



www.billbeall.com

3641 South Ave.  
Springfield, MO 65807

## 1,330 SF SPACE - FOR LEASE



### HIGHLIGHTS

- 1,330 SF
- Office Space
- Traffic Count: 38,984 (Campbell S. of Powell)
- Located on S. Campbell in the Kickapoo Corners Shopping Center
- Lease Rate: \$8.50 / SF (\$942.00/ Month)
- NNN : \$3.50/ SF (\$388.00 / Month)
- Estimated Monthly Payment: \$1,330.00

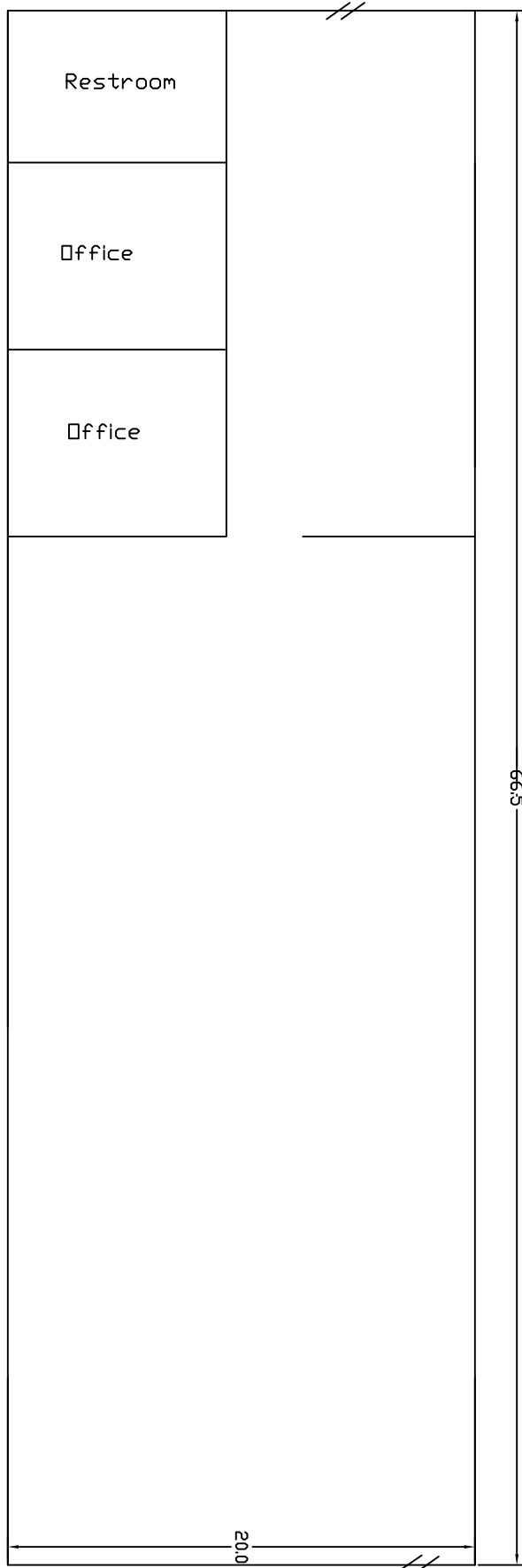


FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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



3641 SOUTH AVE.

# Kickapoo Corners Shopping Center



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# Kickapoo Corners Shopping Center



Kickapoo Corners View to the North

Kickapoo Corners View to the South



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# Business Summary

3630 S Campbell Ave, Springfield, Missouri, 65807  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 37.14817  
Longitude: -93.29466

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	801		4,681		8,404							
Total Employees:	21,552		86,607		156,084							
Total Residential Population:	8,164		74,519		167,098							
Employee/Residential Population Ratio (per 100 Residents)	264		116		93							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	10	1.2%	57	0.3%	75	1.6%	333	0.4%	157	1.9%	800	0.5%
Construction	19	2.4%	97	0.5%	199	4.3%	1,461	1.7%	421	5.0%	3,181	2.0%
Manufacturing	5	0.6%	30	0.1%	66	1.4%	1,463	1.7%	176	2.1%	6,347	4.1%
Transportation	12	1.5%	167	0.8%	79	1.7%	838	1.0%	147	1.7%	1,629	1.0%
Communication	10	1.2%	111	0.5%	54	1.2%	1,006	1.2%	98	1.2%	2,745	1.8%
Utility	0	0.0%	0	0.0%	6	0.1%	408	0.5%	20	0.2%	956	0.6%
Wholesale Trade	16	2.0%	75	0.3%	108	2.3%	1,646	1.9%	249	3.0%	4,892	3.1%
Retail Trade Summary	187	23.3%	3,648	16.9%	1,131	24.2%	20,880	24.1%	1,901	22.6%	30,469	19.5%
Home Improvement	7	0.9%	55	0.3%	28	0.6%	523	0.6%	72	0.9%	1,021	0.7%
General Merchandise Stores	5	0.6%	393	1.8%	59	1.3%	2,439	2.8%	100	1.2%	2,985	1.9%
Food Stores	17	2.1%	487	2.3%	98	2.1%	1,476	1.7%	172	2.0%	2,691	1.7%
Auto Dealers, Gas Stations, Auto Aftermarket	19	2.4%	990	4.6%	82	1.8%	1,901	2.2%	183	2.2%	4,033	2.6%
Apparel & Accessory Stores	12	1.5%	41	0.2%	120	2.6%	1,206	1.4%	149	1.8%	1,464	0.9%
Furniture & Home Furnishings	11	1.4%	120	0.6%	75	1.6%	718	0.8%	120	1.4%	957	0.6%
Eating & Drinking Places	70	8.7%	1,317	6.1%	357	7.6%	7,441	8.6%	606	7.2%	11,093	7.1%
Miscellaneous Retail	46	5.7%	246	1.1%	312	6.7%	5,176	6.0%	499	5.9%	6,224	4.0%
Finance, Insurance, Real Estate Summary	112	14.0%	876	4.1%	678	14.5%	5,928	6.8%	1,115	13.3%	9,034	5.8%
Banks, Savings & Lending Institutions	27	3.4%	381	1.8%	128	2.7%	1,625	1.9%	191	2.3%	2,221	1.4%
Securities Brokers	12	1.5%	38	0.2%	99	2.1%	523	0.6%	156	1.9%	1,049	0.7%
Insurance Carriers & Agents	33	4.1%	161	0.7%	191	4.1%	1,118	1.3%	290	3.5%	1,741	1.1%
Real Estate, Holding, Other Investment Offices	40	5.0%	297	1.4%	260	5.6%	2,662	3.1%	478	5.7%	4,023	2.6%
Services Summary	394	49.2%	16,412	76.2%	2,015	43.0%	51,490	59.5%	3,538	42.1%	89,884	57.6%
Hotels & Lodging	2	0.2%	37	0.2%	21	0.4%	348	0.4%	50	0.6%	702	0.4%
Automotive Services	10	1.2%	114	0.5%	69	1.5%	478	0.6%	168	2.0%	1,156	0.7%
Motion Pictures & Amusements	21	2.6%	299	1.4%	123	2.6%	1,035	1.2%	228	2.7%	3,625	2.3%
Health Services	114	14.2%	14,077	65.3%	439	9.4%	38,151	44.1%	572	6.8%	54,563	35.0%
Legal Services	19	2.4%	80	0.4%	95	2.0%	620	0.7%	208	2.5%	1,501	1.0%
Education Institutions & Libraries	6	0.7%	289	1.3%	60	1.3%	1,921	2.2%	162	1.9%	8,807	5.6%
Other Services	222	27.7%	1,516	7.0%	1,208	25.8%	8,936	10.3%	2,150	25.6%	19,531	12.5%
Government	3	0.4%	61	0.3%	30	0.6%	842	1.0%	138	1.6%	5,706	3.7%
Unclassified Establishments	34	4.2%	15	0.1%	239	5.1%	313	0.4%	444	5.3%	441	0.3%
Totals	801	100.0%	21,552	100.0%	4,681	100.0%	86,607	100.0%	8,404	100.0%	156,084	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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.





# Business Summary

3630 S Campbell Ave, Springfield, Missouri, 65807  
Rings: 1, 3, 5 mile radii

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Latitude: 37.14817  
Longitude: -93.29466

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%	2	0.0%	10	0.2%	23	0.0%	22	0.3%	53	0.0%
Mining	1	0.1%	4	0.0%	2	0.0%	10	0.0%	4	0.0%	31	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	371	0.4%	8	0.1%	486	0.3%
Construction	23	2.9%	144	0.7%	230	4.9%	1,628	1.9%	468	5.6%	3,547	2.3%
Manufacturing	9	1.1%	53	0.2%	86	1.8%	1,663	1.9%	213	2.5%	6,490	4.2%
Wholesale Trade	15	1.9%	73	0.3%	104	2.2%	1,618	1.9%	239	2.8%	4,820	3.1%
Retail Trade	111	13.9%	2,240	10.4%	738	15.8%	13,143	15.2%	1,237	14.7%	18,679	12.0%
Motor Vehicle & Parts Dealers	16	2.0%	976	4.5%	64	1.4%	1,821	2.1%	149	1.8%	3,857	2.5%
Furniture & Home Furnishings Stores	8	1.0%	99	0.5%	44	0.9%	400	0.5%	68	0.8%	528	0.3%
Electronics & Appliance Stores	3	0.4%	19	0.1%	27	0.6%	267	0.3%	45	0.5%	374	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	7	0.9%	55	0.3%	27	0.6%	521	0.6%	70	0.8%	1,021	0.7%
Food & Beverage Stores	11	1.4%	396	1.8%	61	1.3%	1,176	1.4%	124	1.5%	2,059	1.3%
Health & Personal Care Stores	15	1.9%	114	0.5%	90	1.9%	1,272	1.5%	125	1.5%	1,571	1.0%
Gasoline Stations	3	0.4%	13	0.1%	17	0.4%	80	0.1%	34	0.4%	177	0.1%
Clothing & Clothing Accessories Stores	14	1.7%	46	0.2%	142	3.0%	1,319	1.5%	176	2.1%	1,604	1.0%
Sport Goods, Hobby, Book, & Music Stores	8	1.0%	29	0.1%	65	1.4%	2,994	3.5%	95	1.1%	3,263	2.1%
General Merchandise Stores	5	0.6%	393	1.8%	59	1.3%	2,439	2.8%	100	1.2%	2,985	1.9%
Miscellaneous Store Retailers	18	2.2%	92	0.4%	117	2.5%	825	1.0%	201	2.4%	1,142	0.7%
Nonstore Retailers	2	0.2%	7	0.0%	22	0.5%	29	0.0%	48	0.6%	100	0.1%
Transportation & Warehousing	4	0.5%	135	0.6%	40	0.9%	434	0.5%	87	1.0%	1,137	0.7%
Information	15	1.9%	154	0.7%	97	2.1%	1,535	1.8%	202	2.4%	4,446	2.8%
Finance & Insurance	73	9.1%	583	2.7%	425	9.1%	3,294	3.8%	648	7.7%	5,055	3.2%
Central Bank/Credit Intermediation & Related Activities	27	3.4%	376	1.7%	129	2.8%	1,601	1.8%	194	2.3%	2,203	1.4%
Securities, Commodity Contracts & Other Financial	13	1.6%	46	0.2%	105	2.2%	575	0.7%	164	2.0%	1,110	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	33	4.1%	161	0.7%	191	4.1%	1,118	1.3%	290	3.5%	1,741	1.1%
Real Estate, Rental & Leasing	47	5.9%	262	1.2%	280	6.0%	2,096	2.4%	525	6.2%	3,493	2.2%
Professional, Scientific & Tech Services	91	11.4%	579	2.7%	480	10.3%	3,534	4.1%	936	11.1%	7,301	4.7%
Legal Services	21	2.6%	128	0.6%	111	2.4%	774	0.9%	226	2.7%	1,662	1.1%
Management of Companies & Enterprises	1	0.1%	17	0.1%	10	0.2%	510	0.6%	17	0.2%	538	0.3%
Administrative & Support & Waste Management & Remediation	26	3.2%	203	0.9%	180	3.8%	1,487	1.7%	339	4.0%	3,369	2.2%
Educational Services	13	1.6%	322	1.5%	91	1.9%	1,833	2.1%	203	2.4%	8,540	5.5%
Health Care & Social Assistance	134	16.7%	14,462	67.1%	557	11.9%	40,004	46.2%	773	9.2%	57,905	37.1%
Arts, Entertainment & Recreation	14	1.7%	262	1.2%	82	1.8%	983	1.1%	154	1.8%	3,405	2.2%
Accommodation & Food Services	74	9.2%	1,423	6.6%	389	8.3%	7,931	9.2%	670	8.0%	11,971	7.7%
Accommodation	2	0.2%	37	0.2%	21	0.4%	348	0.4%	50	0.6%	702	0.4%
Food Services & Drinking Places	72	9.0%	1,386	6.4%	368	7.9%	7,583	8.8%	620	7.4%	11,269	7.2%
Other Services (except Public Administration)	112	14.0%	557	2.6%	607	13.0%	3,352	3.9%	1,077	12.8%	8,657	5.5%
Automotive Repair & Maintenance	6	0.7%	91	0.4%	55	1.2%	408	0.5%	139	1.7%	1,001	0.6%
Public Administration	3	0.4%	61	0.3%	30	0.6%	846	1.0%	140	1.7%	5,719	3.7%
Unclassified Establishments	34	4.2%	15	0.1%	239	5.1%	313	0.4%	444	5.3%	441	0.3%
<b>Total</b>	<b>801</b>	<b>100.0%</b>	<b>21,552</b>	<b>100.0%</b>	<b>4,681</b>	<b>100.0%</b>	<b>86,607</b>	<b>100.0%</b>	<b>8,404</b>	<b>100.0%</b>	<b>156,084</b>	<b>100.0%</b>

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