



1,887 - 7,994 SF
OFFICE / RETAIL
FOR SALE OR
LEASE
ON SCENIC

644-650 S. Scenic Ave.
Springfield, MO 65803

Presented By

GERALD ZAMORA

Broker / Advisor

417.522.9940

gerald.zamora@zamora.pro

1110 E Republic Rd Suite 108 A

Springfield, MO 65807

417.522.9940 | zamora.pro



ZAMORA
REAL ESTATE



PROPERTY DESCRIPTION

Thank you for viewing this 7,994 sf Office / Retail building available For Sale or Lease.
 1.01 acres zoned Highway Commercial.
 +/- 4,200 sf Office and +/- 3,774 sf Retail.
 644 / 646: +/- 4,200 sf includes conference, 11 private offices, reception, work room, and storage.
 648: 1,887 SF showroom/ retail space.
 650: 1,887 SF showroom/ retail space.
 Fenced 49 parking spaces
 10 road front parking spaces
 For Sale at \$525,000 (\$66/sf)
 For Lease at \$10/SF MG

Please contact Listing Agent to schedule your showing. Thank you!

LOCATION DESCRIPTION

Subject property is located on Scenic Ave. & Harrison St.. Neighboring businesses include Little Cesar's Pizza, BKS Built Trucks, Casey's and other local and national companies.

OFFERING SUMMARY

Sale Price:	\$525,000
Lease Rate:	\$10.00 / sf (MG)
Number of Units:	3
Available SF:	1,887 - 7,994 SF
Lot Size:	1.01 Acres
Building Size:	7,994 SF
Signage:	Monument Sign
APN:	1322306018

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,705	35,778	75,119
Total Population	8,849	84,196	174,058
Average HH Income	\$34,662	\$37,310	\$43,431



ZAMORA
REAL ESTATE

1110 E Republic Rd Suite 108 A | Springfield, MO 65807 | 417.522.9940

GERALD ZAMORA
Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro



ZAMORA
REAL ESTATE

1110 E Republic Rd Suite 108 A | Springfield, MO 65807 | 417.522.9940

GERALD ZAMORA
Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 3

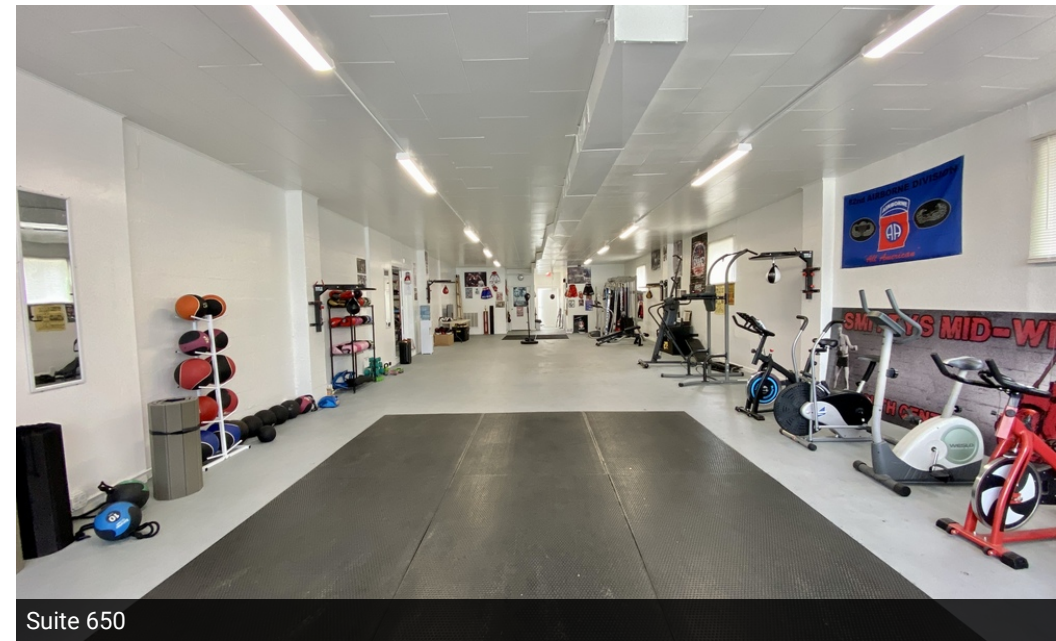


Suite 644

Suite 644



Suite 648



Suite 650

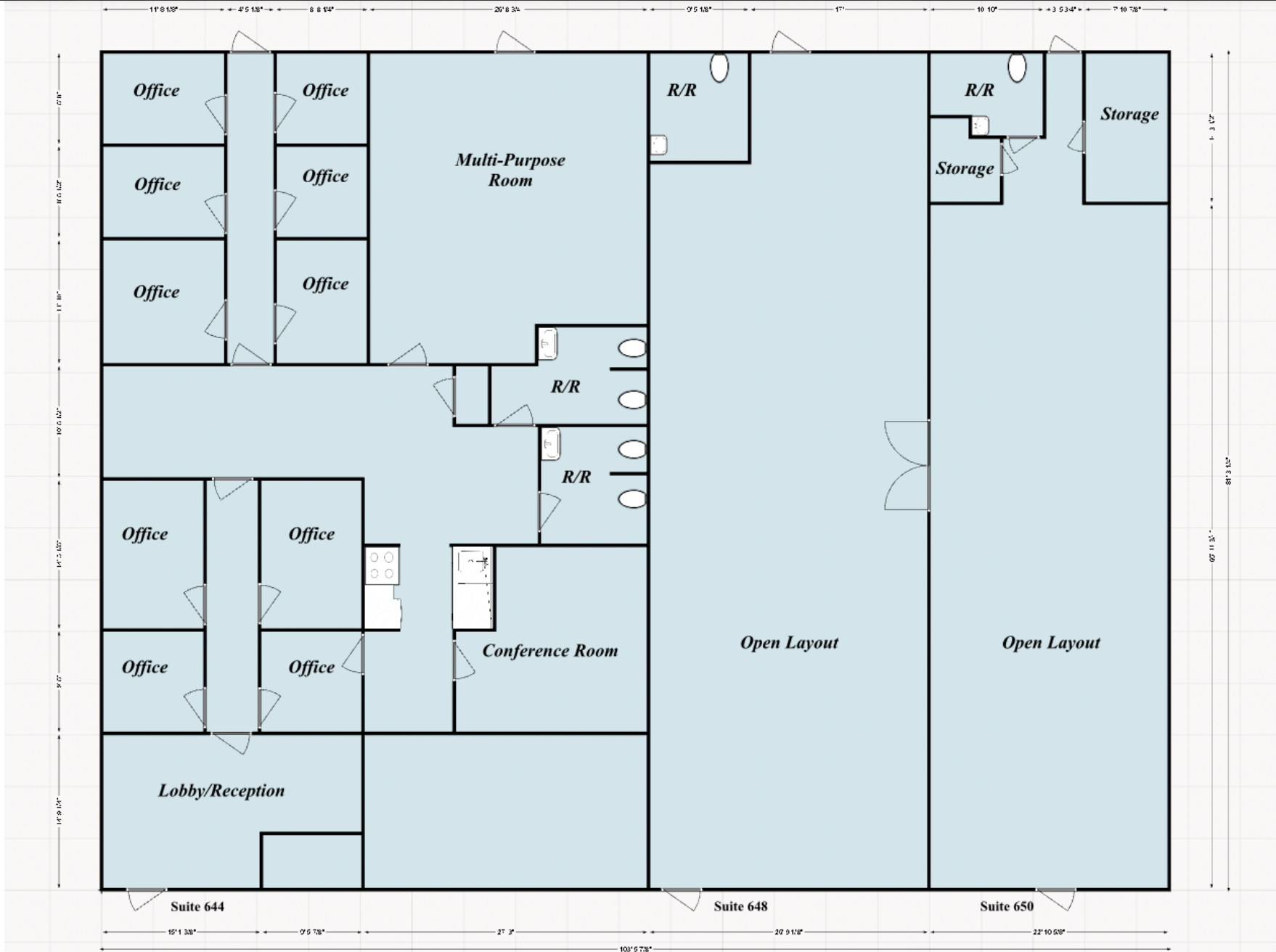


ZAMORA
REAL ESTATE

1110 E Republic Rd Suite 108 A | Springfield, MO 65807 | 417.522.9940

GERALD ZAMORA
Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro



ZAMORA
REAL ESTATE

GERALD ZAMORA
Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro



ZAMORA
REAL ESTATE

1110 E Republic Rd Suite 108 A | Springfield, MO 65807 | 417.522.9940

GERALD ZAMORA
Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 6



ZAMORA
REAL ESTATE

1110 E Republic Rd Suite 108 A | Springfield, MO 65807 | 417.522.9940

GERALD ZAMORA
Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 7



Map data © 2022 Imagery © 2022 , CNES / Airbus, Maxar Technologies, USDA/FPAC/GE



ZAMORA
REAL ESTATE

1110 E Republic Rd Suite 108 A | Springfield, MO 65807 | 417.522.9940

GERALD ZAMORA
Broker / Advisor

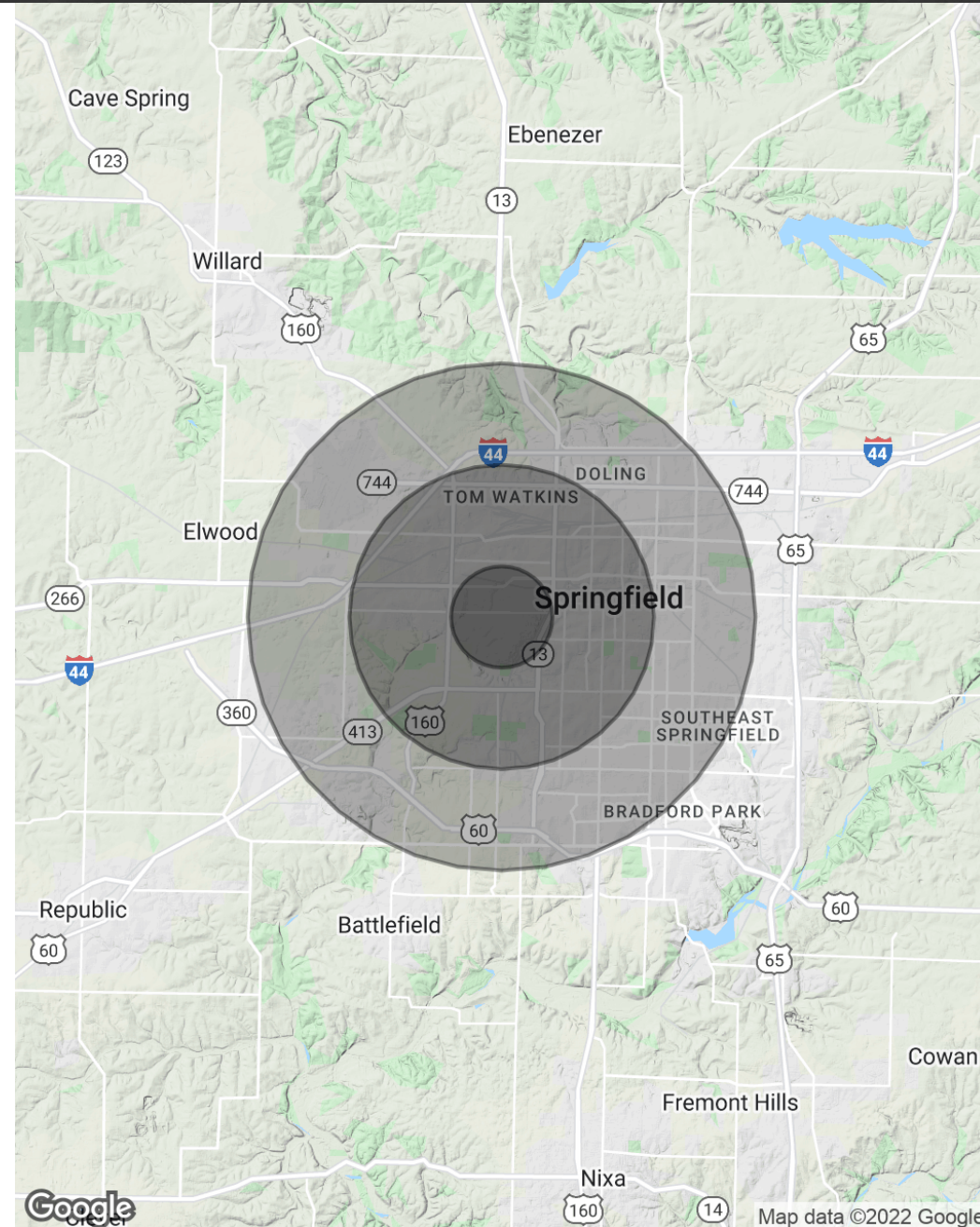
417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 8

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,849	84,196	174,058
Average Age	32.3	32.1	33.7
Average Age (Male)	31.2	31.1	32.6
Average Age (Female)	34.1	33.3	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,705	35,778	75,119
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$34,662	\$37,310	\$43,431
Average House Value	\$101,129	\$105,605	\$121,340

* Demographic data derived from 2010 US Census



ZAMORA
REAL ESTATE

1110 E Republic Rd Suite 108 A | Springfield, MO 65807 | 417.522.9940

GERALD ZAMORA
Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 9



GERALD ZAMORA

Broker / Advisor

gerald.zamora@zamora.pro
Direct: 417.522.9940

PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 17 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service". Gerald has also been named SBJ 2021 Trusted Advisor in Commercial Real Estate.

ZRA, LLC

1110 E Republic Rd Suite 108 A
Springfield, MO 65807
417.522.9940



ZAMORA
REAL ESTATE

1110 E Republic Rd Suite 108 A | Springfield, MO 65807 | 417.522.9940

GERALD ZAMORA

Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 10

PLEASE READ THE FOLLOWING

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the ZRA, LLC or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the ZRA, LLC listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the ZRA, LLC. Neither the ZRA, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, ZRA, LLC and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or ZRA, LLC nor any of their officers, employees, representatives, independent contractors or affiliates, or the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, or any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and ZRA, LLC from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



ZAMORA
REAL ESTATE

1110 E Republic Rd Suite 108 A | Springfield, MO 65807 | 417.522.9940

GERALD ZAMORA

Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 11