



RETAIL PROPERTY FOR LEASE

1,616 SF
RETAIL /
OFFICE
BUILDING ON
.61 ACRES
FOR LEASE

1531 W Walnut St
Springfield, MO 65806

Presented By

GERALD ZAMORA

Broker / Advisor

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105 W Church Street

Ozark, MO 65721

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ZAMORA
REAL ESTATE



PROPERTY DESCRIPTION

Thank you for looking at this 1,616 SF Retail / Office Building on .61 Acres for Lease

Located on the hard corner of Walnut and Kansas Expressway

Retail showroom with reception

Two private offices, work room, conference room

Additional storage building

Fenced lot

Pole sign

\$2,700 per month NNN

Contact the Listing Agent for additional details

LOCATION DESCRIPTION

Discover the vibrant energy of Springfield, MO, near the property at 1531 W Walnut St. Located in the heart of the city, this area is surrounded by a variety of local dining options, including the popular Black Sheep, and innovative breweries like Springfield Brewing Company. Just a short distance away, tenants can find inspiration at the Springfield Art Museum or enjoy the tranquility of the Phelps Grove Park. With its convenient access to major highways and public transportation, the location provides an ideal setting for office tenants seeking a dynamic and accessible work environment.

OFFERING SUMMARY

Lease Rate:	\$2,700.00 per month (NNN)
Number of Units:	1
Available SF:	1,616 SF
Lot Size:	0.61 Acres
Showroom:	Yes
Fenced Lot:	Yes
Pole Sign:	Yes
Storage Building:	Yes

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	249	1,013	4,809
Total Population	536	2,250	10,707
Average HH Income	\$49,186	\$49,231	\$48,990



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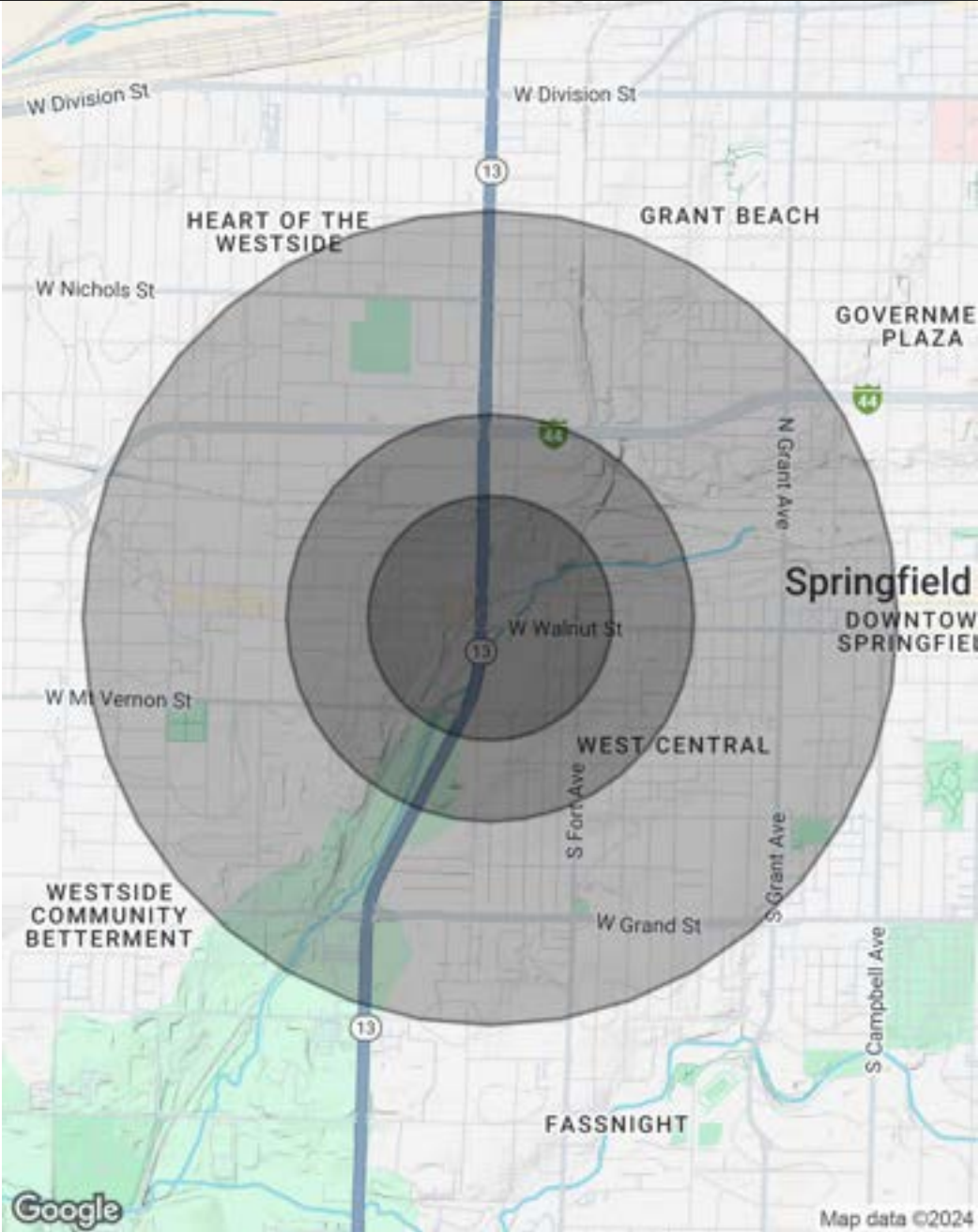
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	536	2,250	10,707
Average Age	36	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	249	1,013	4,809
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$49,186	\$49,231	\$48,990
Average House Value	\$125,661	\$127,144	\$127,038

Demographics data derived from AlphaMap



**GERALD ZAMORA**

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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 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
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