

1200 E WOODHURST DR
SPRINGFIELD, MO 65804



WOODHURST OFFICE PARK





PROPERTY DESCRIPTION

Discover a prime investment opportunity in Springfield, MO! This 1,260 SF office building, built in 1984, priced at \$260,000. The property is thoughtfully designed to provide ample parking for employees and visitors, while its convenient access to major roads enhances accessibility. Enjoy an abundance of natural light within a professional, well-maintained exterior. Located in the esteemed Woodhurst Office Park, this property is an enticing proposition for office building investor/user. Seize the chance to secure a promising asset in the thriving Springfield market.

PROPERTY HIGHLIGHTS

- Suite T-100 is 1,260 SqFt at \$260,000
- Ample parking for employees and visitors.
- Convenient access to major roads.
- Natural light & professional and well-maintained exterior.
- Located in the Woodhurst Office Park.

OFFERING SUMMARY

Sale Price:	\$260,000
Number of Units:	1
Building Size:	1,260 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,184	36,452	79,723
Total Population	10,038	75,962	180,152
Average HH Income	\$60,999	\$79,763	\$81,129

PROPERTY SUMMARY



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FLOOR PLAN

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PHOTOS



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RETAILER MAP



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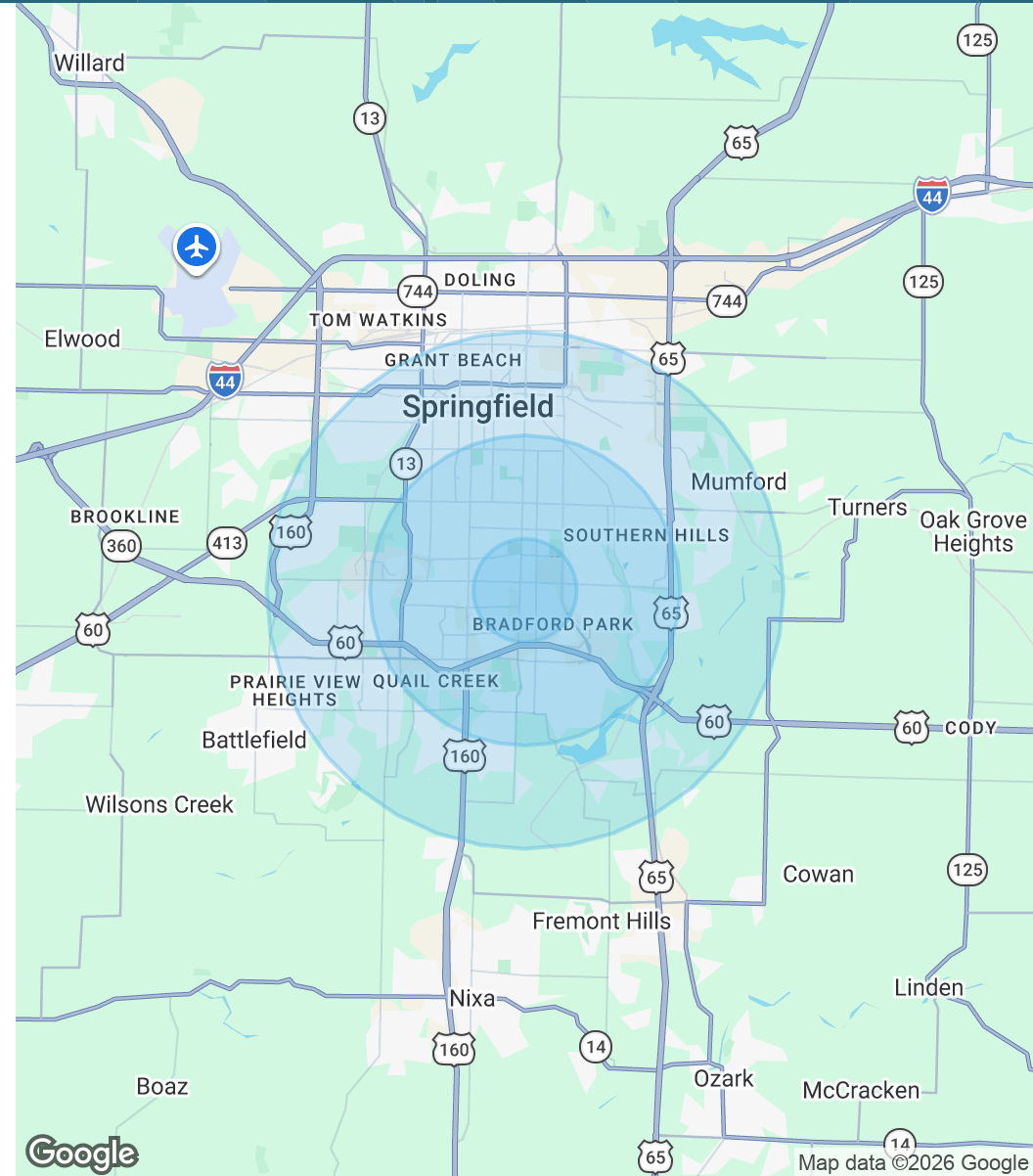
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,038	75,962	180,152
Average Age	43	42	40
Average Age (Male)	41	40	39
Average Age (Female)	46	44	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,184	36,452	79,723
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$60,999	\$79,763	\$81,129
Average House Value	\$187,029	\$246,260	\$244,642

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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DAVID HAVENS

Senior Broker

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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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ADVISOR BIO

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