



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
- SALE PRICE REDUCED

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

EST. 1909

R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

rbmurray.com

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$2,500 (Modified Gross)
Sale Price:	\$399,000.00
Taxes:	\$5,881.30 (2018)
Utilities:	All available
Available:	Immediately
Lot Size:	1.09 Acres
Zoning:	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. SALE PRICE REDUCED.

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
- SALE PRICE REDUCED

Traffic Counts

Campbell South of El Camino	40,970 (2010)
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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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Available Spaces

Lease Rate:
Lease Type:

\$2,500 PER MONTH (MG)
Modified Gross

Total Space
Lease Term:

47,480 SF
Negotiable

SPACE	SPACE 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.

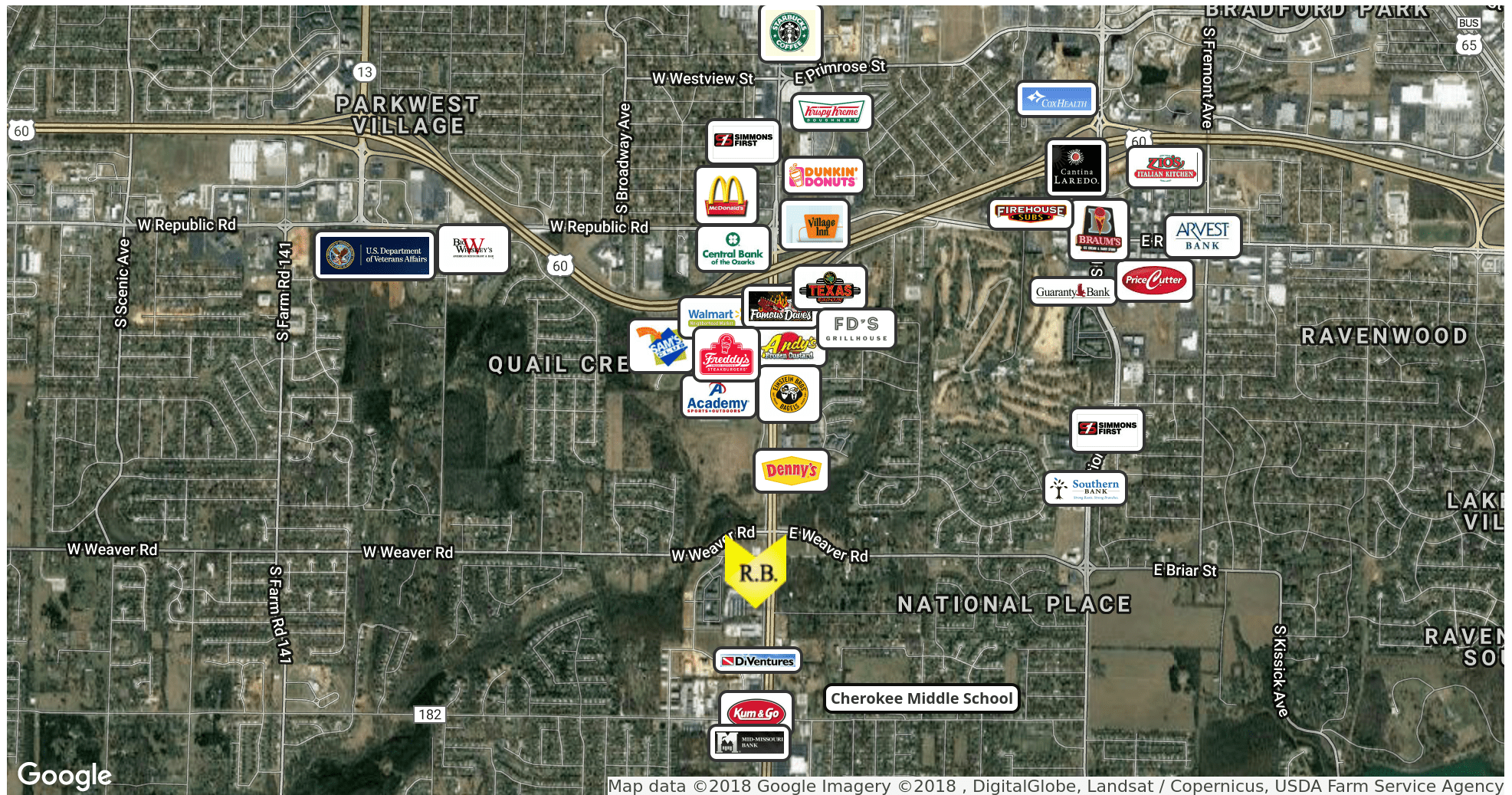
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100 Years
SINCE 1909

Retail Map

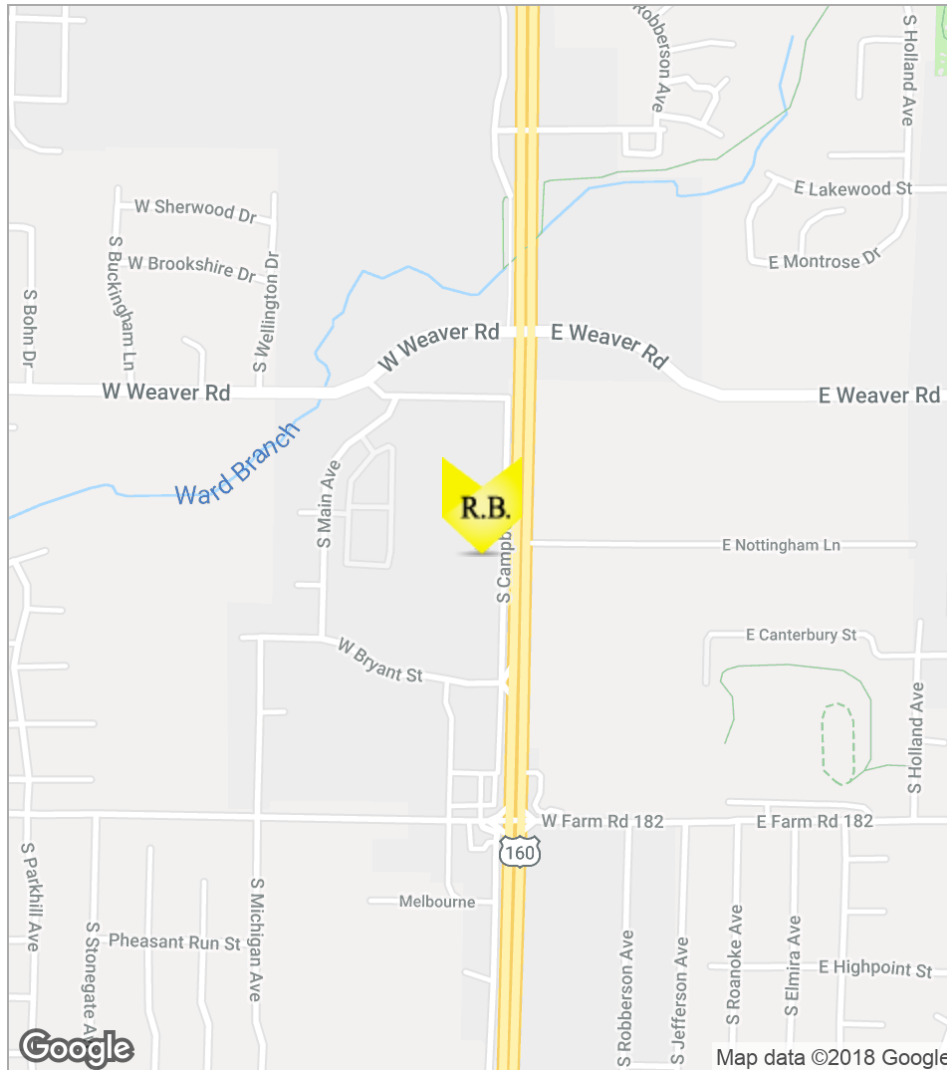


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Location Maps

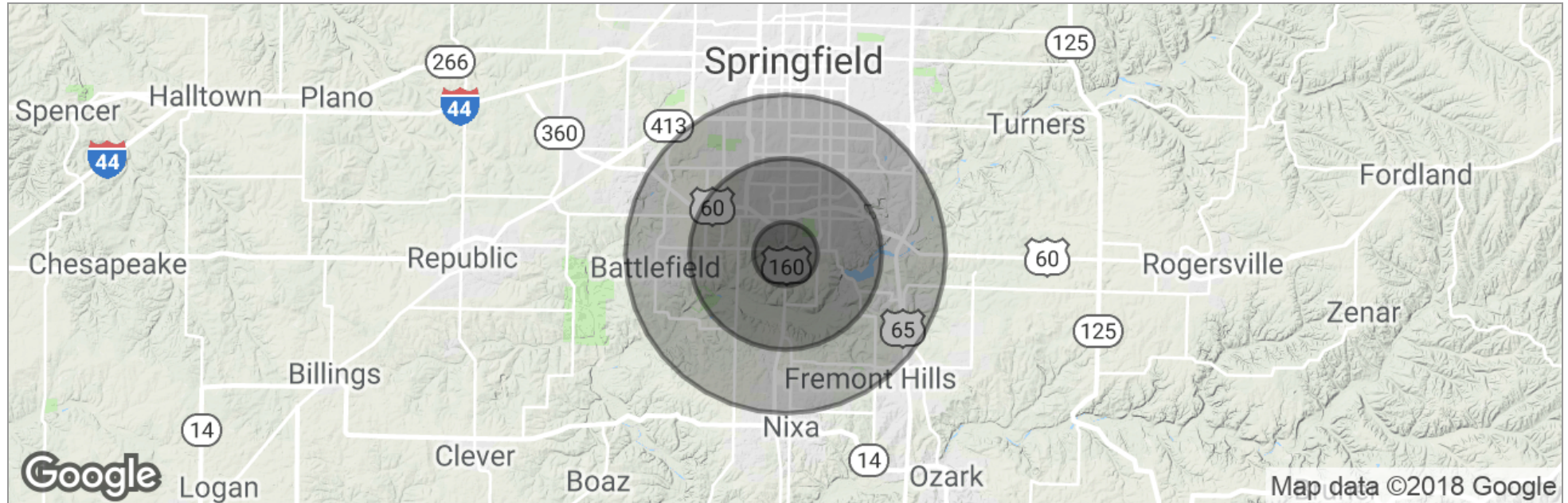


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100 Years
SINCE 1909

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 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.

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)