

909 E Republic Rd Class A Office

909 E Republic Rd, Springfield MO 65807



THE SPACE

Location	909 E Republic Rd Springfield, MO, 65807
County	Greene
Square Feet	3051
Annual Rent PSF	\$14.00
Lease Type	Sublease

Notes NNN Lease

HIGHLIGHTS

- Features 3,051 SF with large shared reception, waiting, and conference area. 12 private offices, a private conference room, a private restroom, a private breakroom, and a work room.
- Signage is available for exposure to Hwy 60 that sees 80,000+ vehicles daily.
- Located in a premier office park in Springfield, MO that see numerous office professionals.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,513	65,931	161,513



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$89,177	\$89,315	\$84,267



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,403	30,814	72,635

PROPERTY FEATURES

BUILDING SF	5,085
YEAR BUILT	1999
ZONING TYPE	Planned Development
BUILDING CLASS	A
NUMBER OF BUILDINGS	1



Neighboring Businesses

- Located in South Springfield on Republic Rd. Neighboring businesses include Ocean Zen, Bawi Korean BBQ, Starbucks, Old Town European Market, Waffle House, Price Cutter, Subway, Dunkin Donut's, Legacy Bank & Trust, Arris Pizza, CVS, Mama Jeans, Star Cakes Bakery, Architect Coffee, Hinode Japanese Steakhouse and Sushi, Price Cutter, Taj Mahal Indian Restaurant, Smile Doctor, CoxHealth Hospital and many more local and national companies.

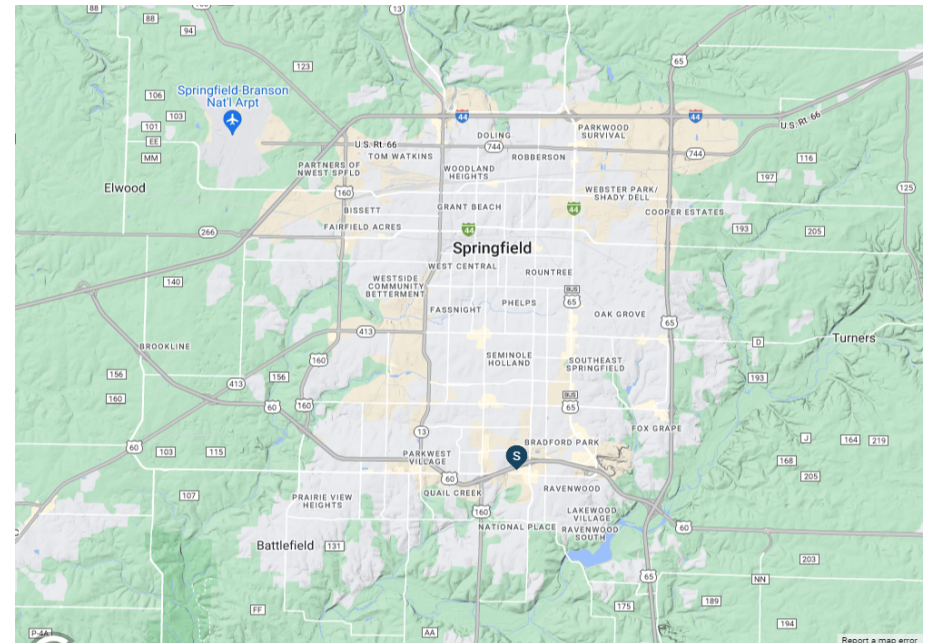
Signage

- Business will have signage for exposure to Hwy 60 that sees over 80,000 vehicles daily providing great market exposure for the tenant.

Locator Map



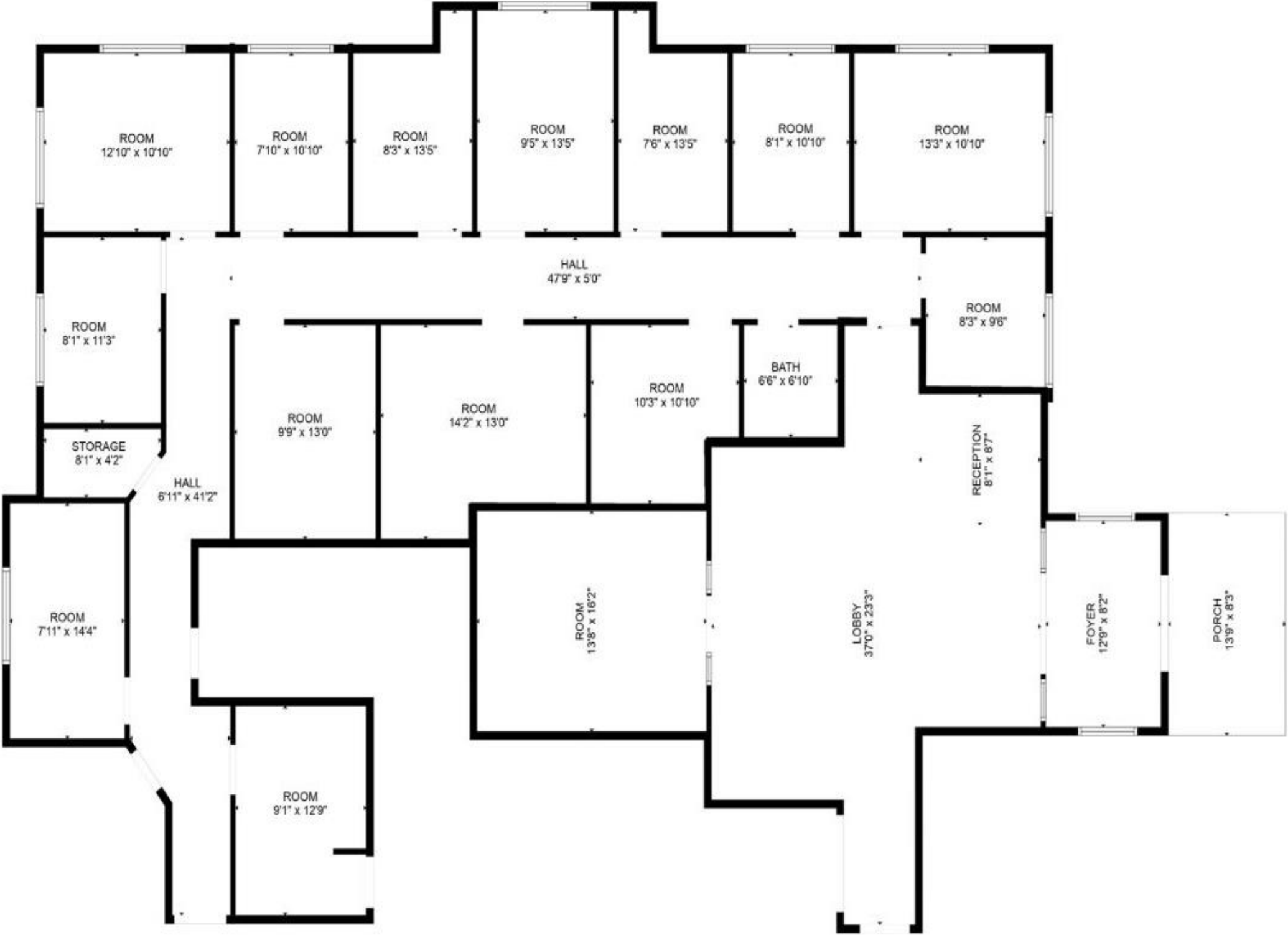
Regional Map











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,845	55,054	129,955
2010 Population	5,794	60,018	145,758
2023 Population	6,513	65,931	161,513
2028 Population	6,537	66,625	164,522
2023 African American	154	1,816	5,774
2023 American Indian	46	427	1,063
2023 Asian	344	2,438	5,335
2023 Hispanic	385	3,739	9,055
2023 Other Race	142	1,290	3,205
2023 White	5,392	54,535	132,799
2023 Multiracial	426	5,353	13,073
2023-2028: Population: Growth Rate	0.35 %	1.05 %	1.85 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	182	2,133	7,709
\$15,000-\$24,999	287	2,664	6,481
\$25,000-\$34,999	401	3,409	8,070
\$35,000-\$49,999	648	4,789	10,729
\$50,000-\$74,999	632	6,141	13,386
\$75,000-\$99,999	480	3,893	8,976
\$100,000-\$149,999	370	3,763	8,610
\$150,000-\$199,999	135	1,711	3,801
\$200,000 or greater	269	2,310	4,872
Median HH Income	\$55,368	\$57,487	\$54,507
Average HH Income	\$89,177	\$89,315	\$84,267

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,421	25,524	58,841
2010 Total Households	2,967	27,416	63,403
2023 Total Households	3,403	30,814	72,635
2028 Total Households	3,452	31,459	74,633
2023 Average Household Size	1.87	2.11	2.14
2000 Owner Occupied Housing	1,195	15,391	32,676
2000 Renter Occupied Housing	1,131	9,052	22,762
2023 Owner Occupied Housing	1,348	16,019	35,890
2023 Renter Occupied Housing	2,055	14,795	36,745
2023 Vacant Housing	209	2,196	6,013
2023 Total Housing	3,612	33,010	78,648
2028 Owner Occupied Housing	1,398	16,594	37,356
2028 Renter Occupied Housing	2,053	14,866	37,276
2028 Vacant Housing	209	2,175	5,955
2028 Total Housing	3,661	33,634	80,588
2023-2028: Households: Growth Rate	1.45 %	2.10 %	2.70 %



Source: esri

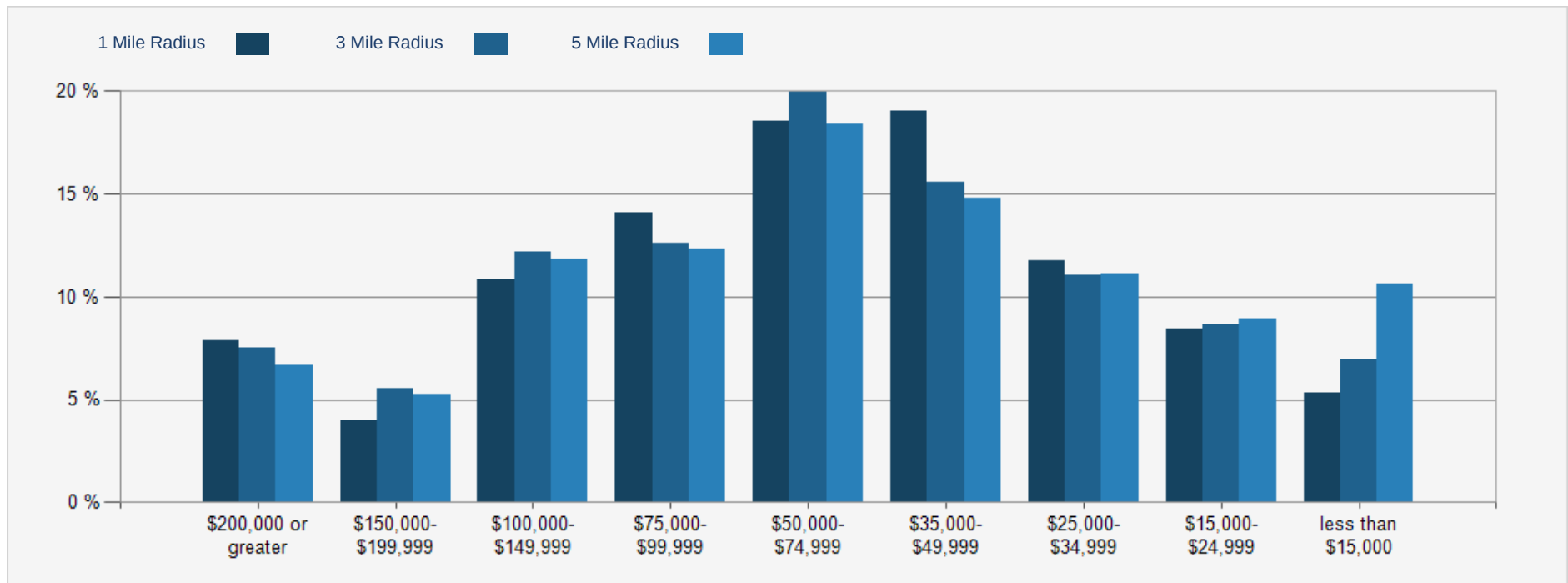
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	671	5,240	12,287
2023 Population Age 35-39	463	4,355	10,642
2023 Population Age 40-44	320	3,672	9,328
2023 Population Age 45-49	272	3,289	8,199
2023 Population Age 50-54	345	3,478	8,540
2023 Population Age 55-59	309	3,845	9,016
2023 Population Age 60-64	426	4,180	9,454
2023 Population Age 65-69	440	4,198	9,034
2023 Population Age 70-74	471	3,847	7,914
2023 Population Age 75-79	375	3,070	5,939
2023 Population Age 80-84	285	2,254	4,069
2023 Population Age 85+	345	2,627	4,517
2023 Population Age 18+	5,632	54,591	132,690
2023 Median Age	45	42	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,725	\$55,624	\$51,643
Average Household Income 25-34	\$81,675	\$80,179	\$72,573
Median Household Income 35-44	\$75,453	\$76,661	\$75,132
Average Household Income 35-44	\$113,677	\$111,270	\$105,502
Median Household Income 45-54	\$80,275	\$80,977	\$77,179
Average Household Income 45-54	\$122,355	\$120,587	\$111,750
Median Household Income 55-64	\$68,044	\$70,310	\$66,248
Average Household Income 55-64	\$98,987	\$104,480	\$99,747
Median Household Income 65-74	\$54,641	\$57,891	\$55,708
Average Household Income 65-74	\$86,291	\$87,047	\$84,590
Average Household Income 75+	\$67,179	\$62,312	\$62,173

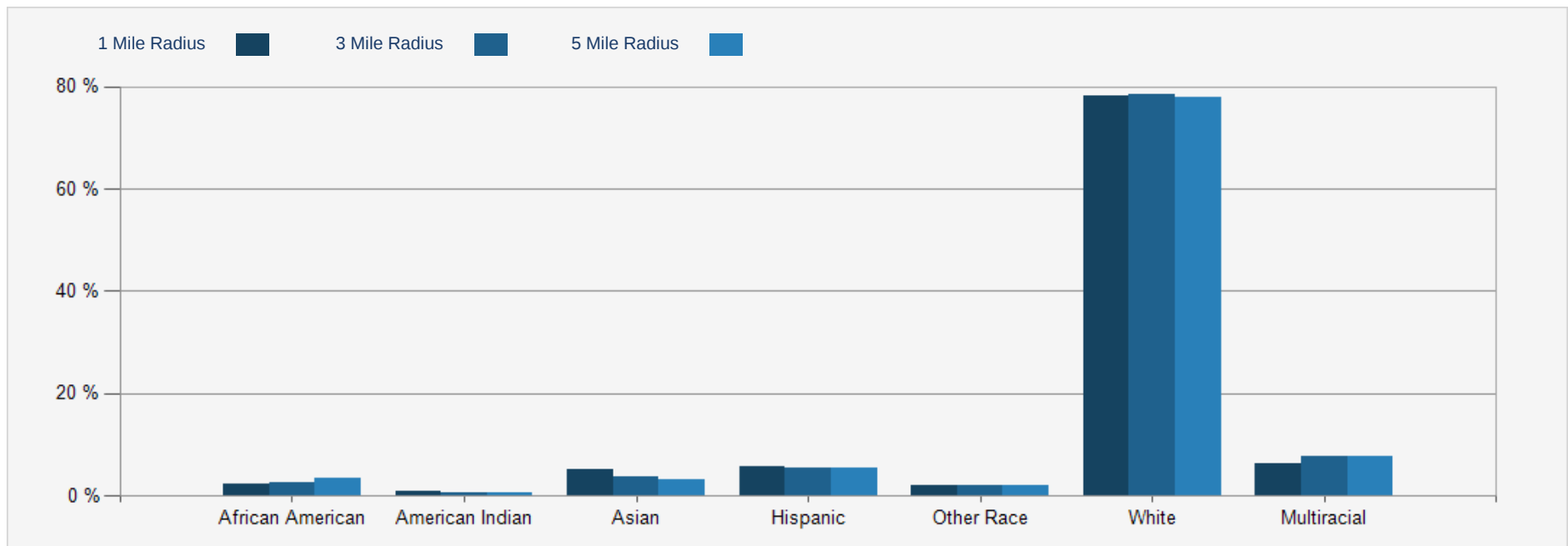
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	430	4,038	10,027
2028 Population Age 35-39	618	5,061	11,557
2028 Population Age 40-44	450	4,303	10,436
2028 Population Age 45-49	331	3,703	9,284
2028 Population Age 50-54	286	3,345	8,179
2028 Population Age 55-59	339	3,504	8,534
2028 Population Age 60-64	319	3,731	8,534
2028 Population Age 65-69	436	4,195	9,020
2028 Population Age 70-74	445	4,079	8,473
2028 Population Age 75-79	441	3,534	7,042
2028 Population Age 80-84	345	2,852	5,208
2028 Population Age 85+	385	3,028	5,234
2028 Population Age 18+	5,620	55,340	135,415
2028 Median Age	46	43	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,432	\$60,540	\$55,969
Average Household Income 25-34	\$92,078	\$91,177	\$82,796
Median Household Income 35-44	\$80,775	\$85,566	\$82,526
Average Household Income 35-44	\$125,394	\$126,937	\$119,595
Median Household Income 45-54	\$86,624	\$88,965	\$85,782
Average Household Income 45-54	\$135,964	\$134,709	\$125,767
Median Household Income 55-64	\$76,484	\$80,156	\$77,320
Average Household Income 55-64	\$112,723	\$120,648	\$114,950
Median Household Income 65-74	\$61,198	\$64,000	\$62,457
Average Household Income 65-74	\$99,229	\$99,840	\$98,089
Average Household Income 75+	\$80,083	\$74,208	\$74,496

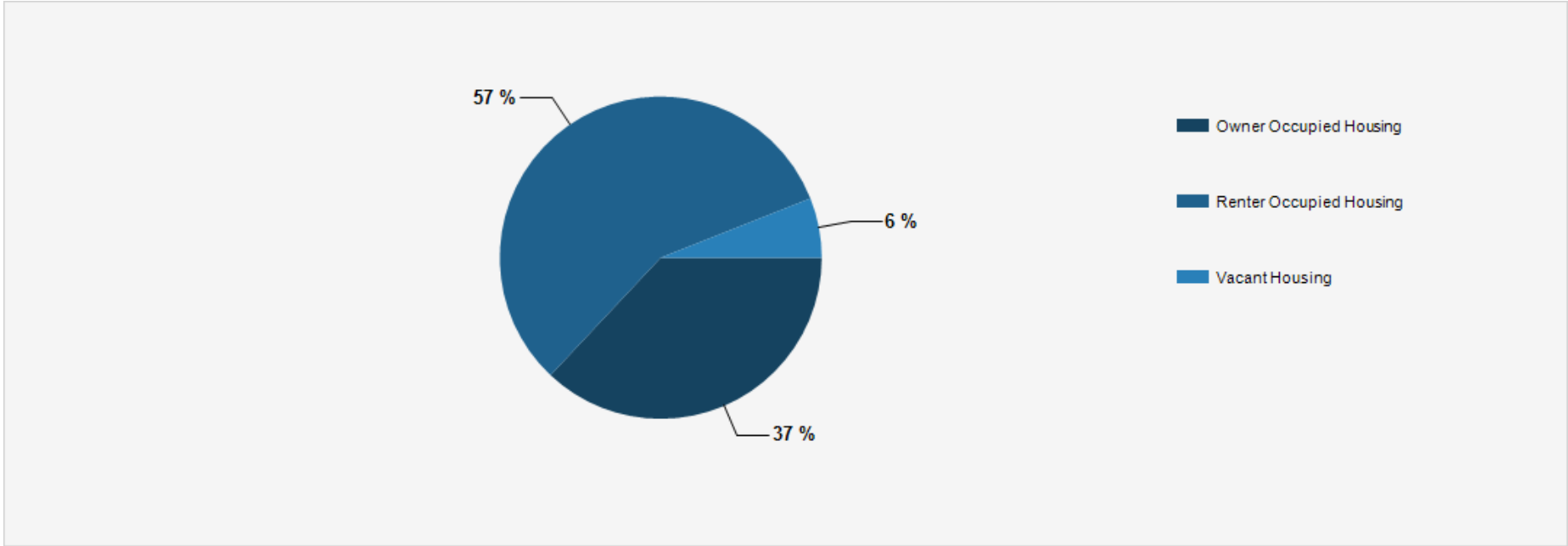
2023 Household Income



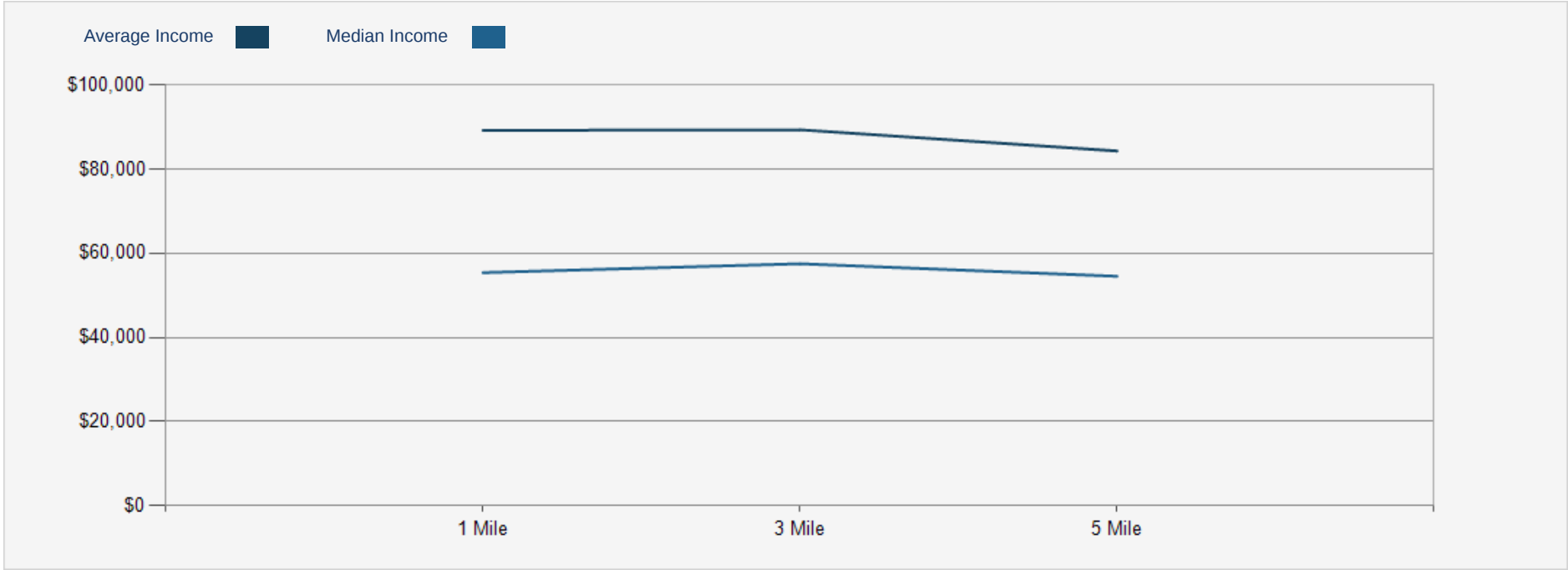
2023 Population by Race



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.

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