

3859 S Cox



3859 S COX RD, SPRINGFIELD, MO 65807

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com





For Lease



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	3,689 SF
Available SF:	3,689 SF
Lot Size:	0.06 Acres
Year Built:	2004
Zoning:	Commercial
Market:	Springfield, MO

PROPERTY OVERVIEW

Class A office for lease in Chesterfield development in Southwest Springfield, MO.

PROPERTY HIGHLIGHTS

- Newly Installed Solar Panels and LED lights
- Located in Masterplanned -Chesterfield Village
- Close Proximity to James River Freeway and Kansas Expy.
- Reserved Parking and Street Parking



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LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,689 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3859	Available	3,689 SF	NNN	\$15.00 SF/yr	-

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ADDITIONAL PHOTOS

For Lease



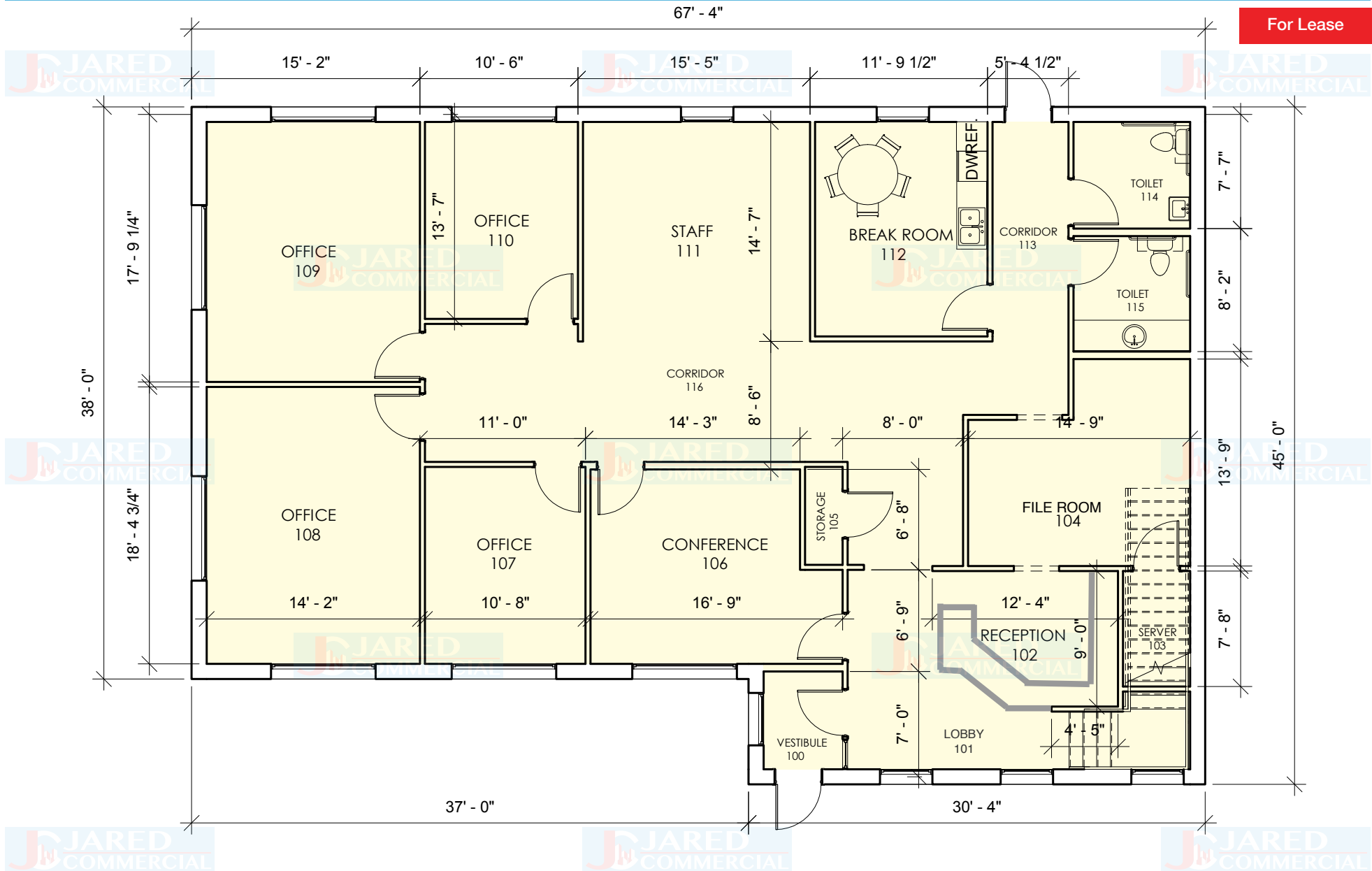
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



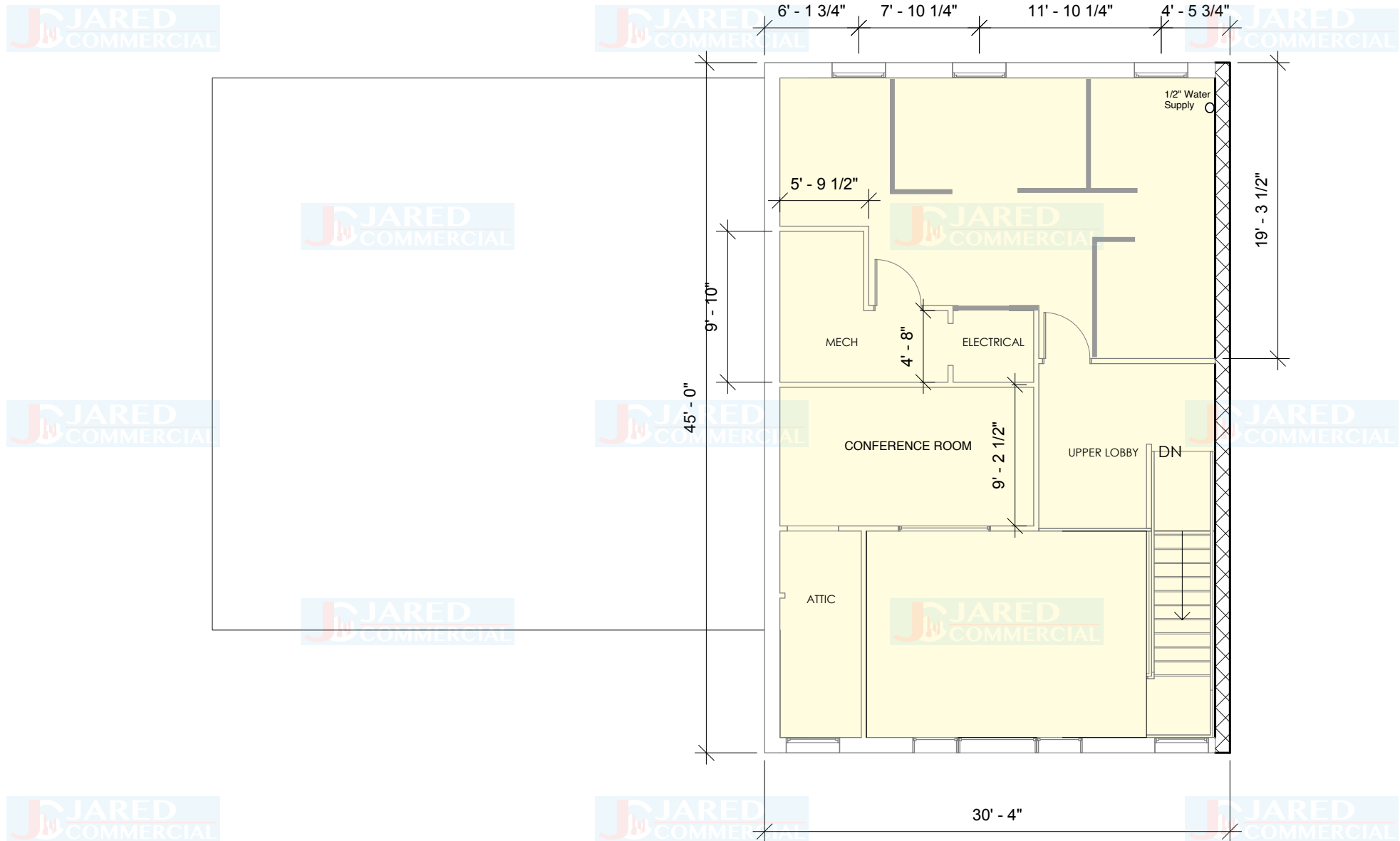


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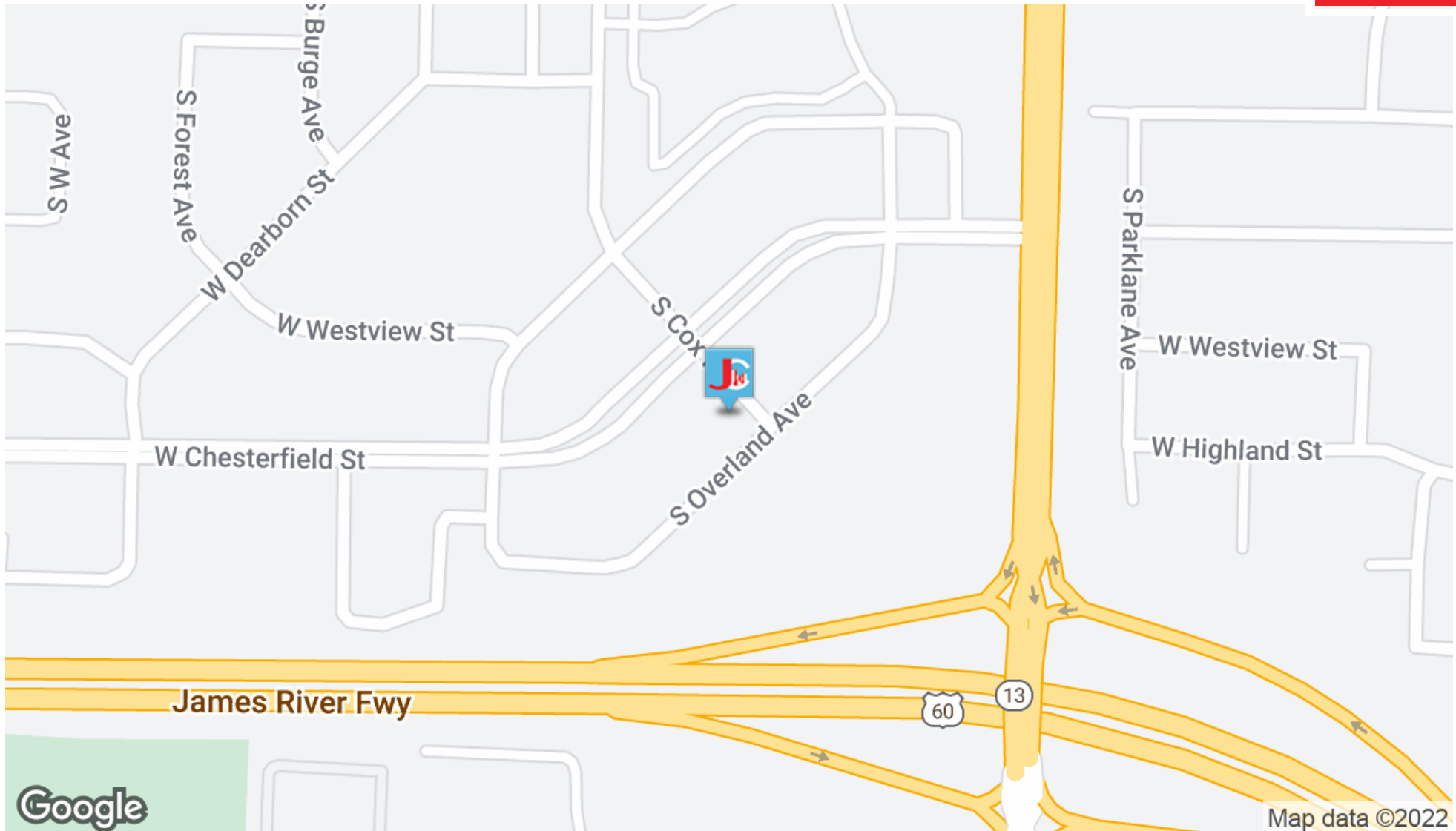
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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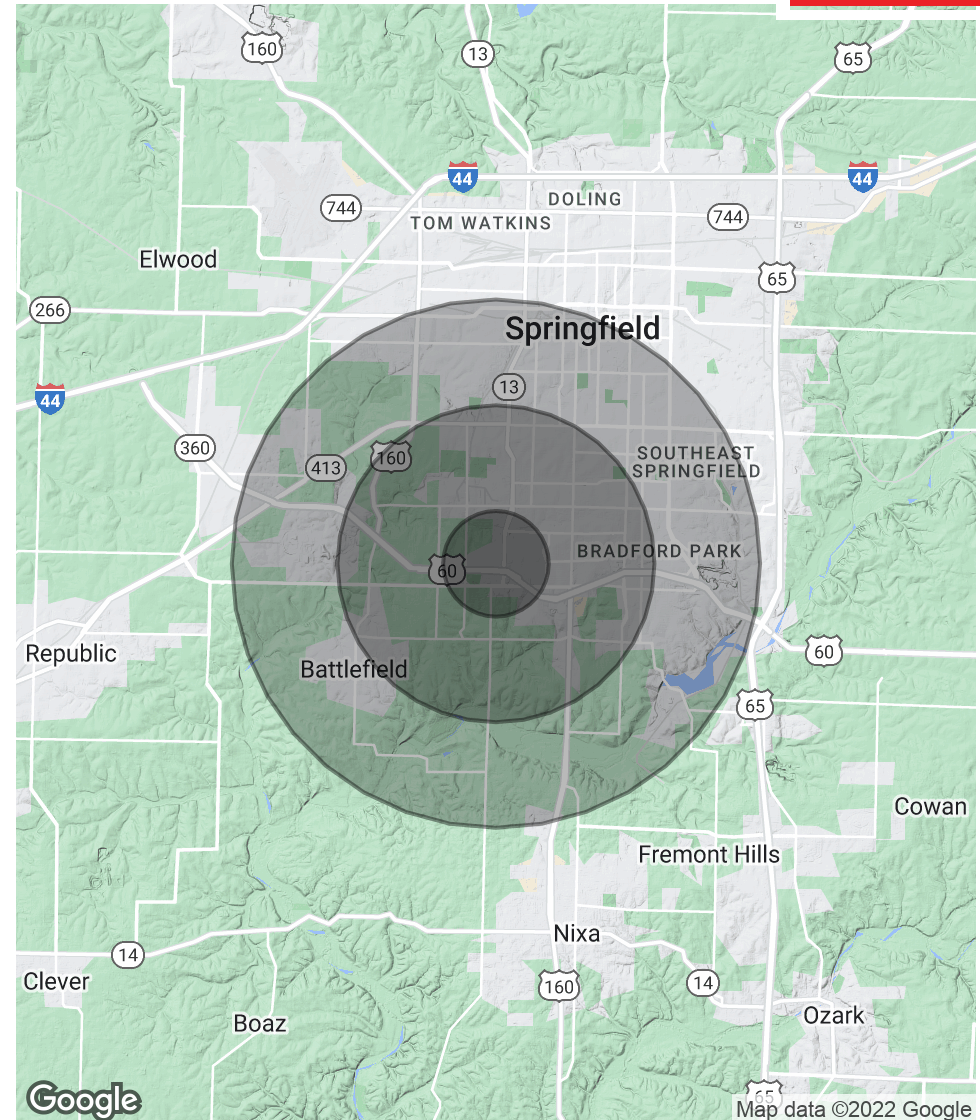
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,146	55,979	148,135
Average Age	37.2	36.8	35.7
Average Age (Male)	35.7	35.3	34.3
Average Age (Female)	37.9	37.7	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,749	25,218	64,042
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$54,840	\$54,055	\$52,825
Average House Value	\$222,629	\$175,234	\$159,296

* Demographic data derived from 2010 US Census





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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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