



4,800 SF WAREHOUSE /OFFICE BUILDING FOR LEASE ON NATIONAL

1302 N National Avenue,
Springfield, MO 65802

Presented By

GERALD ZAMORA

Broker / Advisor

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Ozark, MO 65721

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THANK YOU FOR VIEWING THE 4,800. SF OFFICE. / WAREHOUSE BUILDING ON NATIONAL AVE.

Located at a high traffic and visible southeast corner of Calhoun & National.

Two - 12' drive-in-doors

Storage shed is excluded

Lease Rate: \$3,000 / month NNN

To schedule your showing, please contact the Listing Agent for additional information.

LOCATION DESCRIPTION

Located on the southwest corner of Chestnut Expressway and National Avenue. Neighboring businesses include Ozarks Technical Community College, Kum & Go, Payne Sign Company, Arvest Bank, Hammons Field, Walgreens, Missouri State University and other local and national organizations.

OFFERING SUMMARY

Building Type:	Office / Warehouse
Location:	National and Calhoun
Space Size:	4,800 SF
Two 12' drive-in-doors	Yes
Zoning:	IC
Lease Rate:	\$3,000 / month NNN
Storage shed:	Excluded

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	640	5,288
Total Population	135	1,684	14,659
Average HH Income	\$55,463	\$44,803	\$47,462



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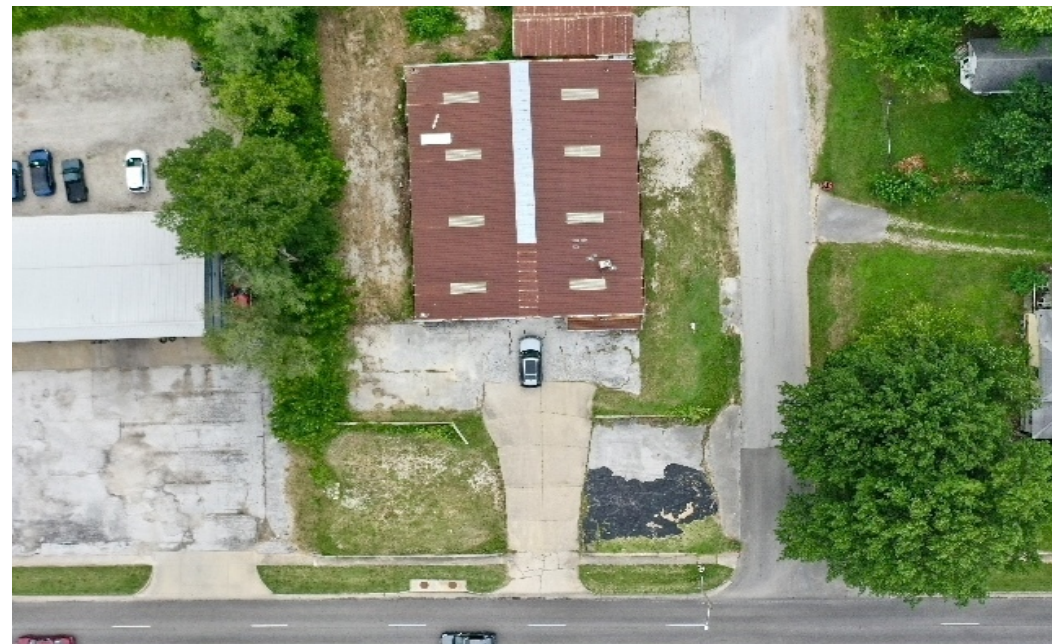
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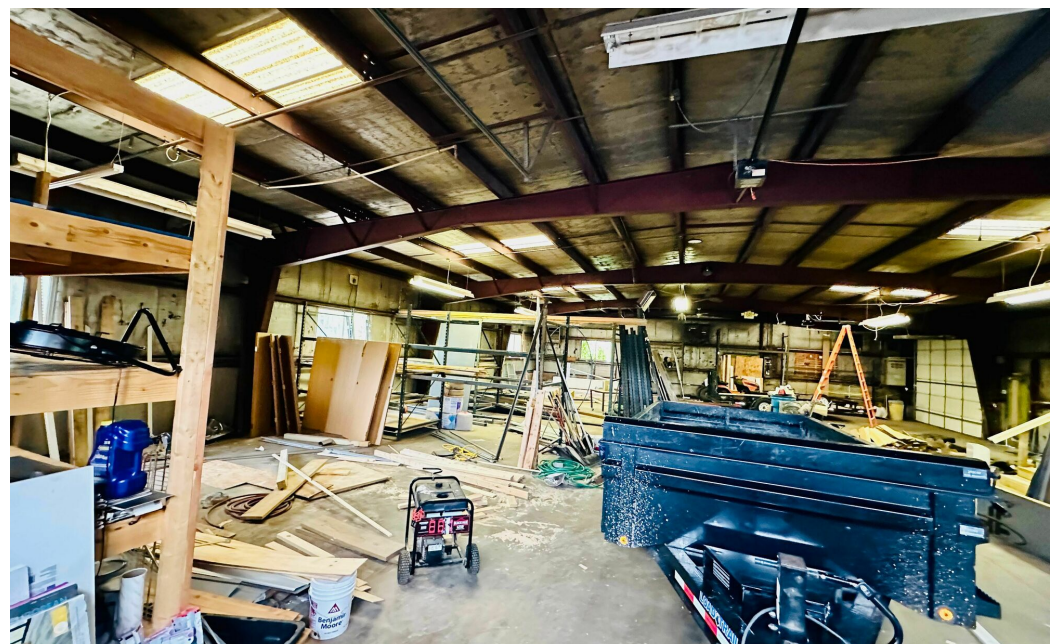
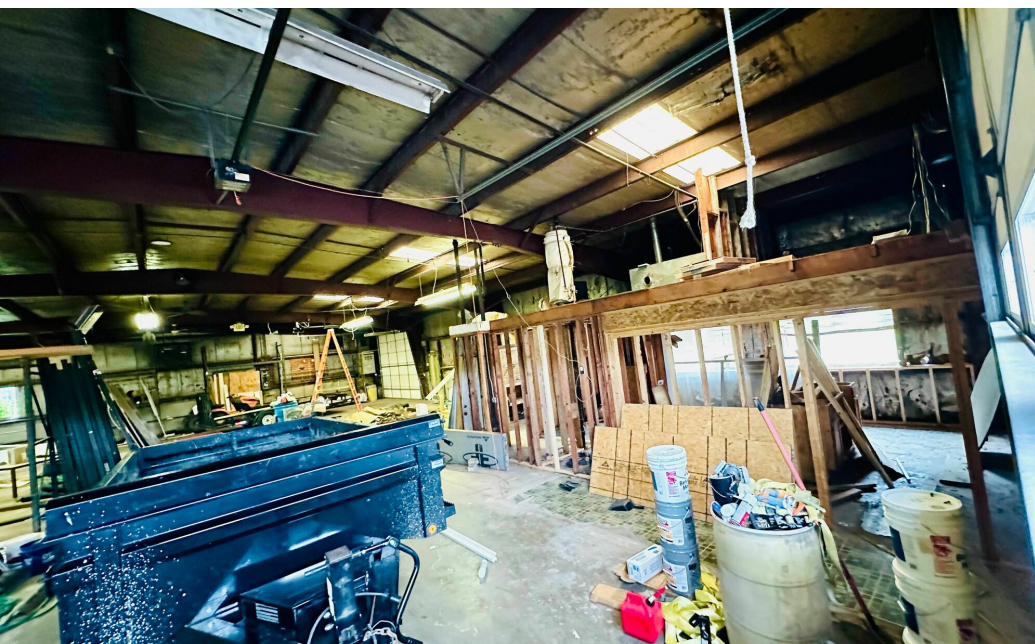
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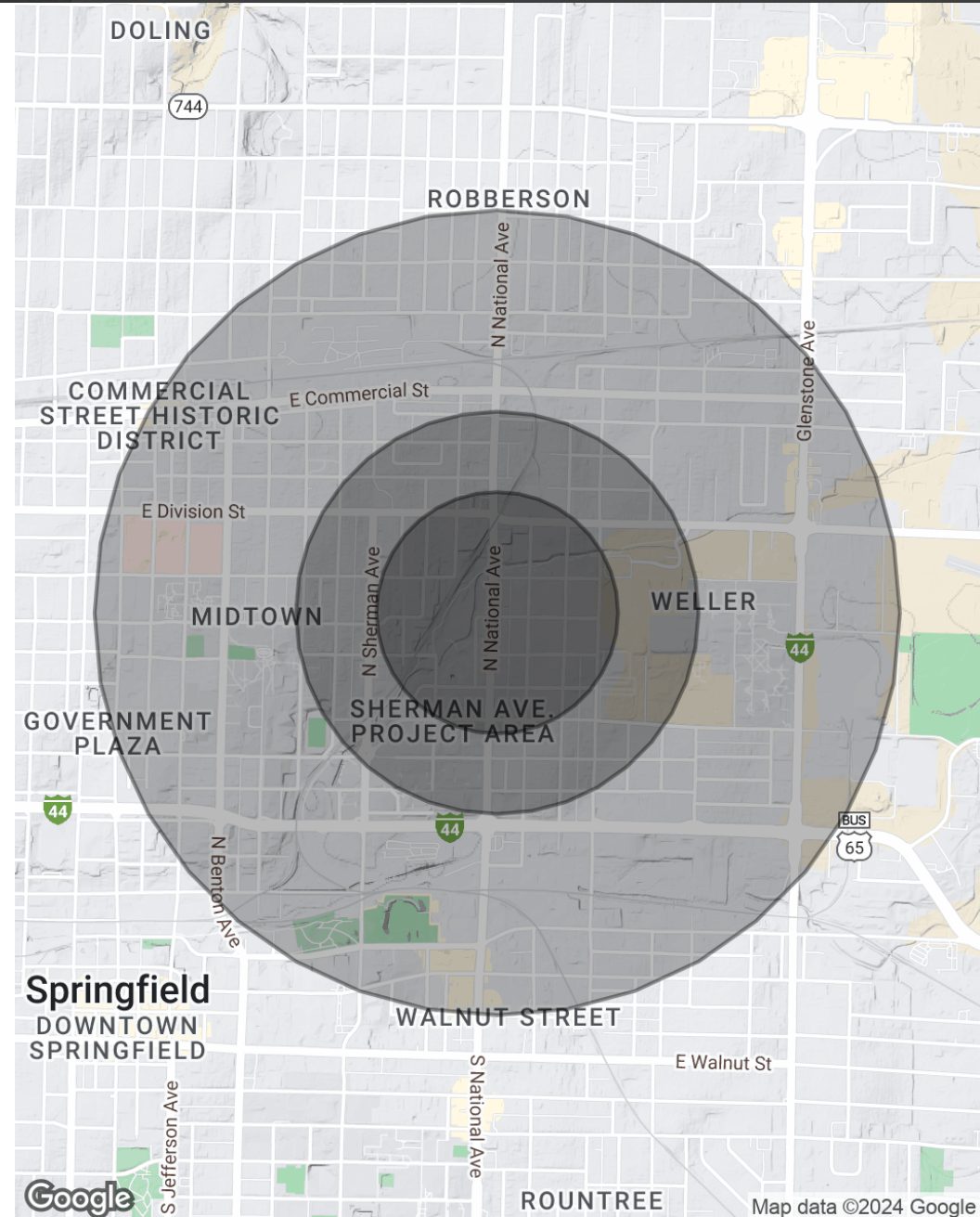
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	135	1,684	14,659
Average Age	30	29	30
Average Age (Male)	31	29	30
Average Age (Female)	29	29	29

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	640	5,288
# of Persons per HH	3.1	2.6	2.8
Average HH Income	\$55,463	\$44,803	\$47,462
Average House Value	\$107,212	\$147,176	\$169,308

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 20 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".

2021 Trusted Advisers Commercial Realtor
 2022 CoStar POWERBROKER Top Broker Winner
 2023 CREXI Platinum Broker Award Winner
 2023 CoStar Power Broker - Zamora Real Estate

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