



www.billbeall.com

3643-45 South Ave.
Springfield, MO 65807

2,660 SF SPACE - FOR LEASE



HIGHLIGHTS

- 2,660 SF
- Office Space
- Traffic Count: 38,984 (Campbell S. of Powell)
- Located on S. Campbell in the Kickapoo Corners Shopping Center
- Lease Rate: \$7.50 / SF (\$1,662.50 / Month)
- NNN : \$3.10 / SF (\$687.00 / Month)
- Estimated Monthly Payment: \$2,349.50



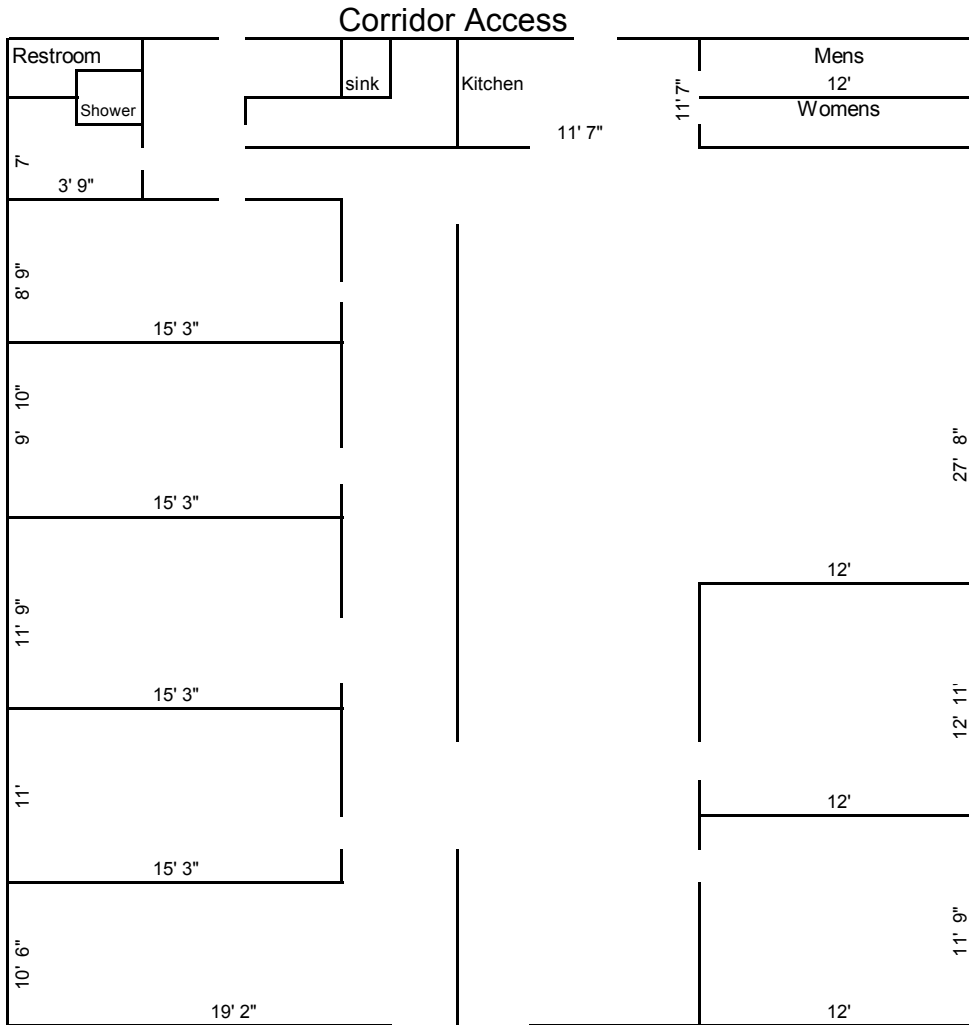
FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

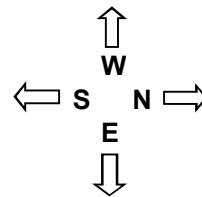
2921 S. National Ave., Springfield, MO 65804

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

3643-45 South Ave.



South Avenue



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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	
	Number	Percent	Number	Percent	Number	Percent
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	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	10	1.2%	57	0.3%	333	0.4%
Construction	19	2.4%	97	0.5%	1,461	1.7%
Manufacturing	5	0.6%	30	0.1%	1,463	1.7%
Transportation	12	1.5%	167	0.8%	838	1.0%
Communication	10	1.2%	111	0.5%	1,006	1.2%
Utility	0	0.0%	0	0.0%	408	0.5%
Wholesale Trade	16	2.0%	75	0.3%	1,646	1.9%
Retail Trade Summary	187	23.3%	3,648	16.9%	20,880	24.1%
Home Improvement	7	0.9%	55	0.3%	523	0.6%
General Merchandise Stores	5	0.6%	393	1.8%	2,439	2.8%
Food Stores	17	2.1%	487	2.3%	1,476	1.7%
Auto Dealers, Gas Stations, Auto Aftermarket	19	2.4%	990	4.6%	1,901	2.2%
Apparel & Accessory Stores	12	1.5%	41	0.2%	1,206	1.4%
Furniture & Home Furnishings	11	1.4%	120	0.6%	718	0.8%
Eating & Drinking Places	70	8.7%	1,317	6.1%	7,441	8.6%
Miscellaneous Retail	46	5.7%	246	1.1%	5,176	6.0%
Finance, Insurance, Real Estate Summary	112	14.0%	876	4.1%	5,928	6.8%
Banks, Savings & Lending Institutions	27	3.4%	381	1.8%	1,625	1.9%
Securities Brokers	12	1.5%	38	0.2%	523	0.6%
Insurance Carriers & Agents	33	4.1%	161	0.7%	1,118	1.3%
Real Estate, Holding, Other Investment Offices	40	5.0%	297	1.4%	2,662	3.1%
Services Summary	394	49.2%	16,412	76.2%	51,490	59.5%
Hotels & Lodging	2	0.2%	37	0.2%	348	0.4%
Automotive Services	10	1.2%	114	0.5%	478	0.6%
Motion Pictures & Amusements	21	2.6%	299	1.4%	1,035	1.2%
Health Services	114	14.2%	14,077	65.3%	38,151	44.1%
Legal Services	19	2.4%	80	0.4%	620	0.7%
Education Institutions & Libraries	6	0.7%	289	1.3%	1,921	2.2%
Other Services	222	27.7%	1,516	7.0%	8,936	10.3%
Government	3	0.4%	61	0.3%	842	1.0%
Unclassified Establishments	34	4.2%	15	0.1%	313	0.4%
Totals	801	100.0%	21,552	100.0%	86,607	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

Prepared by Esri
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%
Total	801	100.0%	21,552	100.0%	4,681	100.0%	86,607	100.0%	8,404	100.0%	156,084	100.0%

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