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## RETAIL SPACE WITH DRIVE-THRU FOR LEASE

RETAIL SPACE FOR LEASE | 2925 W. REPUBLIC, SPRINGFIELD, MO 65807

- Located near James River Freeway
- Prime retail area along Republic Road
- 1,500± SF End Unit with Drive-thru
- Former restaurant space

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)

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Executive Summary



**PROPERTY SUMMARY**

<b>Monthly Estimated Rent:</b>	\$1,562.50 (plus expenses)
<b>Available SF:</b>	1,500 SF
<b>Lease Rate:</b>	\$12.50 SF/yr (NN)
<b>Building Size:</b>	9,260 SF
<b>Year Built:</b>	2004
<b>Zoning:</b>	General Retail
<b>CAM Charge / SF</b>	\$2.75 - \$3.00 PSF

**PROPERTY OVERVIEW**

Space available for lease in boutique retail strip center located in Southwest Springfield. This strip center is located directly in front of the Golden Pond Apartment Complex (600 + units). NN lease - Tenant responsible for CAM, taxes, and insurance, estimated at \$2.75 - \$3.00 PSF. The property is conveniently located among many local and national retailers along Republic Road. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- 1,500± SF End Unit
- Zoned General Retail
- Prime retail area
- High visibility along Republic Road
- NN Lease - Tenant responsible for CAM, taxes, and insurance



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

RETAIL PROPERTY  
FOR LEASE

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Available Spaces

**Lease Rate:** \$12.50 SF/YR (NN)  
**Lease Type:** NN

**Total Space:** 1,500 SF  
**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
100	Strip Center	\$12.50 SF/YR	Modified Net	1,500 SF	Negotiable	1,500± SF retail space for lease at \$12.50 PSF (NN). Tenant responsible for CAM, taxes, and insurance, estimated at \$2.75 - \$3.00 PSF.

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Additional Photos



RETAIL PROPERTY  
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100 Years  
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Aerial



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Retailer Map



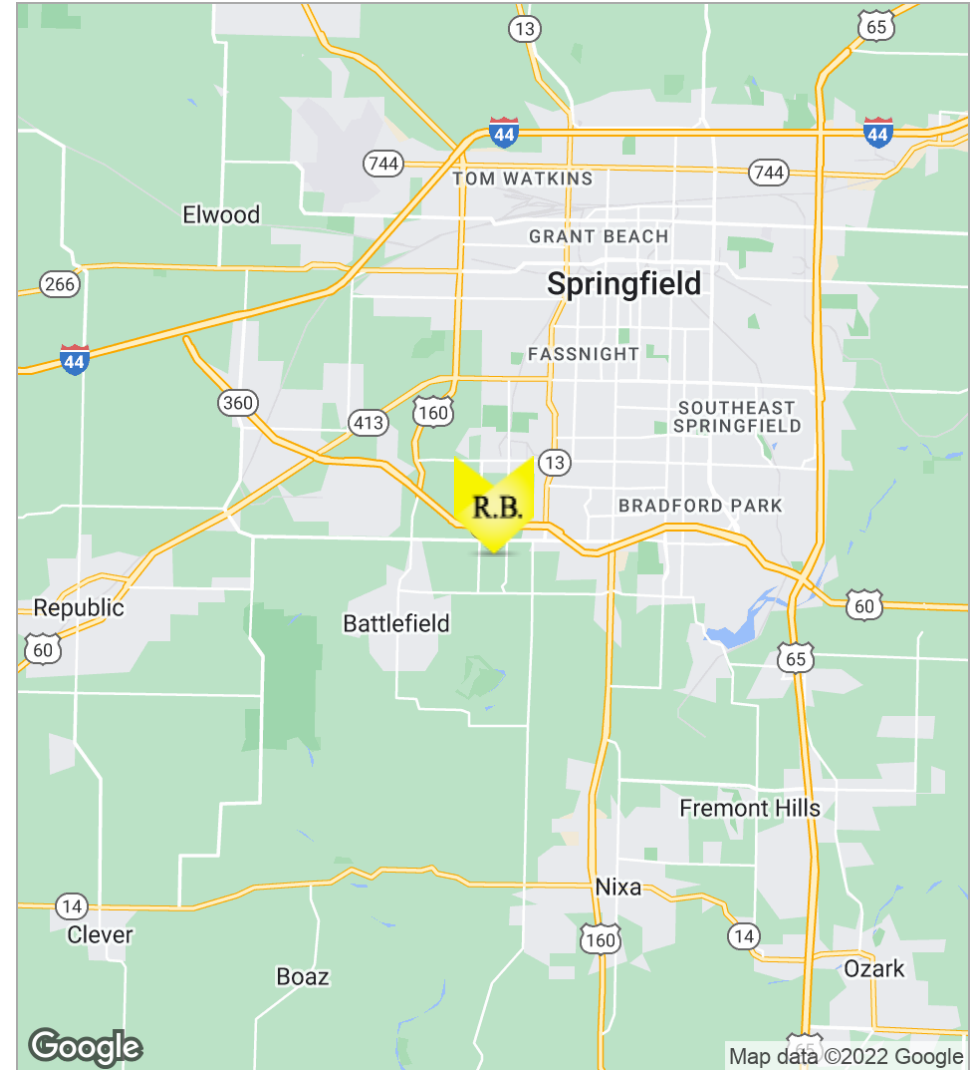
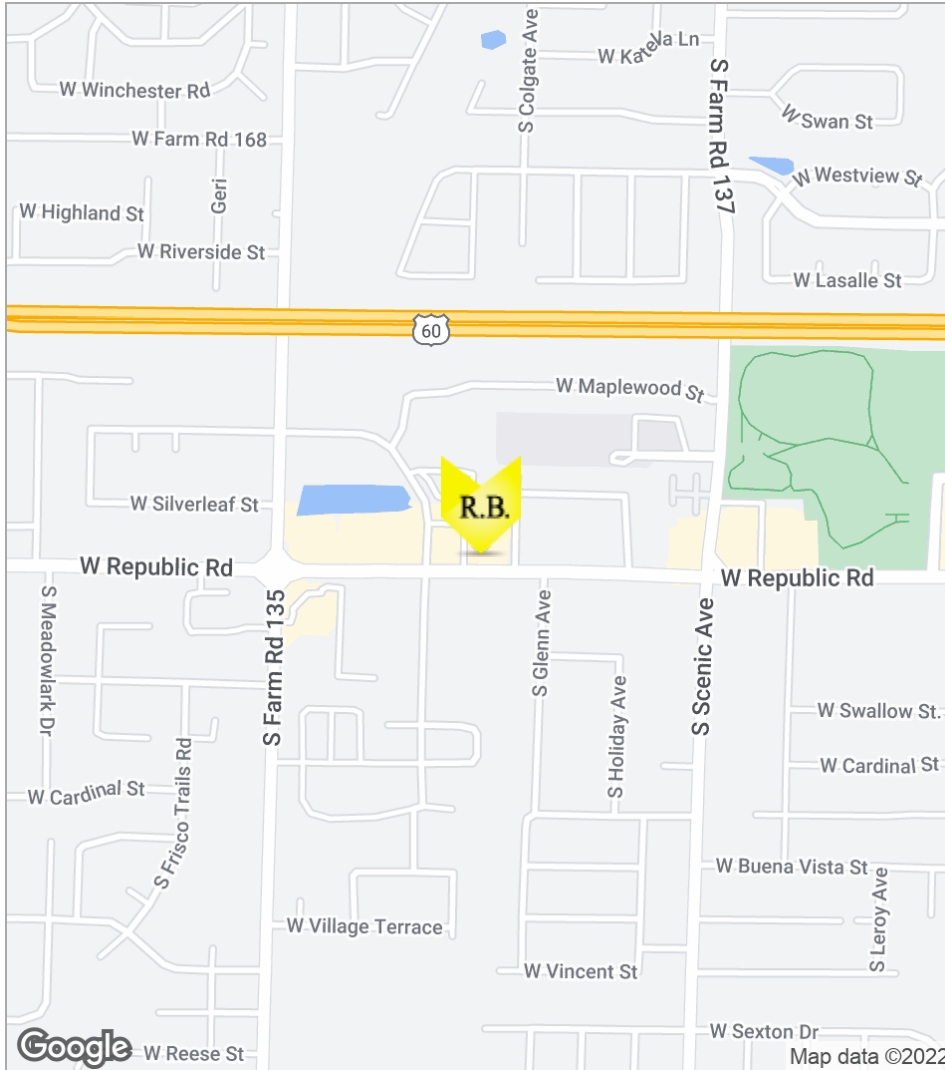
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Location Maps



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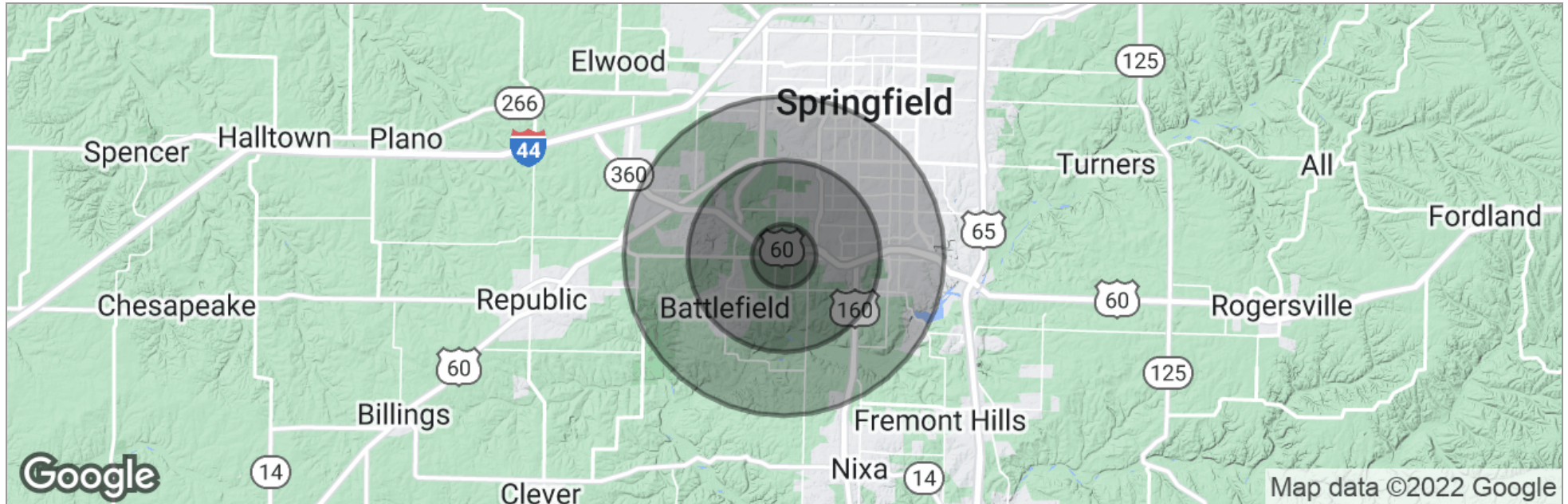
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,595	47,188	120,979
Population Density	1,463	1,669	1,540
Median Age	33.1	35.6	36.1
Median Age (Male)	32.6	34.9	34.6
Median Age (Female)	33.8	35.9	37.5
Total Households	1,844	19,955	52,579
# of Persons Per HH	2.5	2.4	2.3
Average HH Income	\$64,679	\$60,374	\$53,994
Average House Value	\$192,226	\$178,660	\$155,189

\* Demographic data derived from 2020 ACS - US Census

Advisor Bio

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



2225 S. Blackman Road  
Springfield, MO 65809

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)

