



www.billbeall.com

3656 S. Campbell  
Springfield, MO 65807

## 1,900 SF SPACE - FOR LEASE



### HIGHLIGHTS

- 1,900 SF
- Retail Space w/ Visibility
- Traffic Count: 38,984 (Campbell S. of Powell)
- Located on S. Campbell in the Kickapoo Corners Shopping Center
- Lease Rate: \$14.00 / SF (\$2,217.00 / Month)
- NNN : \$4.00 / SF (\$634.00 / Month)
- Estimated Monthly Payment: \$2,851.00



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

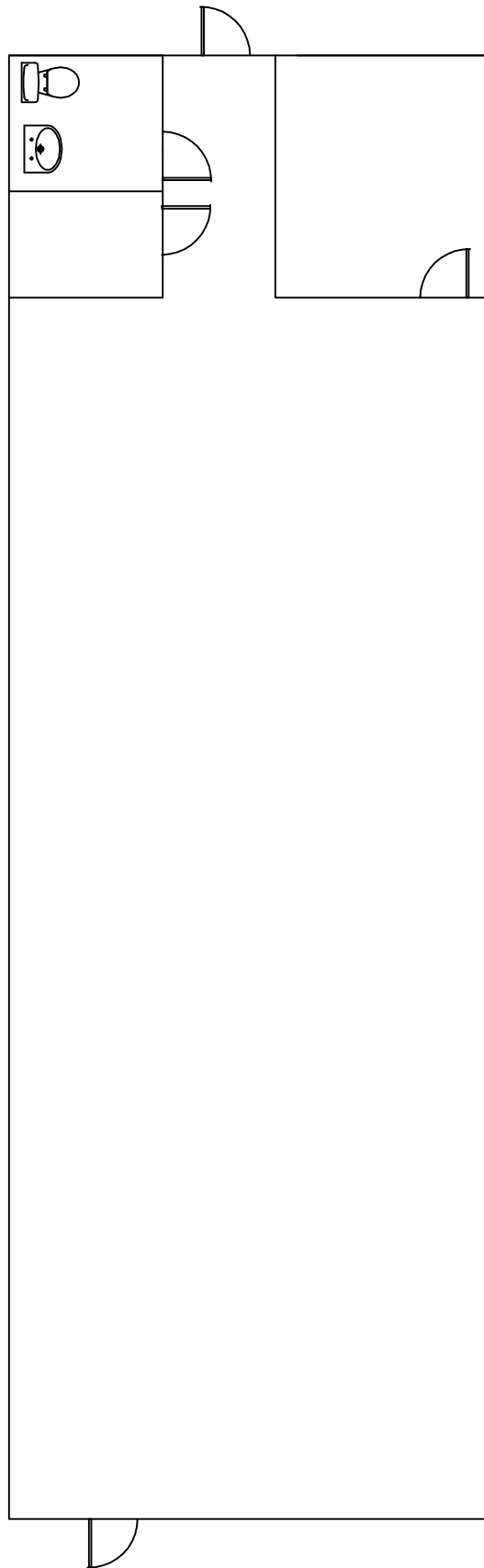
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3656 S. CAMPBELL

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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%  |  |

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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.

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April 07, 2021



## 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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