



For Lease



For more information please contact:

Curtis Jared

President & CEO

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David Havens

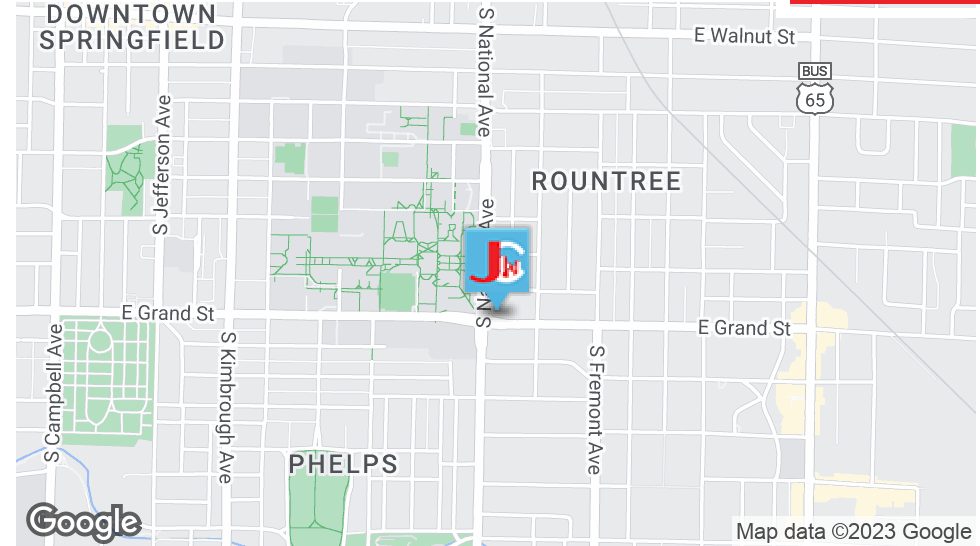
Senior Broker

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For Lease



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Building Size:	3,500 SF
Available SF:	27,750 SF
Lot Size:	0.637 Acres
Zoning:	Commercial
Market:	Springfield, MO

PROPERTY OVERVIEW

27,750 SqFt of land at the corner of Grand & National in Springfield, MO.

PROPERTY HIGHLIGHTS

- Signalized Corner Lot.
- Easy Access.
- Great Visibility.
- Located Across from Missouri State University.

1211 E Grand



1211 E GRAND ST, SPRINGFIELD, MO 65804

RETAILER MAP

For Lease



Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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

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



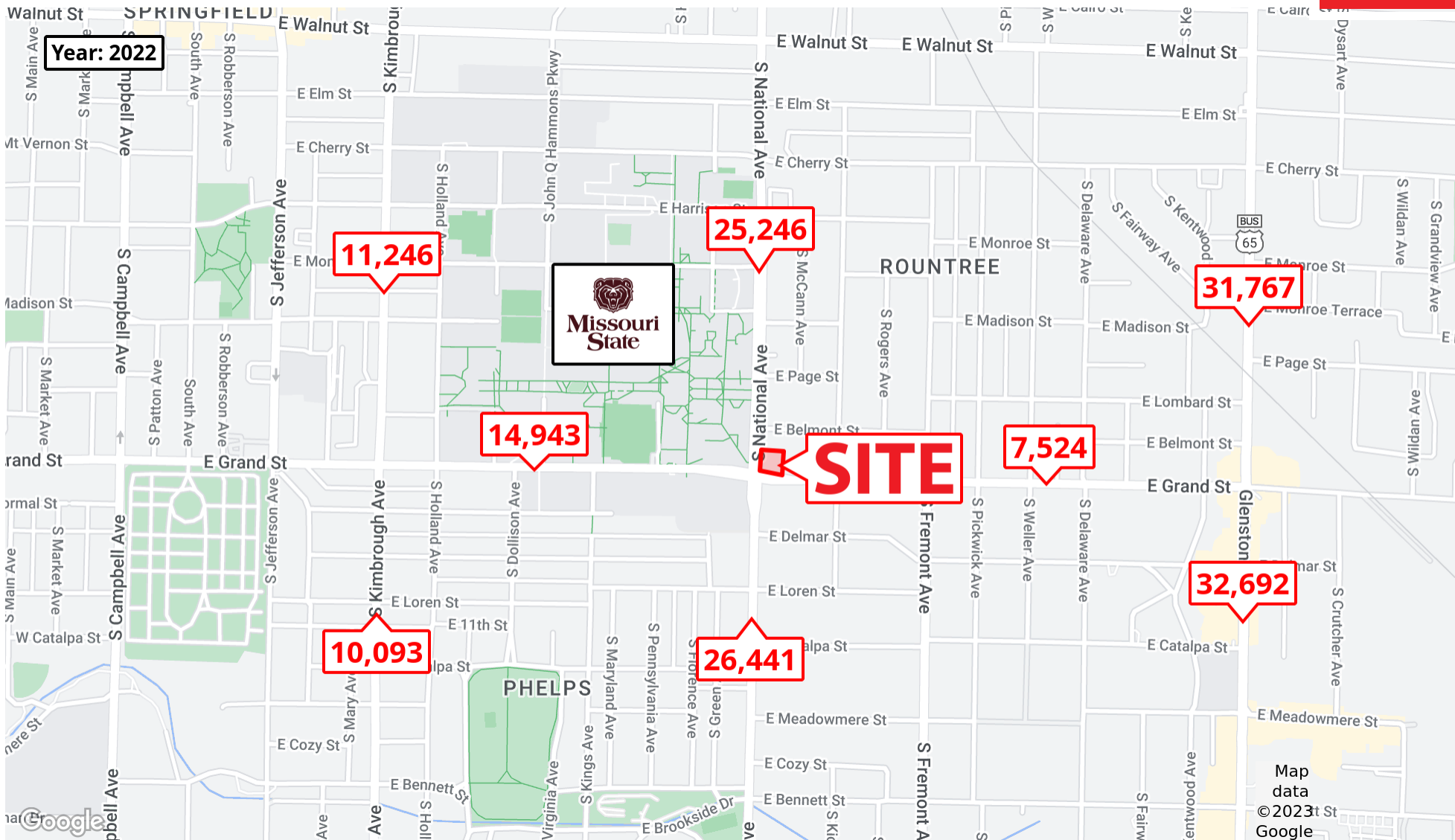
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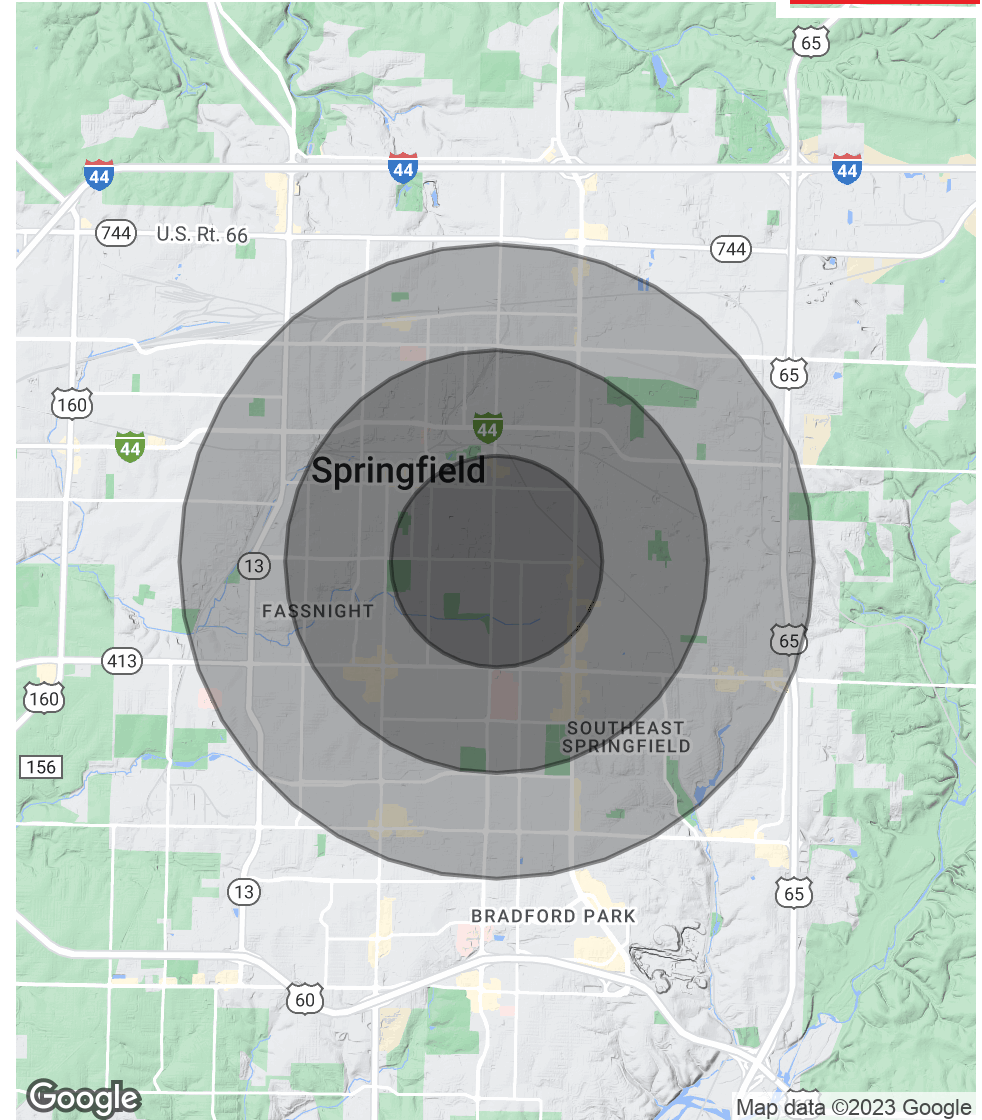
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	16,672	47,341	94,894
Average Age	26.5	29.1	32.4
Average Age (Male)	27.2	29.6	32.0
Average Age (Female)	27.1	30.6	34.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,479	22,583	46,334
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$42,581	\$42,192	\$44,481
Average House Value	\$85,133	\$89,835	\$93,218

* Demographic data derived from 2020 ACS - US Census





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EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
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For Lease



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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.

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