



www.billbeall.com

3557 South Ave.  
Springfield, MO 65807

## 1,575 SF OFFICE SPACE - FOR LEASE



### HIGHLIGHTS

- 1,575 SF Office Space
- Can be combined with adjacent 4,350 SF for a total of 5,925 SF
- Open Reception Area, Private Offices & 2 Restrooms
- Located in the Kickapoo Corners Shopping Center
- Lease Rate: \$10.00 / SF (\$1,312.00 / Month)
- NNN : \$4.00 / SF (\$525.00 / Month)
- Estimated Monthly Payment: \$1,837.00



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: beall@billbeall.com

**3557 South Ave.  
Springfield, MO 65807**



Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: [beall@billbeall.com](mailto:beall@billbeall.com)

3 5/8" 6'-2 1/2"

3 5/8" 6'-1"

13'-7"

3 5/8"

14'-11 3/4"

3 5/8"

18'-5 1/2"

2 1/2"

63'

WOMEN

MEN

8'-1"

4'-7"

3 5/8" 4'-7"

3 5/8"

11'-0 5/8"

2 1/2"

3 5/8"

8'-8"

4'-0" 2 1/2"

16'-1"

11'-0 5/8"

2 1/2"

3 5/8"

18'-8"

25'

3557 S. South Ave.



## Kickapoo Corners Shopping Center



Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: [beall@billbeall.com](mailto:beall@billbeall.com)



## Kickapoo Corners Shopping Center



Kickapoo Corners View to the North

Kickapoo Corners View to the South



Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: [beall@billbeall.com](mailto:beall@billbeall.com)

## Business Summary

3600 S Campbell Ave, Springfield, Missouri, 65807  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 37.14901  
Longitude: -93.29443

Data for all businesses in area		1 mile				3 miles				5 miles			
Total Businesses:		977				5,301				9,163			
Total Employees:		25,914				104,485				162,247			
Total Population:		8,907				77,321				171,317			
Employee/Population Ratio (per 100 Residents)		291				135				95			
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture, Forestry, Fishing & Hunting	1	0.1%	4	0.0%	9	0.2%	38	0.0%	22	0.2%	280	0.2%	
Mining	0	0.0%	0	0.0%	3	0.1%	55	0.1%	6	0.1%	100	0.1%	
Utilities	0	0.0%	0	0.0%	1	0.0%	199	0.2%	7	0.1%	461	0.3%	
Construction	24	2.5%	147	0.6%	229	4.3%	1,514	1.4%	486	5.3%	3,716	2.3%	
Building Construction	7	0.7%	40	0.1%	77	1.4%	468	0.5%	179	1.9%	1,146	0.7%	
Heavy/Civil Eng Construction	2	0.2%	9	0.0%	14	0.3%	232	0.2%	25	0.3%	327	0.2%	
Specialty Trade Contractor	15	1.5%	97	0.4%	138	2.6%	814	0.8%	282	3.1%	2,243	1.4%	
Manufacturing	10	1.0%	137	0.5%	88	1.7%	1,448	1.4%	238	2.6%	6,010	3.7%	
Wholesale Trade	17	1.7%	85	0.3%	115	2.2%	1,666	1.6%	248	2.7%	4,146	2.6%	
Durable Goods	14	1.4%	71	0.3%	90	1.7%	1,146	1.1%	195	2.1%	2,776	1.7%	
Nondurable Goods	2	0.2%	9	0.0%	21	0.4%	494	0.5%	45	0.5%	1,045	0.6%	
Trade Broker	2	0.2%	5	0.0%	4	0.1%	26	0.0%	7	0.1%	325	0.2%	
Retail Trade	125	12.8%	2,644	10.2%	722	13.6%	13,300	12.7%	1,210	13.2%	18,240	11.2%	
Motor Vehicle & Parts Dealers	17	1.7%	1,049	4.0%	60	1.1%	1,682	1.6%	143	1.6%	2,695	1.7%	
Furniture & Home Furnishings Stores	10	1.0%	88	0.3%	40	0.8%	309	0.3%	64	0.7%	410	0.3%	
Electronics & Appliance Stores	3	0.3%	21	0.1%	33	0.6%	237	0.2%	50	0.6%	358	0.2%	
Building Material & Garden Equipment & Supplies Dealers	9	0.9%	130	0.5%	41	0.8%	611	0.6%	81	0.9%	1,157	0.7%	
Food & Beverage Stores	11	1.1%	338	1.3%	67	1.3%	1,521	1.5%	118	1.3%	2,405	1.5%	
Health & Personal Care Stores	19	1.9%	157	0.6%	99	1.9%	1,266	1.2%	139	1.5%	1,619	1.0%	
Gasoline Stations & Fuel Dealers	3	0.3%	21	0.1%	16	0.3%	78	0.1%	36	0.4%	188	0.1%	
Clothing, Clothing Accessories, Shoe and Jewelry Stores	10	1.0%	28	0.1%	124	2.3%	1,177	1.1%	161	1.8%	1,593	1.0%	
Sporting Goods, Hobby, Book, & Music Stores	30	3.1%	146	0.6%	147	2.8%	3,587	3.4%	256	2.8%	4,350	2.7%	
General Merchandise Stores	11	1.1%	665	2.6%	94	1.8%	2,831	2.7%	163	1.8%	3,464	2.1%	
Transportation & Warehousing	4	0.4%	138	0.5%	40	0.8%	432	0.4%	94	1.0%	1,870	1.1%	
Truck Transportation	0	0.0%	1	0.0%	16	0.3%	90	0.1%	39	0.4%	358	0.2%	
Information	14	1.4%	106	0.4%	95	1.8%	1,548	1.5%	203	2.2%	3,916	2.4%	
Finance & Insurance	81	8.3%	756	2.9%	433	8.2%	3,313	3.2%	627	6.8%	4,580	2.8%	
Central Bank/Credit Intermediation & Related Activities	31	3.2%	500	1.9%	134	2.5%	1,571	1.5%	199	2.2%	2,134	1.3%	
Securities & Commodity Contracts	15	1.5%	67	0.3%	107	2.0%	598	0.6%	164	1.8%	913	0.6%	
Funds, Trusts & Other Financial Vehicles	36	3.7%	188	0.7%	192	3.6%	1,143	1.1%	264	2.9%	1,533	0.9%	
Real Estate, Rental & Leasing	49	5.0%	490	1.9%	325	6.1%	3,228	3.1%	587	6.4%	4,436	2.7%	
Professional, Scientific & Tech Services	89	9.1%	626	2.4%	532	10.0%	3,889	3.7%	1,012	11.0%	7,524	4.6%	
Legal Services	20	2.0%	143	0.6%	131	2.5%	985	0.9%	251	2.7%	1,770	1.1%	
Management of Companies & Enterprises	1	0.1%	35	0.1%	7	0.1%	466	0.5%	13	0.1%	494	0.3%	
Administrative, Support & Waste Management Services	25	2.6%	244	0.9%	178	3.4%	1,534	1.5%	345	3.8%	3,579	2.2%	
Educational Services	15	1.5%	363	1.4%	92	1.7%	2,046	2.0%	208	2.3%	9,101	5.6%	

**Source:** Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

January 06, 2025



## Business Summary

3600 S Campbell Ave, Springfield, Missouri, 65807  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 37.14901  
Longitude: -93.29443

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	268	27.4%	17,702	68.3%	1,105	20.9%	56,379	54.0%	1,379	15.1%	65,848	40.6%
Ambulatory Health Care	216	22.1%	4,270	16.5%	892	16.8%	22,536	21.6%	1,053	11.5%	25,051	15.4%
Hospital	15	1.5%	12,741	49.2%	41	0.8%	30,336	29.0%	59	0.6%	35,248	21.7%
Nursing/Residential Care	10	1.0%	258	1.0%	48	0.9%	1,526	1.5%	63	0.7%	2,080	1.3%
Social Assistance	28	2.9%	433	1.7%	123	2.3%	1,981	1.9%	204	2.2%	3,469	2.1%
Arts, Entertainment & Recreation	17	1.7%	205	0.8%	97	1.8%	1,347	1.3%	173	1.9%	1,927	1.2%
Accommodation & Food Services	81	8.3%	1,539	5.9%	411	7.8%	7,756	7.4%	711	7.8%	11,801	7.3%
Accommodation	2	0.2%	41	0.2%	31	0.6%	489	0.5%	69	0.8%	1,079	0.7%
Food Services & Drinking Places	78	8.0%	1,498	5.8%	380	7.2%	7,267	7.0%	643	7.0%	10,722	6.6%
Other Services (except Public Administration)	134	13.7%	610	2.4%	701	13.2%	3,716	3.6%	1,276	13.9%	8,694	5.4%
Repair & Maintenance	11	1.1%	106	0.4%	98	1.9%	579	0.6%	208	2.3%	1,188	0.7%
Automotive Repair & Maintenance	7	0.7%	94	0.4%	58	1.1%	433	0.4%	141	1.5%	912	0.6%
Personal & Laundry Service	79	8.1%	314	1.2%	357	6.7%	1,691	1.6%	525	5.7%	2,622	1.6%
Civic and Other Orgs	44	4.5%	189	0.7%	246	4.6%	1,447	1.4%	543	5.9%	4,883	3.0%
Public Administration	3	0.3%	82	0.3%	29	0.6%	584	0.6%	148	1.6%	5,452	3.4%
Unclassified Establishments	20	2.0%	2	0.0%	89	1.7%	30	0.0%	170	1.9%	68	0.0%
Total	977	100.0%	25,914	100.0%	5,301	100.0%	104,485	100.0%	9,163	100.0%	162,247	100.0%

**Source:** Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

January 06, 2025

## Business Summary

3600 S Campbell Ave, Springfield, Missouri, 65807  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 37.14901  
Longitude: -93.29443

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	0.9%	55	0.2%	83	1.6%	491	0.5%	171	1.9%	1,215	0.8%
Construction	19	1.9%	93	0.4%	197	3.7%	1,330	1.3%	438	4.8%	3,279	2.0%
Manufacturing	6	0.6%	102	0.4%	68	1.3%	1,156	1.1%	206	2.3%	6,033	3.7%
Transportation	10	1.0%	231	0.9%	79	1.5%	832	0.8%	159	1.7%	2,455	1.5%
Communication	8	0.8%	57	0.2%	50	0.9%	972	0.9%	96	1.1%	2,235	1.4%
Utility	1	0.1%	3	0.0%	8	0.1%	245	0.2%	23	0.3%	649	0.4%
Wholesale Trade	17	1.7%	85	0.3%	116	2.2%	1,668	1.6%	249	2.7%	4,149	2.6%
Retail Trade Summary	208	21.3%	4,181	16.1%	1,130	21.3%	20,798	19.9%	1,899	20.7%	29,295	18.1%
Home Improvement	9	0.9%	130	0.5%	41	0.8%	611	0.6%	85	0.9%	1,188	0.7%
General Merchandise Stores	6	0.6%	648	2.5%	57	1.1%	2,642	2.5%	99	1.1%	3,208	2.0%
Food Stores	18	1.8%	458	1.8%	105	2.0%	1,918	1.8%	168	1.8%	2,857	1.8%
Auto Dealers & Gas Stations	19	1.9%	1,062	4.1%	74	1.4%	1,749	1.7%	176	1.9%	2,872	1.8%
Apparel & Accessory Stores	7	0.7%	23	0.1%	102	1.9%	1,085	1.0%	134	1.5%	1,467	0.9%
Furniture & Home Furnishings	13	1.3%	109	0.4%	73	1.4%	580	0.6%	119	1.3%	825	0.5%
Eating & Drinking Places	76	7.8%	1,410	5.4%	364	6.9%	7,055	6.8%	616	6.7%	10,441	6.4%
Miscellaneous Retail	59	6.0%	341	1.3%	314	5.9%	5,157	4.9%	502	5.5%	6,437	4.0%
Finance, Insurance, Real Estate Summary	128	13.1%	1,282	5.0%	747	14.1%	7,001	6.7%	1,192	13.0%	9,449	5.8%
Banks, Savings & Lending Institutions	29	3.0%	497	1.9%	133	2.5%	1,591	1.5%	206	2.3%	2,183	1.4%
Securities Brokers	15	1.5%	65	0.3%	101	1.9%	545	0.5%	156	1.7%	852	0.5%
Insurance Carriers & Agents	36	3.7%	188	0.7%	191	3.6%	1,141	1.1%	263	2.9%	1,531	0.9%
Real Estate, Holding, Other Investment Offices	48	4.9%	531	2.0%	322	6.1%	3,724	3.6%	568	6.2%	4,882	3.0%
Services Summary	547	56.0%	19,740	76.2%	2,708	51.1%	69,388	66.4%	4,416	48.2%	97,994	60.4%
Hotels & Lodging	2	0.2%	41	0.2%	31	0.6%	489	0.5%	69	0.8%	1,079	0.7%
Automotive Services	9	0.9%	129	0.5%	70	1.3%	518	0.5%	175	1.9%	1,087	0.7%
Movies & Amusements	24	2.5%	243	0.9%	117	2.2%	1,314	1.3%	211	2.3%	2,028	1.3%
Health Services	238	24.4%	17,244	66.5%	964	18.2%	54,074	51.8%	1,146	12.5%	61,679	38.0%
Legal Services	18	1.8%	101	0.4%	114	2.1%	821	0.8%	230	2.5%	1,595	1.0%
Education Institutions & Libraries	9	0.9%	338	1.3%	71	1.3%	2,127	2.0%	177	1.9%	9,391	5.8%
Other Services	247	25.3%	1,644	6.3%	1,341	25.3%	10,045	9.6%	2,407	26.3%	21,135	13.0%
Government	3	0.3%	82	0.3%	27	0.5%	575	0.6%	145	1.6%	5,426	3.3%
Unclassified Establishments	20	2.0%	2	0.3%	89	1.7%	30	0.6%	170	1.9%	68	3.3%
Totals	977	100.0%	25,914	100.0%	5,301	100.0%	104,485	100.0%	9,163	100.0%	162,247	100.0%

**Source:** Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

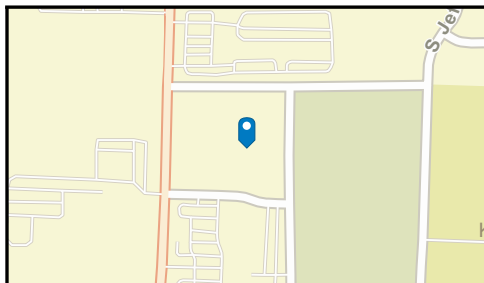
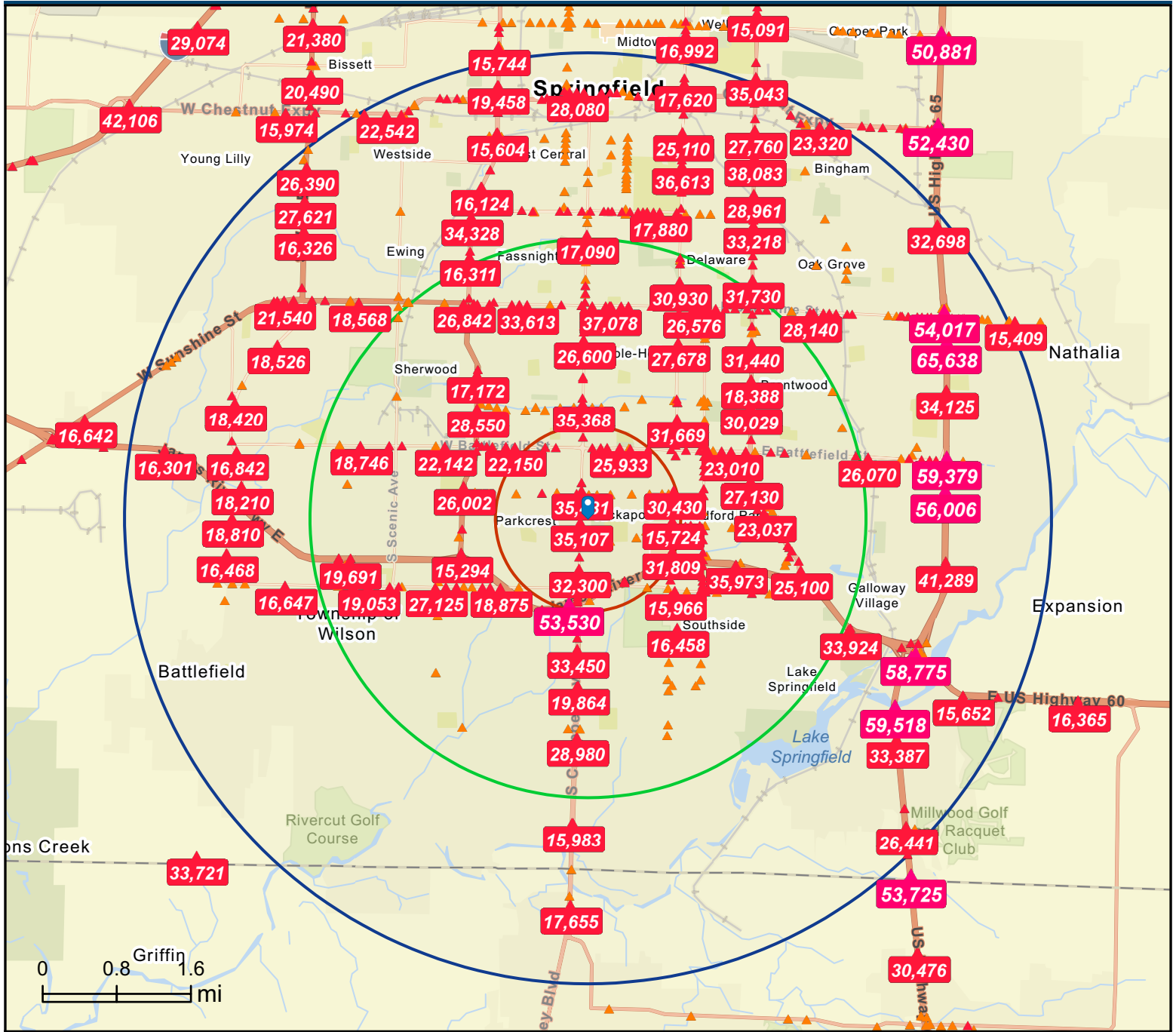
January 06, 2025



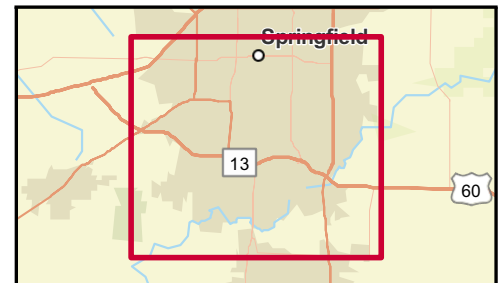
# Traffic Count Map

3600 S Campbell Ave, Springfield, Missouri, 65807  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 37.14901  
Longitude: -93.29443



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

January 06, 2025



## **Disclaimer:**

The information provided in this document is deemed reliable but not guaranteed and is subject to change without notice. Bill Beall Co. reserves the right to adjust prices, availability, or remove products or services from the market at its discretion. All transactions are contingent upon the execution of definitive agreements, and Bill Beall Co. makes no guarantees regarding the accuracy or completeness of the information.

This document is for informational purposes only and is not an offer to sell, purchase, or engage in any transaction. Bill Beall Co. disclaims any liability for the information provided and encourages recipients to conduct their own independent due diligence. Any estimates or assumptions may not be accurate, and Bill Beall Co. makes no representation regarding future outcomes. Photos are the property of their respective owners, and unauthorized use is prohibited.

Bill Beall Co. reserves the right to reject any offers or terminate discussions at its sole discretion. No legal obligation exists until a final, fully executed agreement is signed. By submitting an offer, the prospective party agrees to release Bill Beall Co. from any liability. Legal, tax, and title matters should be addressed with appropriate professionals.



2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: [beall@billbeall.com](mailto:beall@billbeall.com)