

INDUSTRIAL PROPERTY **FOR LEASE**



2,000' WAREHOUSE FOR LEASE NEAR SCENIC & BATTLEFIELD RD

3249-D S. Scenic Avenue
Springfield, MO 65807

Presented By

GERALD ZAMORA

Broker / Advisor

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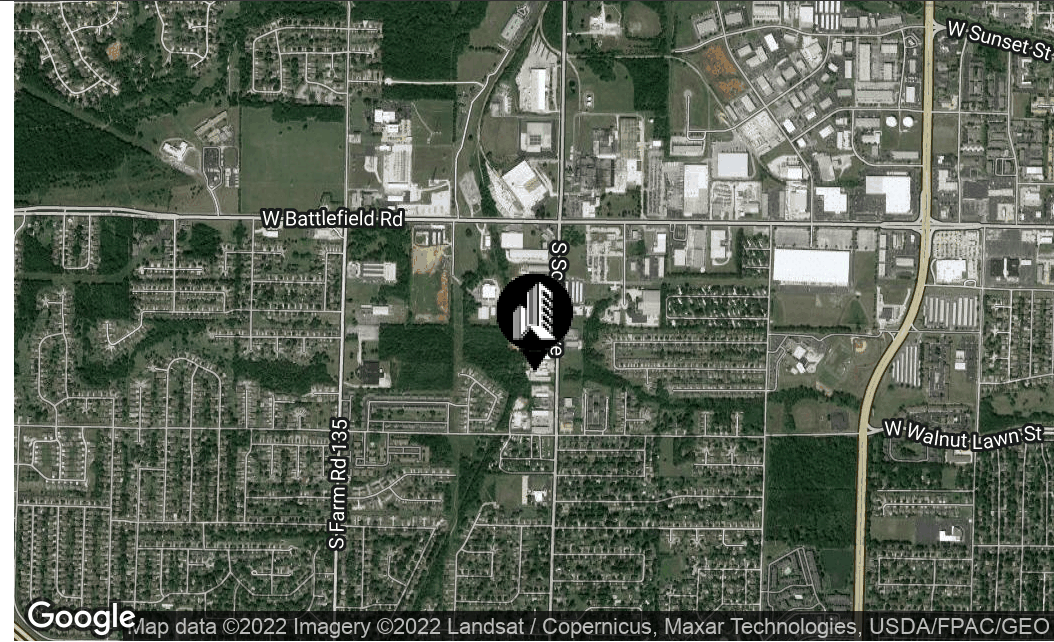
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PROPERTY DESCRIPTION

Thank you for looking at the 2,000 sf storage warehouse space for lease
 Features one office, restroom and warehouse storage space
 Located near Scenic and Battlefield
 For Lease at \$4.00/sf NNN
 Estimated CAM, Tax & Ins. \$2.00/sf
 Total rent is \$1,000 per month

Please contact the Listing Agent for more information, thank you.

LOCATION DESCRIPTION

Located near Battlefield Rd & Scenic Ave. Neighboring businesses include Phillips 66, Naegler Oil, MSI Constructors, Churchill Coffee Company, Roof Depot, Joey's Self Storage, LCS Kleen-Aire Inc, Safe N Sound Playground, Mothers Touch Learning Center and other local and national companies.

OFFERING SUMMARY

Space Type:	Warehouse/Storage
Lease Rate:	\$4.00/SF NNN
Estimated CAM, Tax & Ins.	\$2.00/SF
Available SF:	2,000 SF
Lot Size:	2.87 Acres
S Scenic Ave Frontage:	315 Feet

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,398	23,930	63,723
Total Population	5,462	54,423	148,214
Average HH Income	\$47,314	\$52,173	\$50,118



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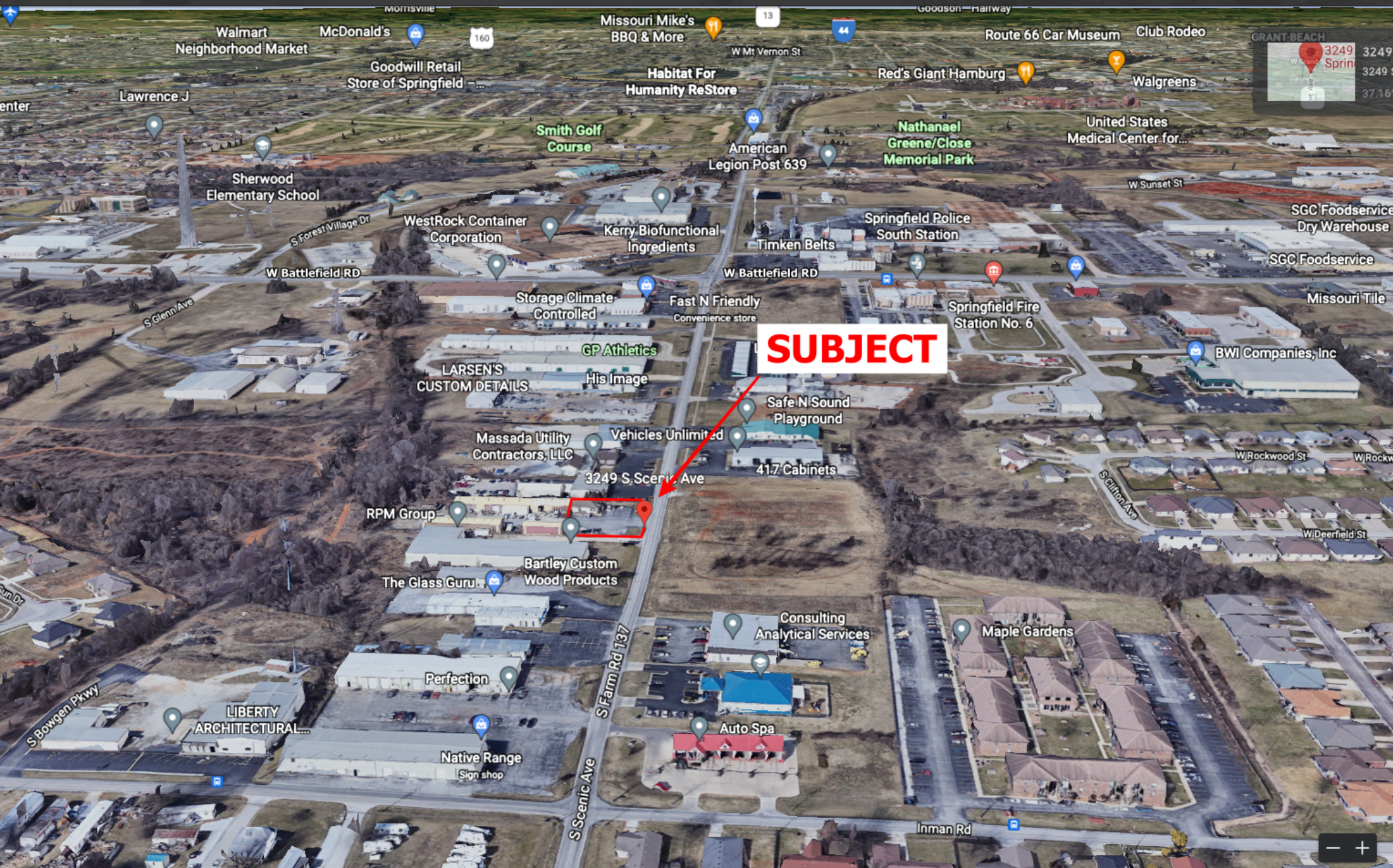
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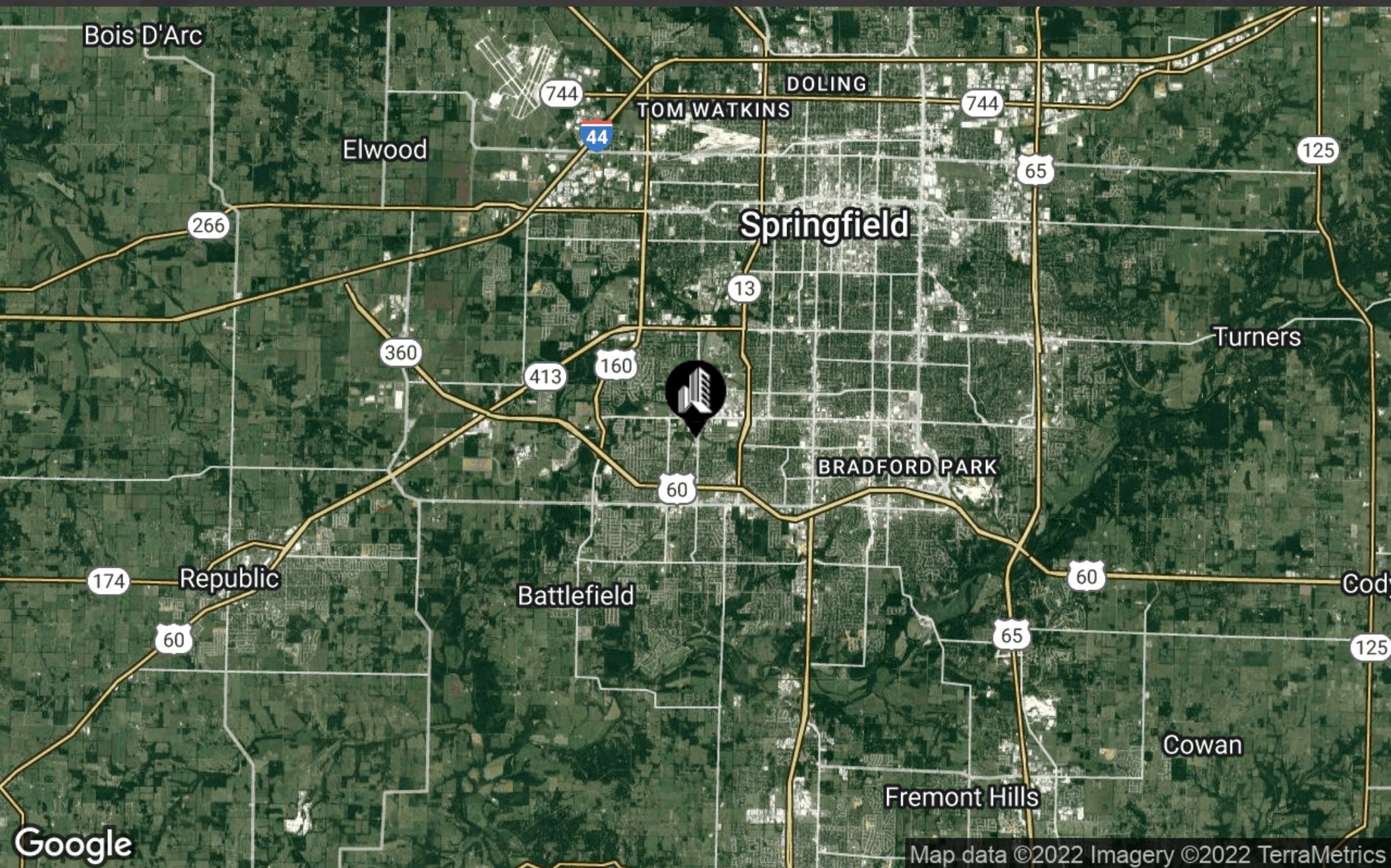
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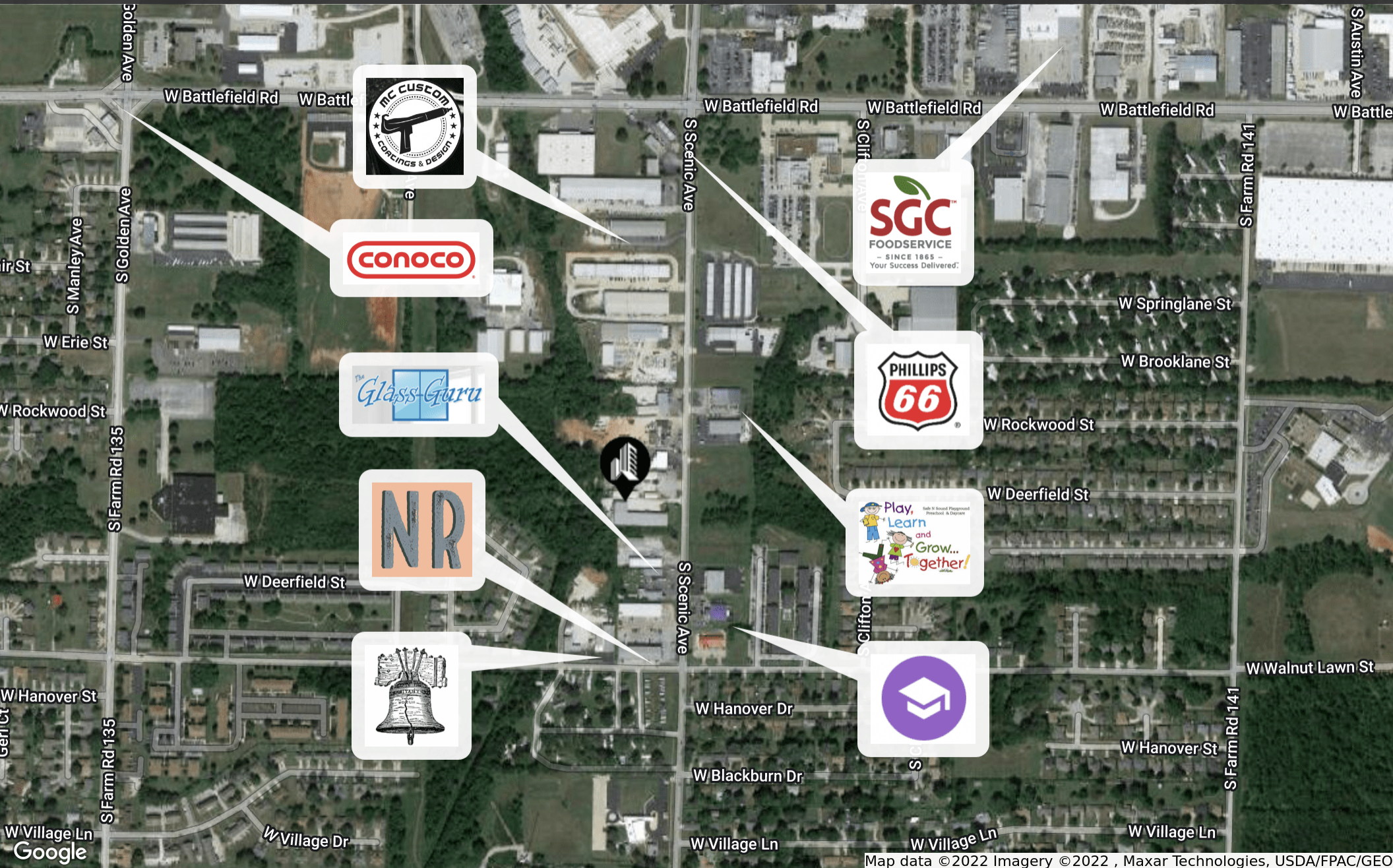
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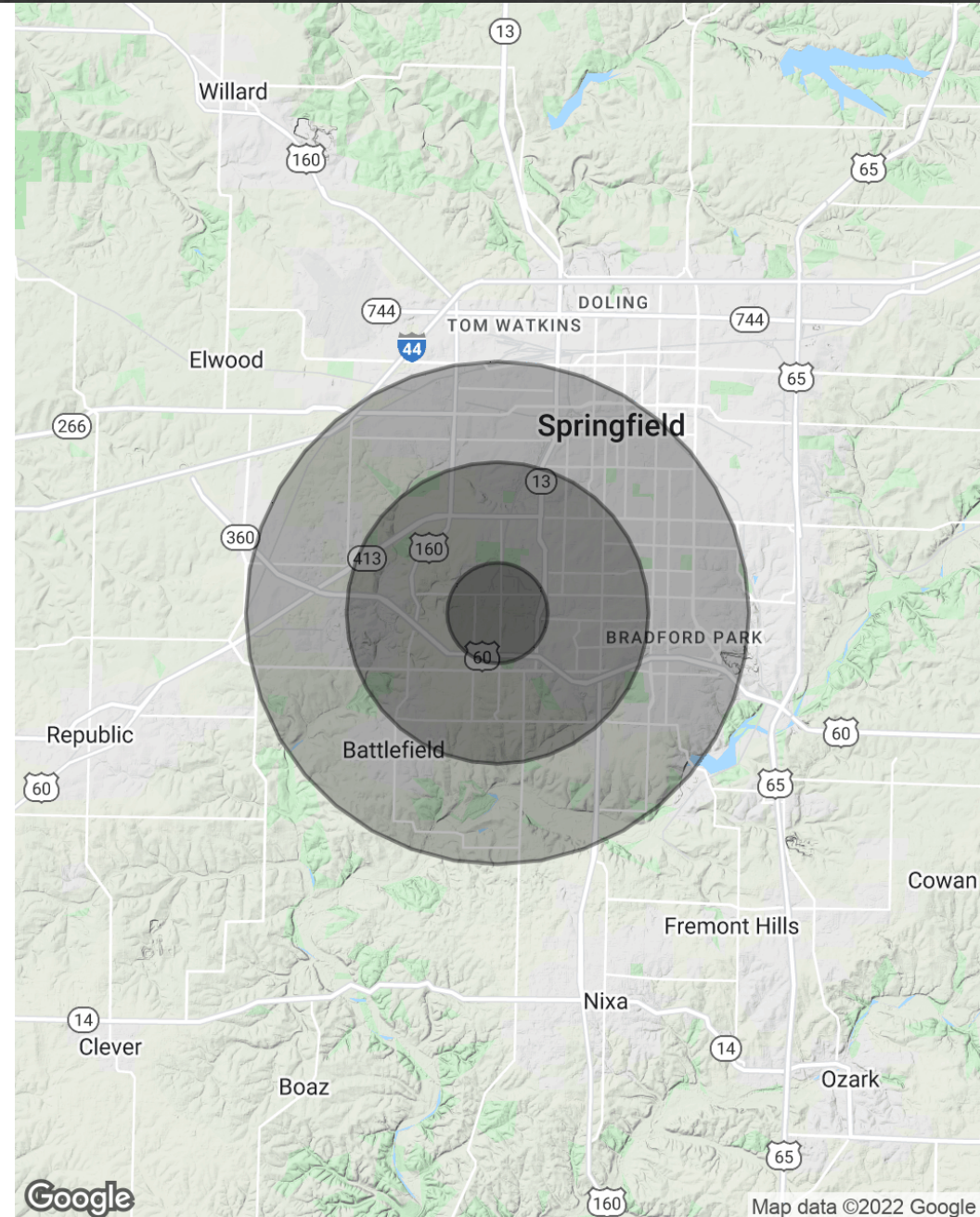
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,462	54,423	148,214
Average Age	31.2	35.7	34.9
Average Age (Male)	30.6	34.8	33.5
Average Age (Female)	32.4	36.1	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,398	23,930	63,723
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$47,314	\$52,173	\$50,118
Average House Value	\$157,591	\$156,907	\$148,522

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 17 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". Gerald has also been named SBJ 2021 Trusted Advisor in Commercial Real Estate.

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