

1710 W REPUBLIC RD
SPRINGFIELD, MO 65807



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PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at 1710 W Republic Rd in Springfield, MO. This prime commercial property, zoned for commercial use, offers a lucrative prospect for land or retail-pad investors. Boasting off-site detention, an easement at the southeast of the property, excellent visibility, and located in a high-traffic area near Kansas Expressway and U.S. Highway 60, this property is strategically positioned for success. With its ideal zoning and strategic location, this property presents an unparalleled opportunity for a thriving commercial venture in the heart of Springfield.

PROPERTY HIGHLIGHTS

- Off-Site detention.
- Easement at Southeast of Property.
- Great Visibility.
- High Traffic Area.
- Close Proximity to Kansas Expy & U.S. Hwy 60.

OFFERING SUMMARY

Sale Price:	\$1,321,350
Lease Rate:	SF / year (NNN)
Available SF:	52,854 SF
Lot Size:	52,854 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,456	24,854	61,566
Total Population	5,741	54,570	141,623
Average HH Income	\$65,249	\$55,700	\$54,539

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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SITE PLAN



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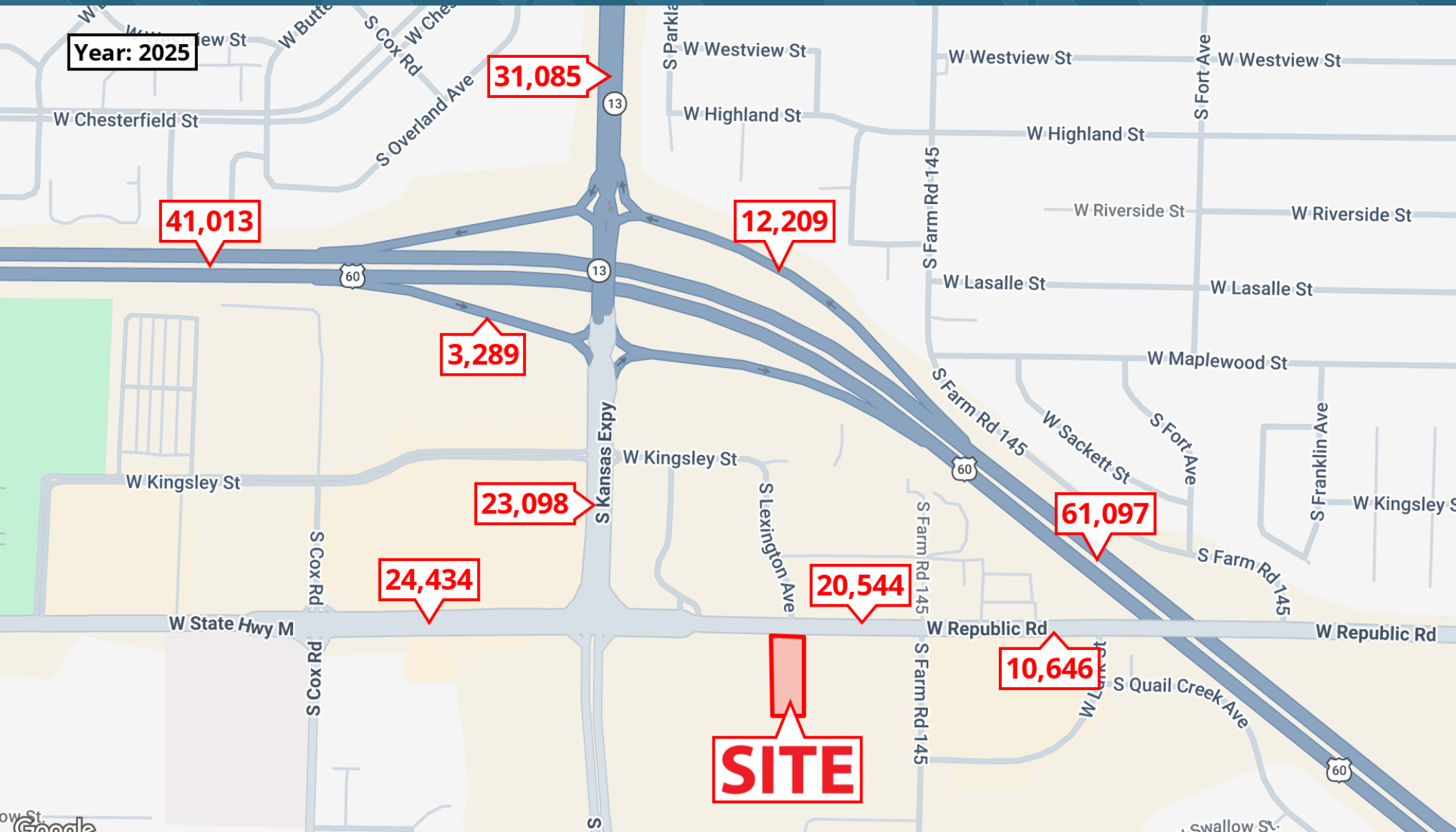


RETAILER MAP

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JARED
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TRAFFIC COUNT MAP

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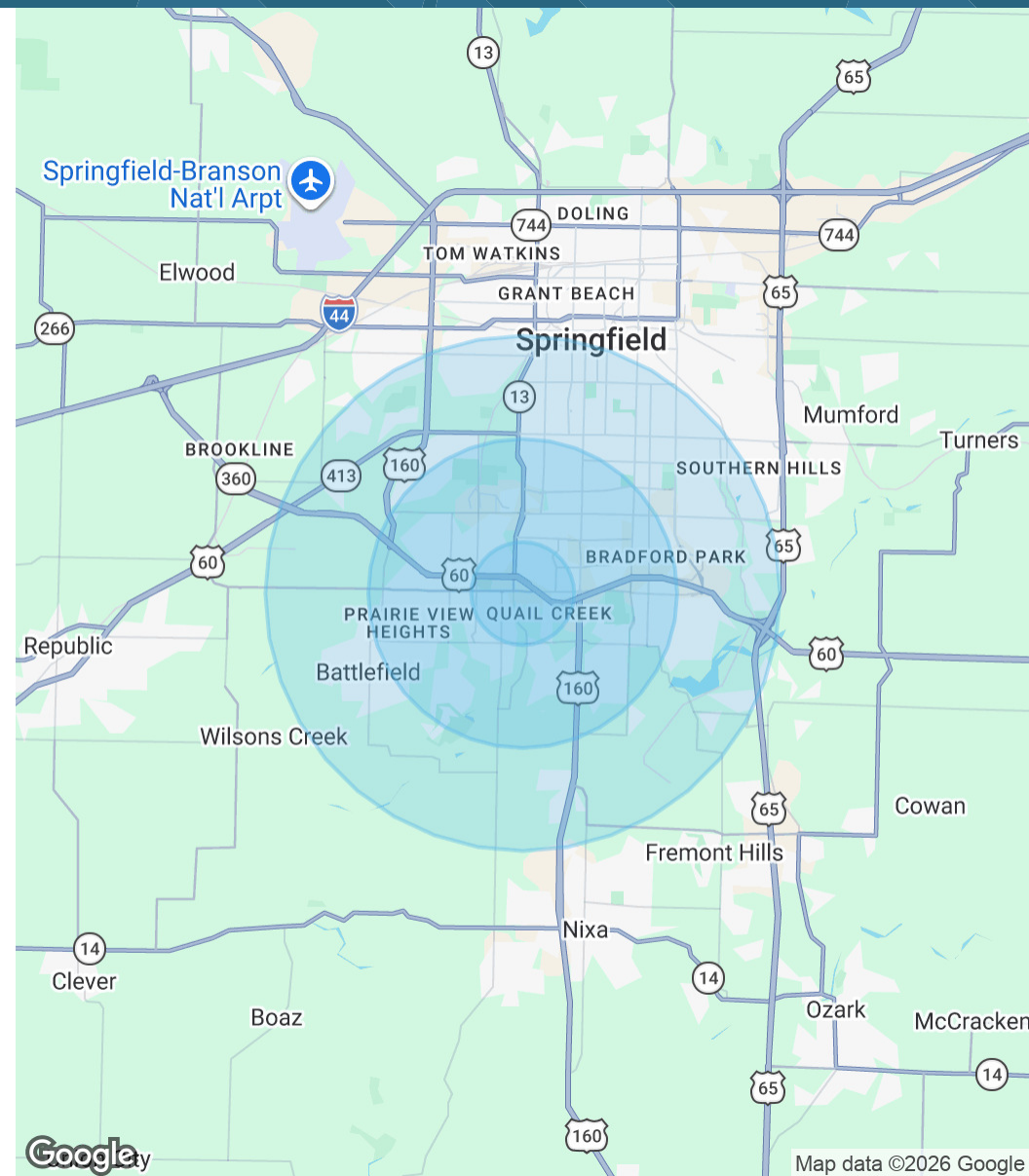
ADDITIONAL PHOTOS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,741	54,570	141,623
Average Age	40.9	37.4	36.1
Average Age (Male)	39.0	35.8	34.7
Average Age (Female)	41.4	38.6	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,456	24,854	61,566
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$65,249	\$55,700	\$54,539
Average House Value	\$222,284	\$185,912	\$167,570

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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