utilities are available
- Zoned Highway Commercial
- Contact listing agent for more information

### Traffic Counts

Campbell South of El Camino

40,970 (2010)

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

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**5135 S. CAMPBELL, SPRINGFIELD, MO 65810**



Available Spaces

**Lease Rate:** \$2,500 PER MONTH (MG)  
**Lease Type:** Modified Gross

**Total Space** 47,480 SF  
**Lease Term:** Negotiable

| SPACE            | SPACE<br>USE | LEASE RATE        | LEASE TYPE     | SIZE (SF) | TERM       | COMMENTS                                                                                                                                   |
|------------------|--------------|-------------------|----------------|-----------|------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 5135 S. Campbell | Retail       | \$2,500 PER MONTH | Modified Gross | 47,480 SF | Negotiable | 1.09 acre lot available for lease at \$2,500 per month (Modified Gross). Landlord responsible for taxes, Tenant responsible for insurance. |

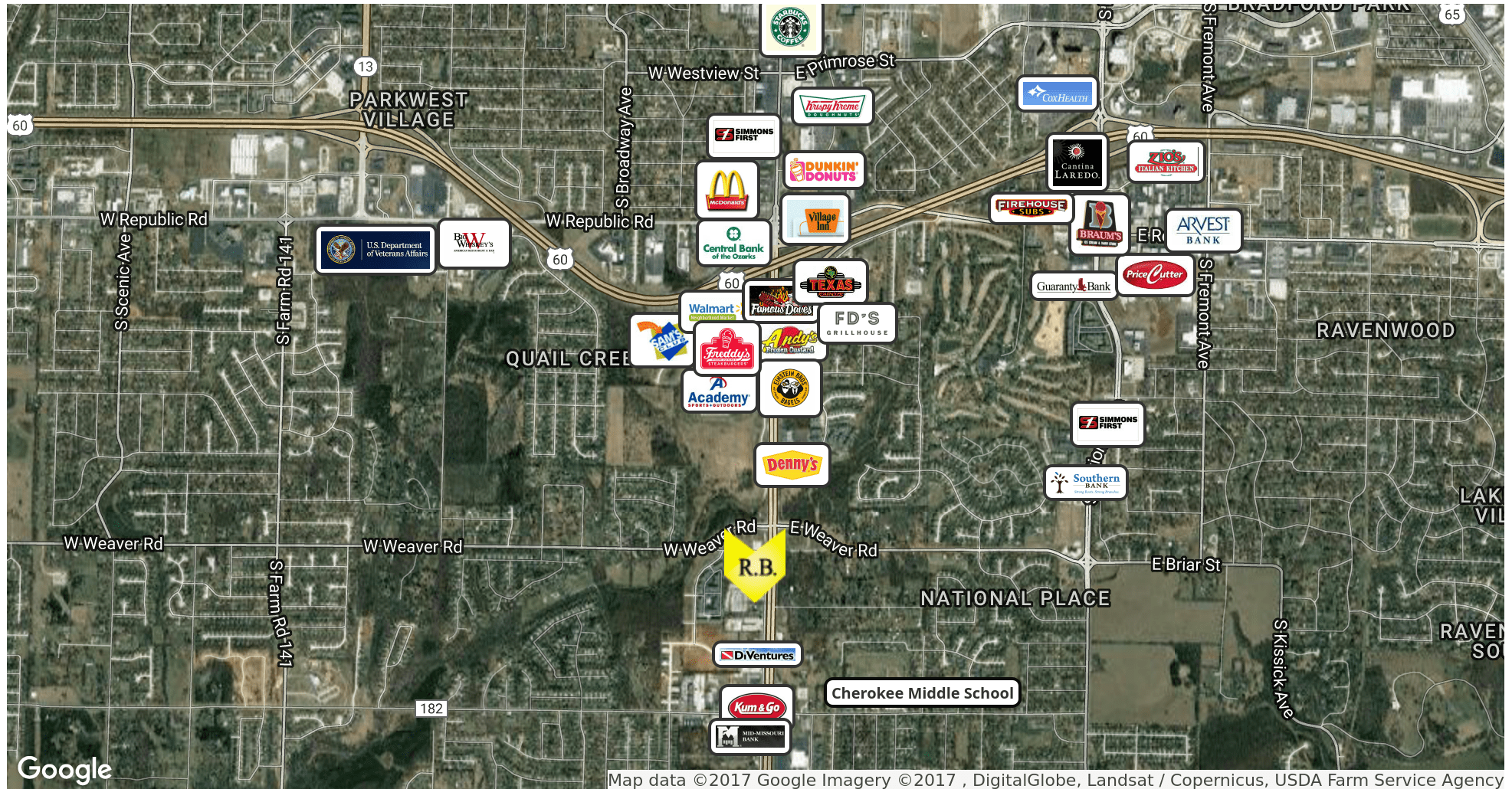
EST. 1909

LAND FOR SALE/  
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## RETAIL LAND FOR SALE OR LEASE 5135 S. CAMPBELL, SPRINGFIELD, MO 65810

**100 Years**  
SINCE 1909

### Retail Map



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Location Maps

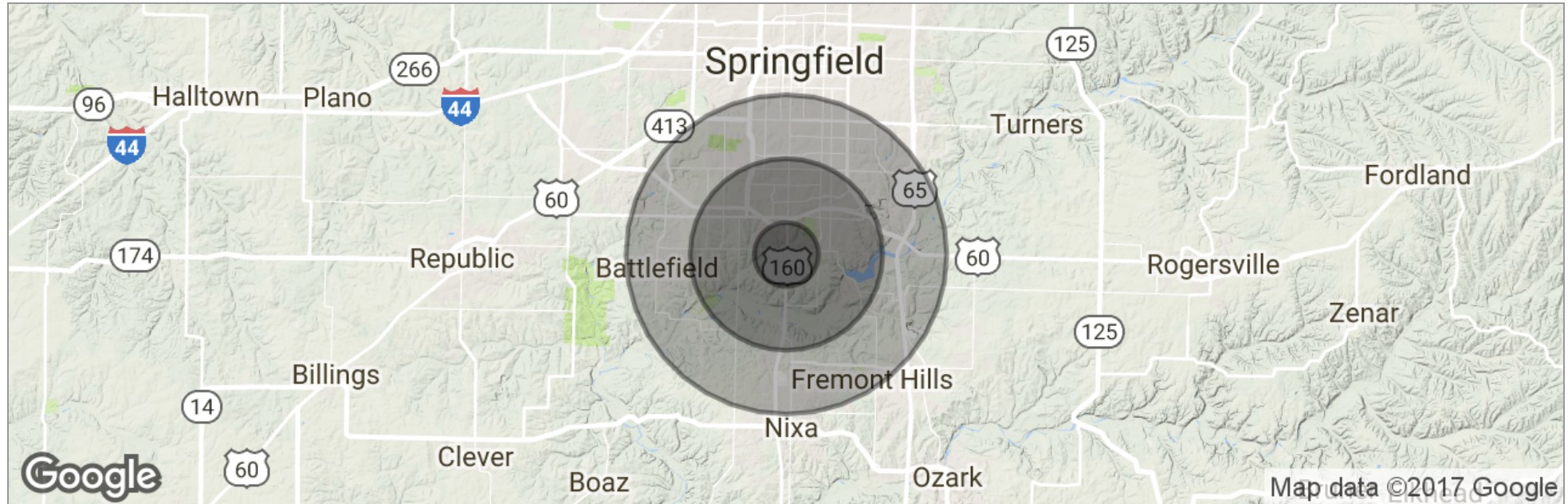


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**100 Years**  
SINCE 1909

Demographics Map



|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 4,022     | 45,533    | 118,916   |
| Population Density  | 1,280     | 1,610     | 1,514     |
| Median Age          | 39.5      | 39.7      | 38.2      |
| Median Age (Male)   | 39.4      | 37.9      | 36.5      |
| Median Age (Female) | 40.6      | 41.1      | 39.8      |
| Total Households    | 1,679     | 20,978    | 53,230    |
| # of Persons Per HH | 2.4       | 2.2       | 2.2       |
| Average HH Income   | \$78,333  | \$60,877  | \$59,713  |
| Average House Value | \$194,994 | \$196,891 | \$184,838 |

\* Demographic data derived from 2010 US Census

Advisor Bio

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



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**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 sales /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 2,000,000 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. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit [www.farmersparkspringfield.com](http://www.farmersparkspringfield.com).

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**