

# 1505 E Bradford Office Building

1505 E Bradford Parkway, Suites 1 & 2, Springfield MO 65804



# THE SPACE

Location	1505 E Bradford Parkway, Suites 1 & 2 Springfield, MO 65804
County	Greene
APN	881907101215
Cross Street	Greystone Ct
Square Feet	5500-7400
Annual Rent PSF	\$15.00
Lease Type	NNN

**Notes** Over 11,000 SF of office space on one level in a prime Springfield location! This property features an all brick exterior with 6 entrances, a reception area, large conference room, 21 private offices, 2 open workspaces, an eat-in kitchen, 4 bathrooms, and storage rooms! The concrete parking lot provide 62 parking spaces.



# HIGHLIGHTS

- Prime lease space in Bradford Parkway
- 11,080 sq ft of Class A Office space
- Great location for professional office users
- Median household income for 65804 was \$55,775, higher than the Springfield average.
- Offered at \$15 NNN (estimated NNN fees at \$4.40)



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,818	67,122	158,278



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$68,032	\$82,054	\$79,322



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,677	32,241	71,983

---

## PROPERTY FEATURES

---

CURRENT OCCUPANCY	33.00 %
BUILDING SF	11,080
LAND ACRES	1.12
YEAR BUILT	1999
YEAR RENOVATED	2023
ZONING TYPE	PD
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	62
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

---

## MECHANICAL

---

HVAC	Electric
FIRE SPRINKLERS	Wet
LIGHTING	LED

---

## TENANT INFORMATION

---

LEASE TYPE	NNN
------------	-----

---



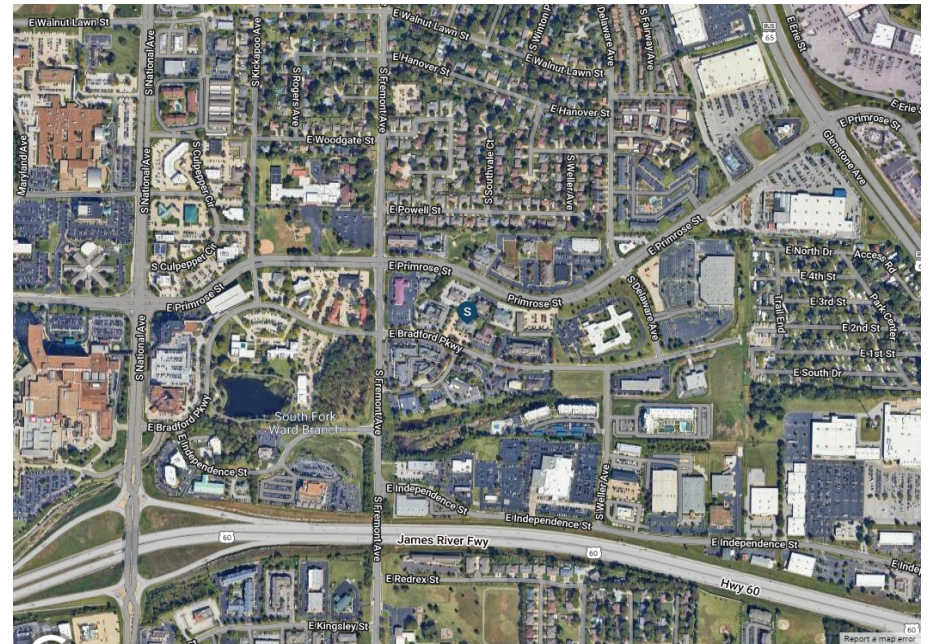
## Premiere Office Space

- 11,080 sq ft of premiere office space located in Bradford Parkway. This space features 19+ offices, breakrooms, mail room, multiple bathrooms, multiple bullpen areas, multiple reception desks and conference rooms.
- Site sits on 1.12 AC with 62+ parking spots allowing for plenty of space for employees and clients. EV charge is located on the North end of the parking lot.
- Located just east of national retailers such as Walmart, Target, Lowes, Best Buy etc. To the West is Medical Mile along with Cox South. Quick access on and off Hwy 60 and 65.

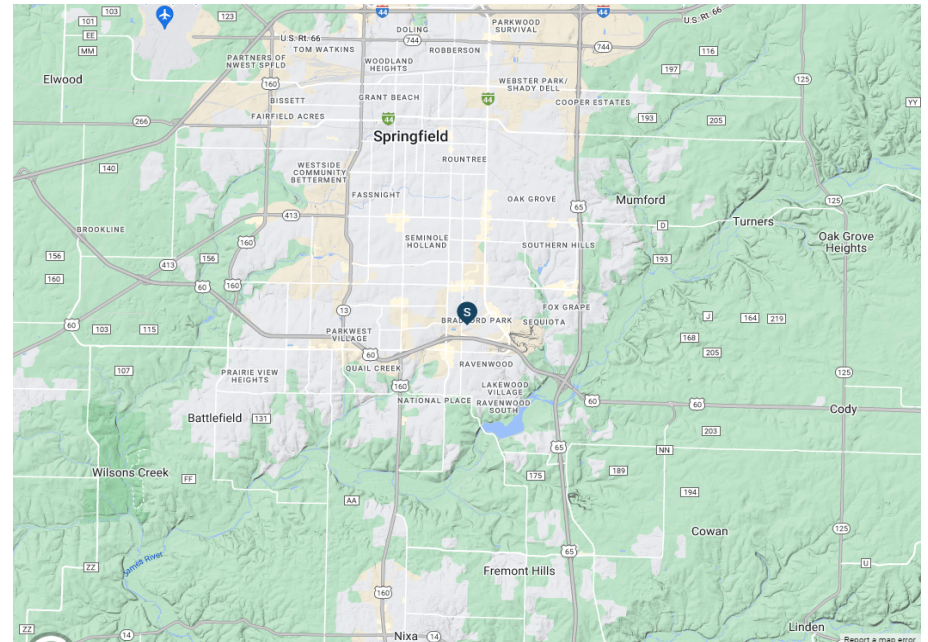
## Additional Information

- Located in 3rd highest zip code on median salary for the Springfield area.
- Located within Bradford Parkway which contains numerous professional office spaces such as Waco Title, Gershman Mortgage, Wilkinson Dental, Sharp Orthodontics, APlus Payroll, and numerous other local businesses.

Locator Map



Regional Map





SUBJECT







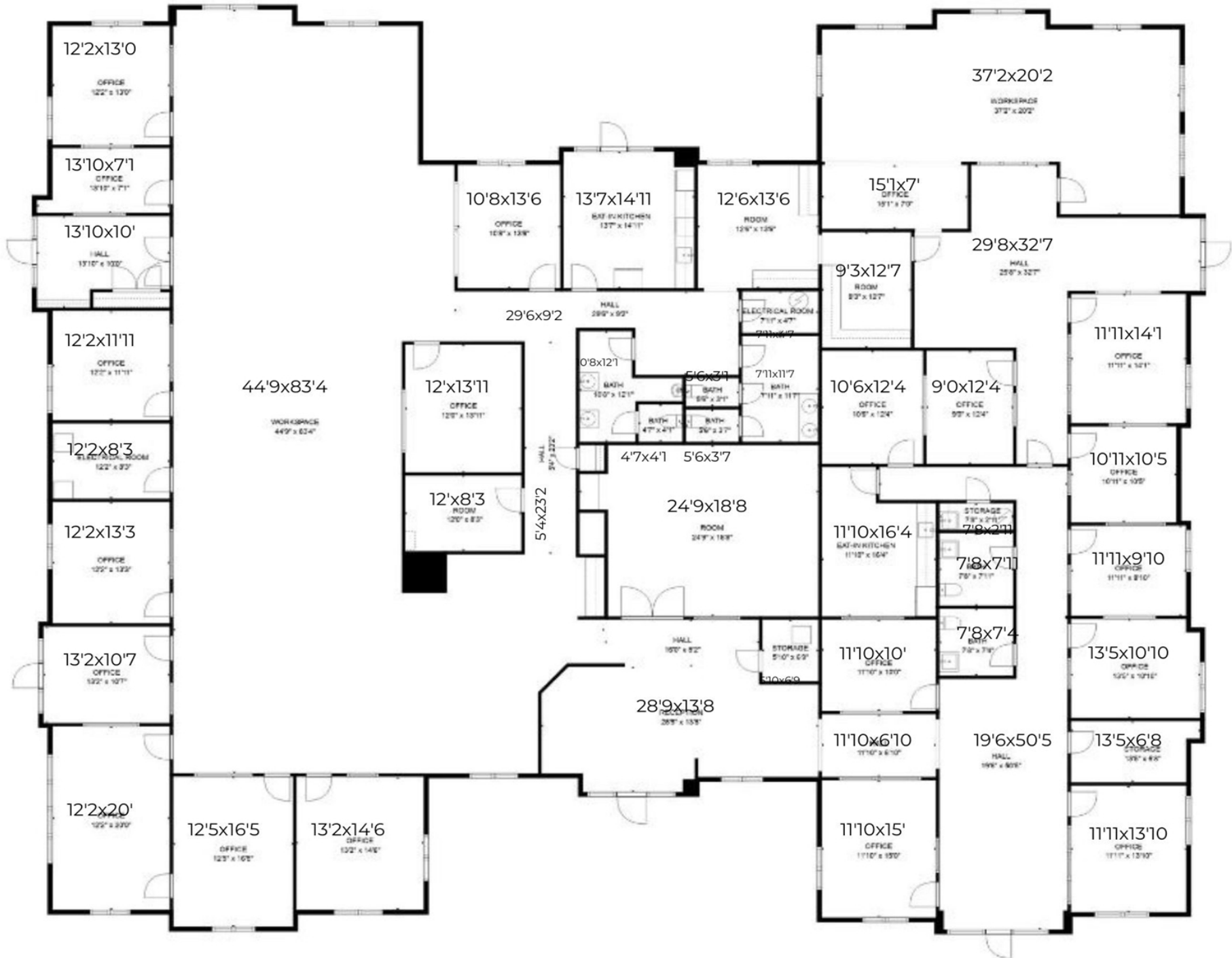
  



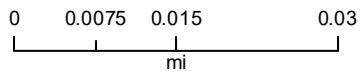






# GIS Data



1 inch = 94 feet

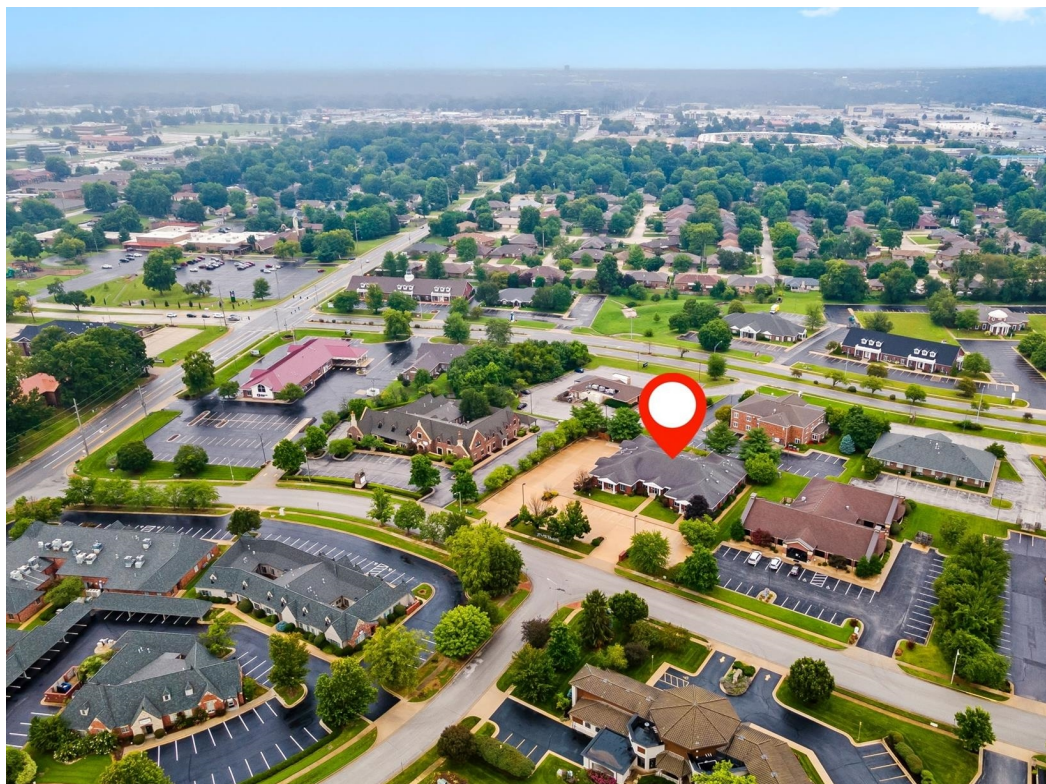
DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.











<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	5,764	57,414	130,994
2010 Population	6,068	60,828	143,541
2023 Population	6,818	67,122	158,278
2028 Population	7,083	67,955	160,635
2023 African American	208	1,906	6,021
2023 American Indian	47	446	1,075
2023 Asian	295	2,415	5,227
2023 Hispanic	347	3,828	9,265
2023 Other Race	120	1,255	3,331
2023 White	5,690	55,580	129,217
2023 Multiracial	451	5,443	13,170
2023-2028: Population: Growth Rate	3.85 %	1.25 %	1.50 %

<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	246	2,671	7,731
\$15,000-\$24,999	515	3,336	7,427
\$25,000-\$34,999	493	3,711	8,201
\$35,000-\$49,999	597	4,472	9,759
\$50,000-\$74,999	564	5,636	12,002
\$75,000-\$99,999	595	4,311	9,328
\$100,000-\$149,999	420	4,268	9,447
\$150,000-\$199,999	169	2,030	4,128
\$200,000 or greater	78	1,806	3,960
Median HH Income	\$49,572	\$56,518	\$54,399
Average HH Income	\$68,032	\$82,054	\$79,322

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	3,044	27,786	59,646
2010 Total Households	3,177	28,646	62,854
2023 Total Households	3,677	32,241	71,983
2028 Total Households	3,918	33,213	74,240
2023 Average Household Size	1.81	2.05	2.11
2000 Owner Occupied Housing	1,446	16,028	32,599
2000 Renter Occupied Housing	1,444	10,376	23,549
2023 Owner Occupied Housing	1,382	16,027	34,916
2023 Renter Occupied Housing	2,295	16,214	37,067
2023 Vacant Housing	303	2,221	6,026
2023 Total Housing	3,980	34,462	78,009
2028 Owner Occupied Housing	1,489	16,721	36,433
2028 Renter Occupied Housing	2,429	16,492	37,807
2028 Vacant Housing	312	2,226	6,034
2028 Total Housing	4,230	35,439	80,274
2023-2028: Households: Growth Rate	6.40 %	3.00 %	3.10 %

Source: esri

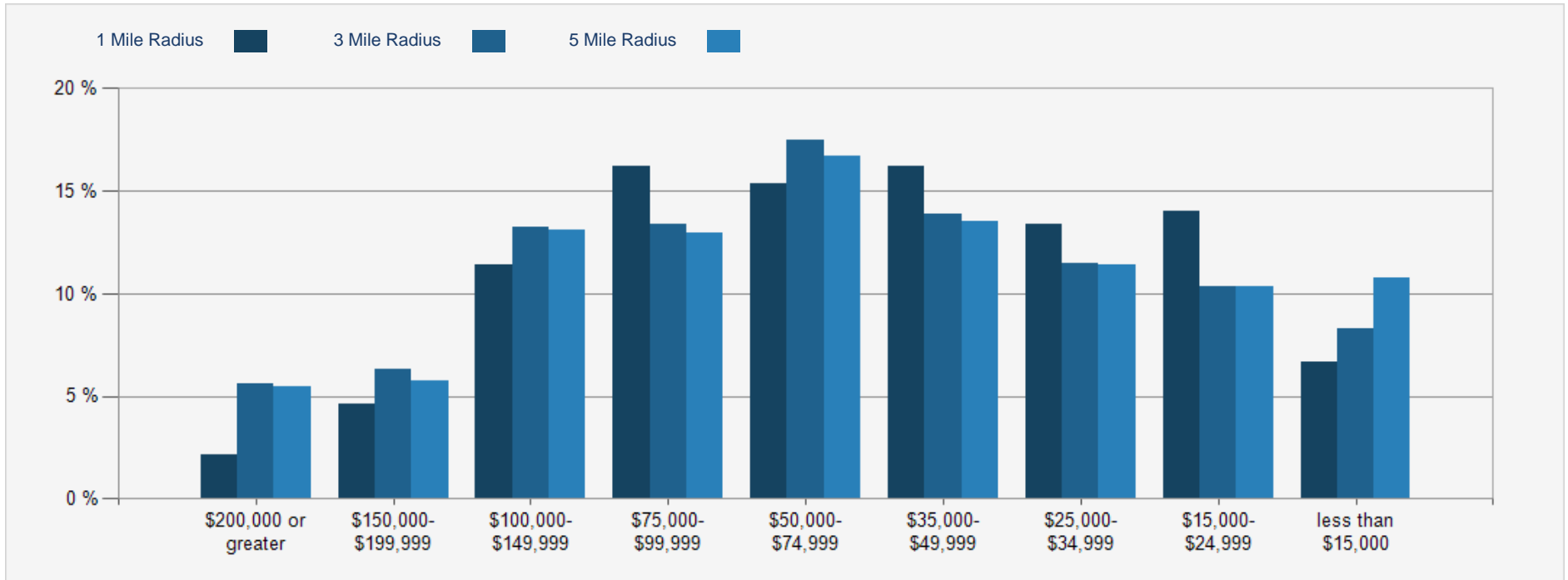
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	581	5,231	11,497
2023 Population Age 35-39	432	4,278	9,880
2023 Population Age 40-44	373	3,995	9,444
2023 Population Age 45-49	319	3,410	8,126
2023 Population Age 50-54	320	3,426	8,107
2023 Population Age 55-59	305	3,436	8,068
2023 Population Age 60-64	379	3,966	8,770
2023 Population Age 65-69	399	3,879	8,369
2023 Population Age 70-74	427	3,628	7,416
2023 Population Age 75-79	418	3,220	6,089
2023 Population Age 80-84	358	2,343	4,085
2023 Population Age 85+	448	2,570	4,266
2023 Population Age 18+	5,863	55,907	131,036
2023 Median Age	45	40	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,075	\$53,310	\$50,881
Average Household Income 25-34	\$66,657	\$74,277	\$69,866
Median Household Income 35-44	\$68,570	\$78,710	\$77,049
Average Household Income 35-44	\$79,872	\$103,120	\$99,348
Median Household Income 45-54	\$65,356	\$78,993	\$77,909
Average Household Income 45-54	\$83,081	\$106,360	\$104,081
Median Household Income 55-64	\$65,196	\$68,460	\$65,815
Average Household Income 55-64	\$78,057	\$94,142	\$92,981
Median Household Income 65-74	\$51,028	\$56,017	\$55,947
Average Household Income 65-74	\$68,452	\$80,136	\$79,670
Average Household Income 75+	\$51,786	\$60,532	\$61,968

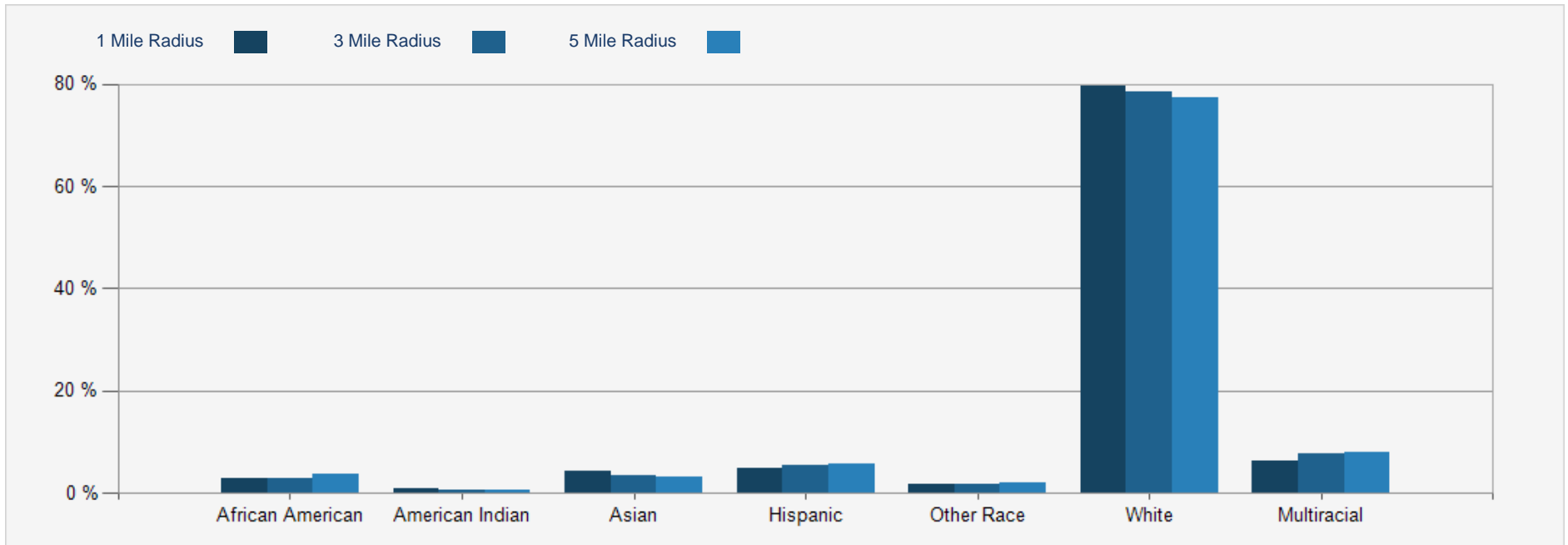
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	634	5,340	11,826
2028 Population Age 35-39	548	4,884	10,950
2028 Population Age 40-44	425	4,204	9,730
2028 Population Age 45-49	389	3,909	9,356
2028 Population Age 50-54	330	3,396	7,944
2028 Population Age 55-59	340	3,447	8,118
2028 Population Age 60-64	327	3,386	7,743
2028 Population Age 65-69	414	3,941	8,507
2028 Population Age 70-74	435	3,677	7,832
2028 Population Age 75-79	448	3,578	6,905
2028 Population Age 80-84	421	2,949	5,300
2028 Population Age 85+	540	3,109	5,142
2028 Population Age 18+	6,110	56,989	133,990
2028 Median Age	46	42	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,274	\$59,872	\$56,945
Average Household Income 25-34	\$76,497	\$86,536	\$81,880
Median Household Income 35-44	\$77,090	\$85,566	\$82,938
Average Household Income 35-44	\$89,451	\$113,981	\$109,324
Median Household Income 45-54	\$76,407	\$90,641	\$87,817
Average Household Income 45-54	\$94,191	\$121,772	\$118,270
Median Household Income 55-64	\$76,706	\$80,041	\$78,738
Average Household Income 55-64	\$89,122	\$109,030	\$108,765
Median Household Income 65-74	\$58,272	\$63,810	\$63,696
Average Household Income 65-74	\$78,046	\$91,827	\$91,122
Average Household Income 75+	\$58,198	\$71,474	\$73,365

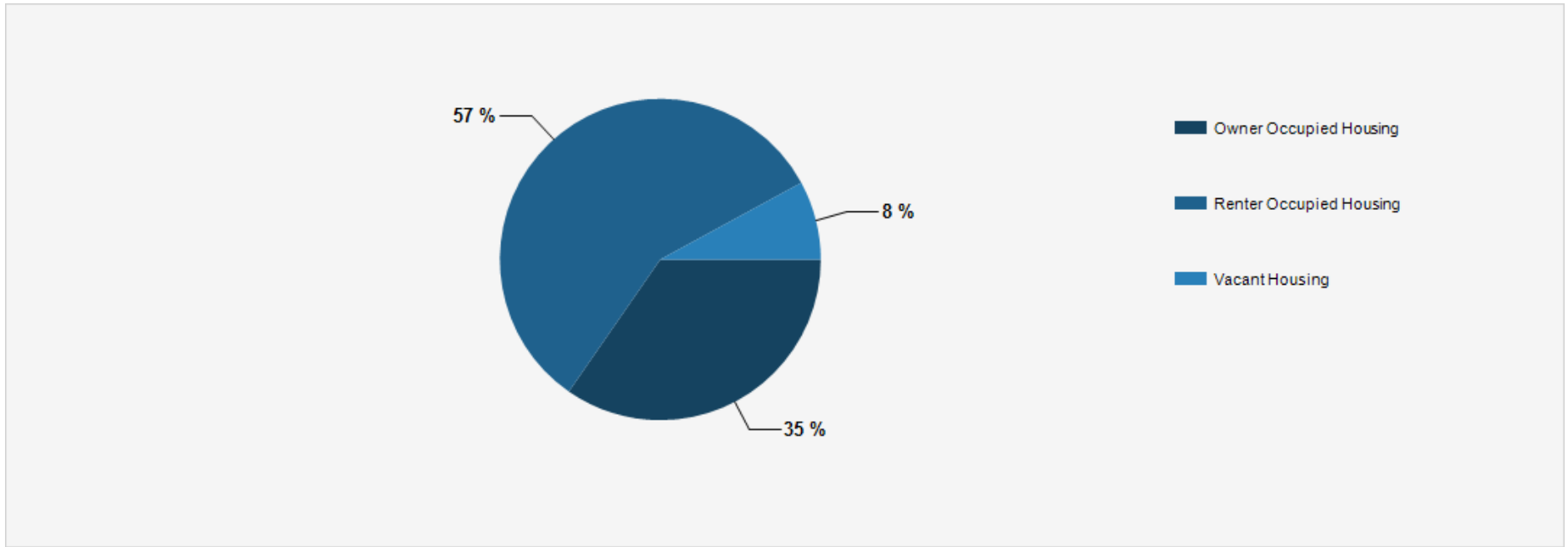
## 2023 Household Income



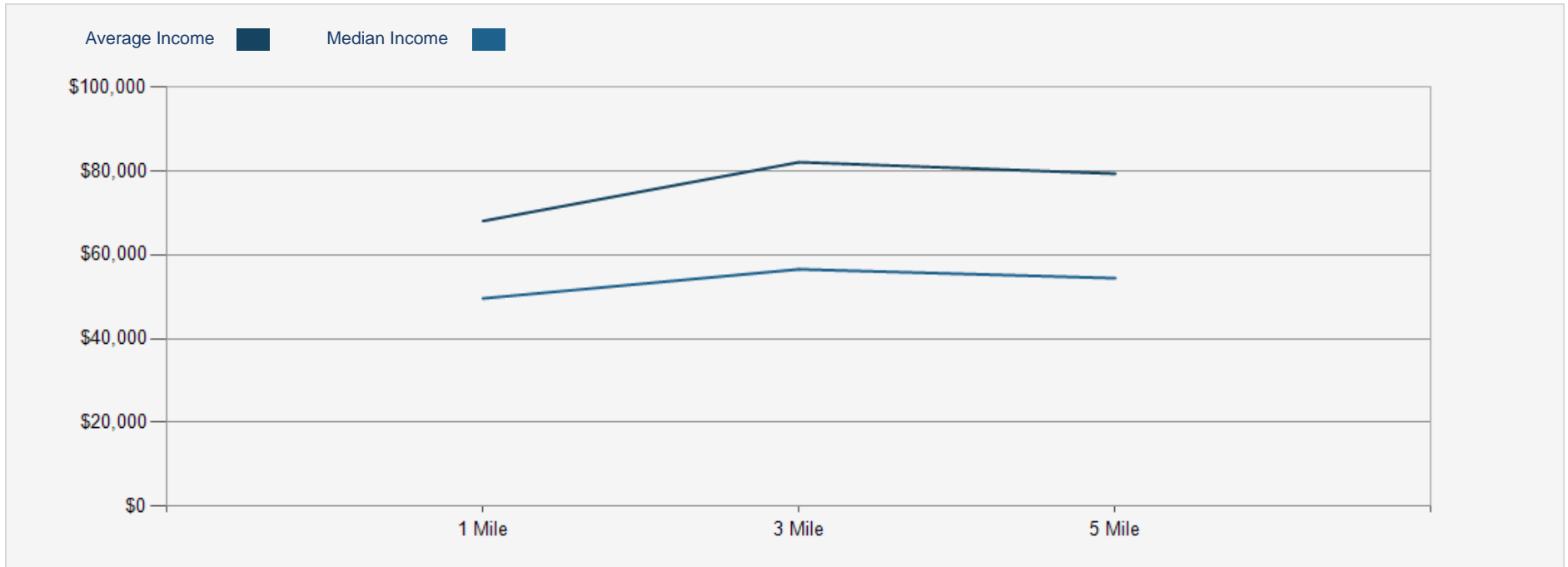
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





Adam Graddy

Adam started his career in real estate with the idea that trust, communication, and honesty are the foundation for any successful and professional relationship. Since he began serving his community in late 2003, his real estate team has since helped over 4,100 families purchase and sell their properties here in Springfield, Missouri. A high-touch realtor known for his extensive market knowledge and his unmatched devotion to clients, Adam's success is based almost exclusively on positive referrals. He recognizes and values the trust his clients place in his team and he strives every day to exceed their expectations. He has built his business through successfully maintaining over 60 percent referrals from satisfied clients by working tirelessly on their behalf and always offering them candid advice.

Throughout his journey, Adam has trained and helped over 50 Missouri Licensed Real Estate Agents to embrace real estate as a full-time career, experience ranging from six months to 18 years. He has owned and managed his own real estate company and has a great appreciation for the work that it takes to be successful in the real estate industry. Graddy Real Estate has been a leading top producer for over 15 years consistently ranking in the top 1% of all Keller Williams Teams in the Greater Heartland 5 State Region. His team has also been awarded the Keller Williams International #1 Team for Volume Closed in 2016 and again in 2017.

Adam has served the community on several boards over the past decade. He has served on the Big Brothers Big Sisters Board of Directors from 2012-2017, Dickerson Park Zoo from 2012-2017, and The Think Big foundation Board from 2018 to present. Adam volunteers each year through several organizations and donates to many organizations each year as well.

# 1505 E Bradford Office Building



*Exclusively Marketed by:*

**Adam Graddy**  
Graddy Commercial  
(417) 299-3439  
levi@adamgraddy.com



[www.graddyrealestate.com/commercial](http://www.graddyrealestate.com/commercial)

powered by CREOP