

4520 S National Ave



4520 S NATIONAL AVE, SPRINGFIELD, MO 65810

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

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





For Lease



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	42,540 SF
Available SF:	10,000 - 42,540 SF
Lot Size:	3.64 Acres
Year Built:	2009
Zoning:	O-1 (Office District 1)
Market:	Springfield, MO

PROPERTY OVERVIEW

Class A Medical/ office building for Lease near the Medical Mile in south Springfield, MO.

PROPERTY HIGHLIGHTS

- Prime Class A office on South National
- Close Proximity to Medical Mile
- Flexible floorplan: provides Office and open floor space
- Stunning Entrance Corridor w Skylights, Staircase and elevator.
- Space can be divided
- Great Visibility and Access from National
- 233 parking spaces
- Backup Generator Service

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 10,000 - 42,540 SF Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4520	Available	10,000 - 42,540 SF	NNN	Negotiable	-

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SITE PLAN

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42,540 SqFt

S NATIONAL AVE

E HOLIDAY ST

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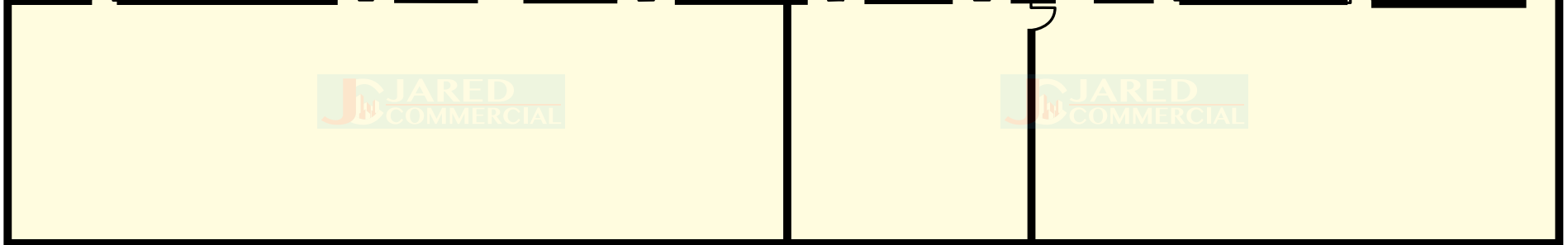
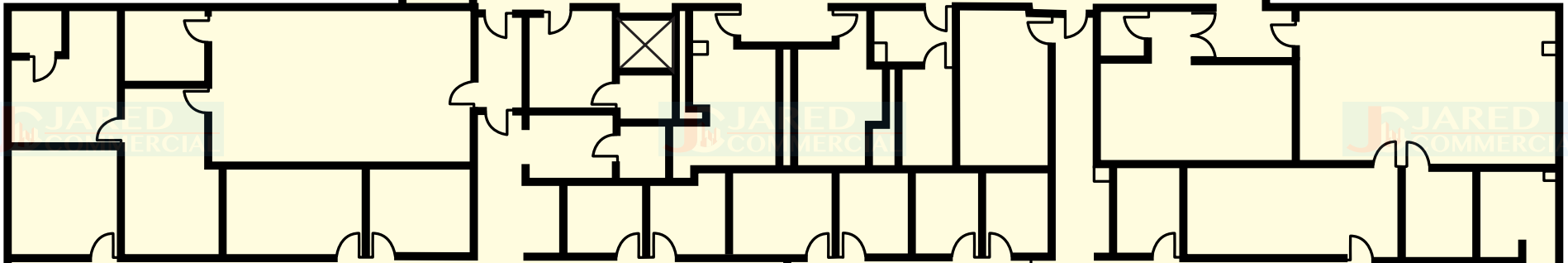
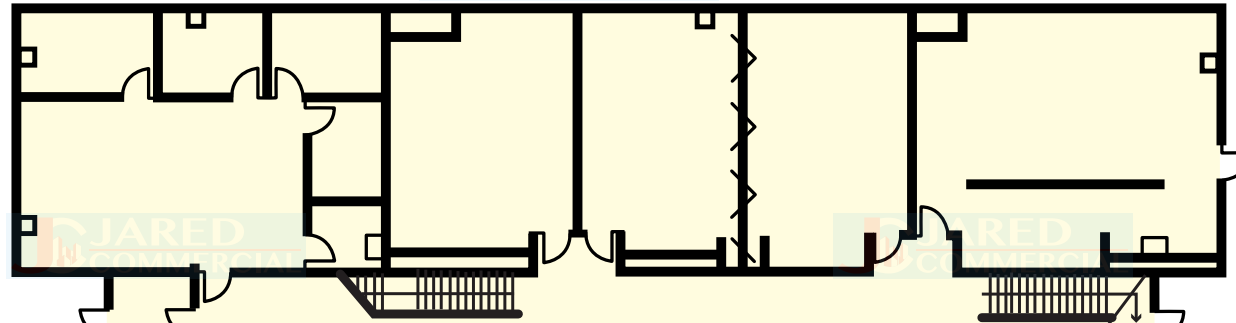
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1ST FLOOR PLAN

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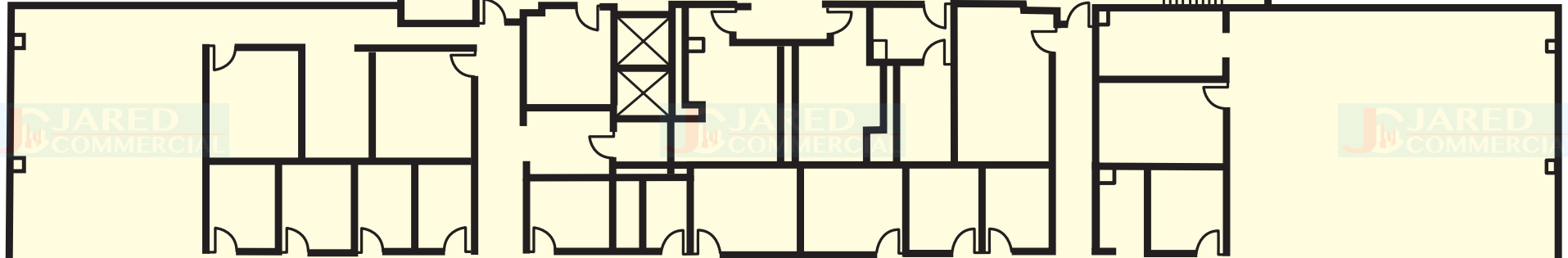
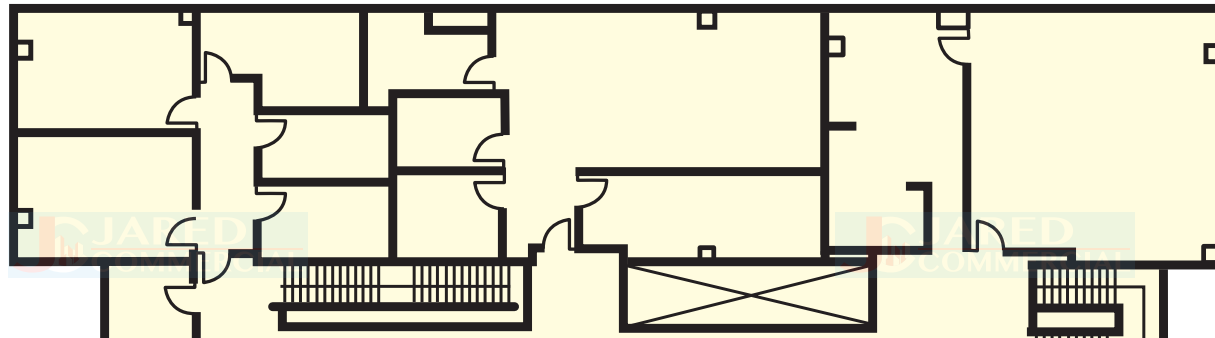
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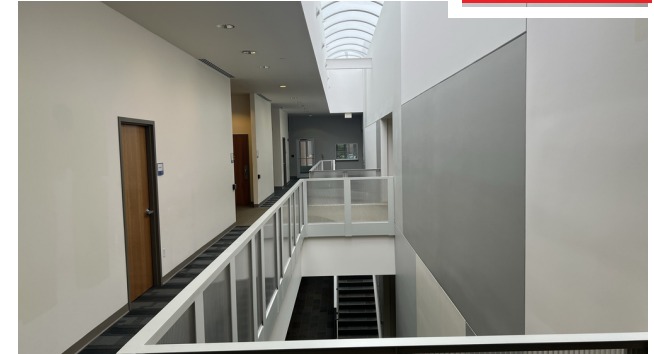
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ADDITIONAL PHOTOS

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RETAILER MAP

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Google

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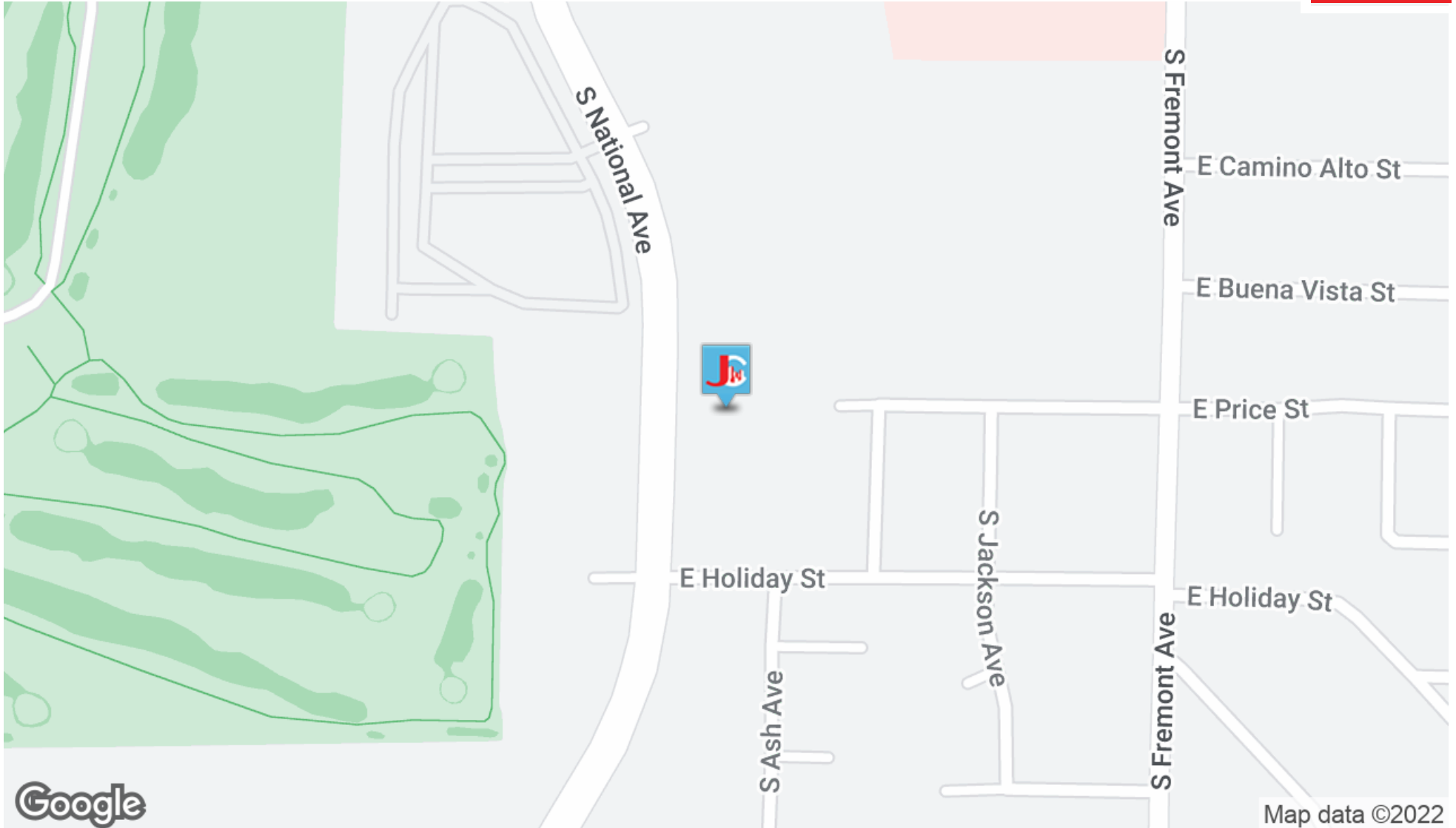
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LOCATION MAP

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Google

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DEMOGRAPHICS MAP & REPORT

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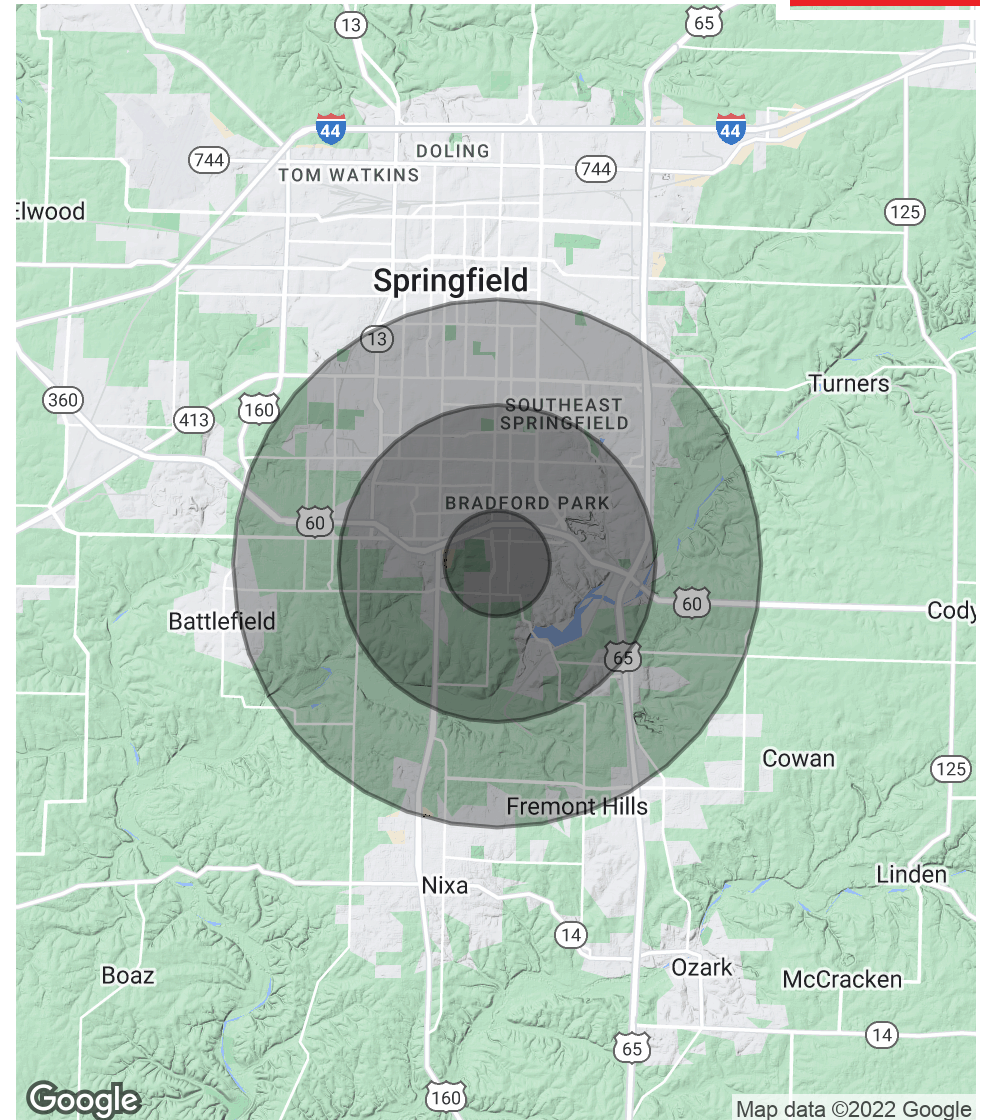
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,202	50,709	135,256
Average Age	40.6	41.7	37.2
Average Age (Male)	39.0	39.6	35.4
Average Age (Female)	44.9	43.7	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,076	24,149	60,486
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$59,396	\$60,650	\$57,446
Average House Value	\$172,704	\$190,099	\$191,863

* Demographic data derived from 2010 US Census





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DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | **Cell:** 417.350.4771

MO #2015037234

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.

Jared Commercial
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Springfield, MO 65804
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