



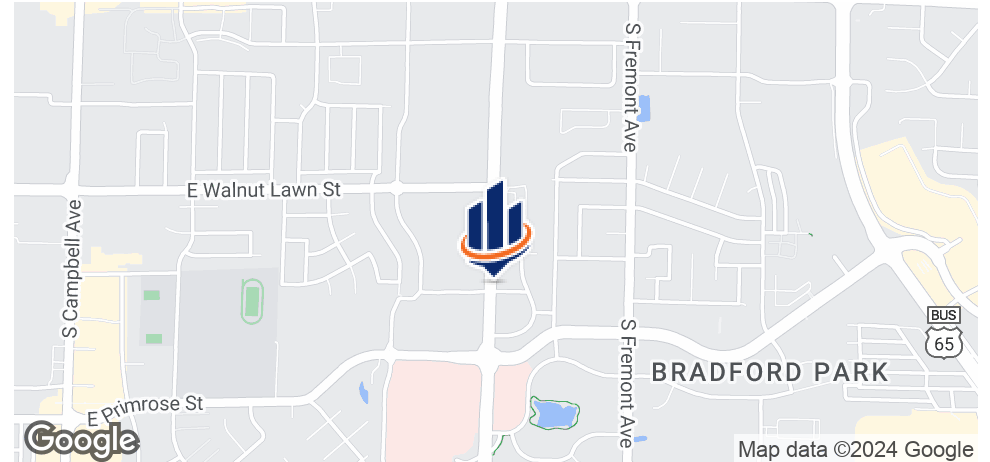
BRADFORD CENTRE

3512-3550 S. NATIONAL
SPRINGFIELD, MO 65807

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Property Summary



OFFERING SUMMARY

Available SF: 3,990 SF

Lease Rate: \$18.00 SF/yr (NNN)

Current Est. NNN's: \$4.63 SF/yr

Area: Medical Mile

Market: Springfield

PROPERTY OVERVIEW

There is currently one available space at the Bradford Center. Suite 3512-3514 is a 3,990/sf space with infill allowance. Current Est. NNN's are \$4.63/psf.

LOCATION OVERVIEW

The Bradford Center is located just north of James River Expressway on S National. This Medical Mile location is directly across from the Cox Health Meyer Center and adjacent to Cox Medical Center South. Traffic count along National Avenue is : 32,800 cars/day

Available Spaces

LEASE RATE: \$18.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 3,990 SF

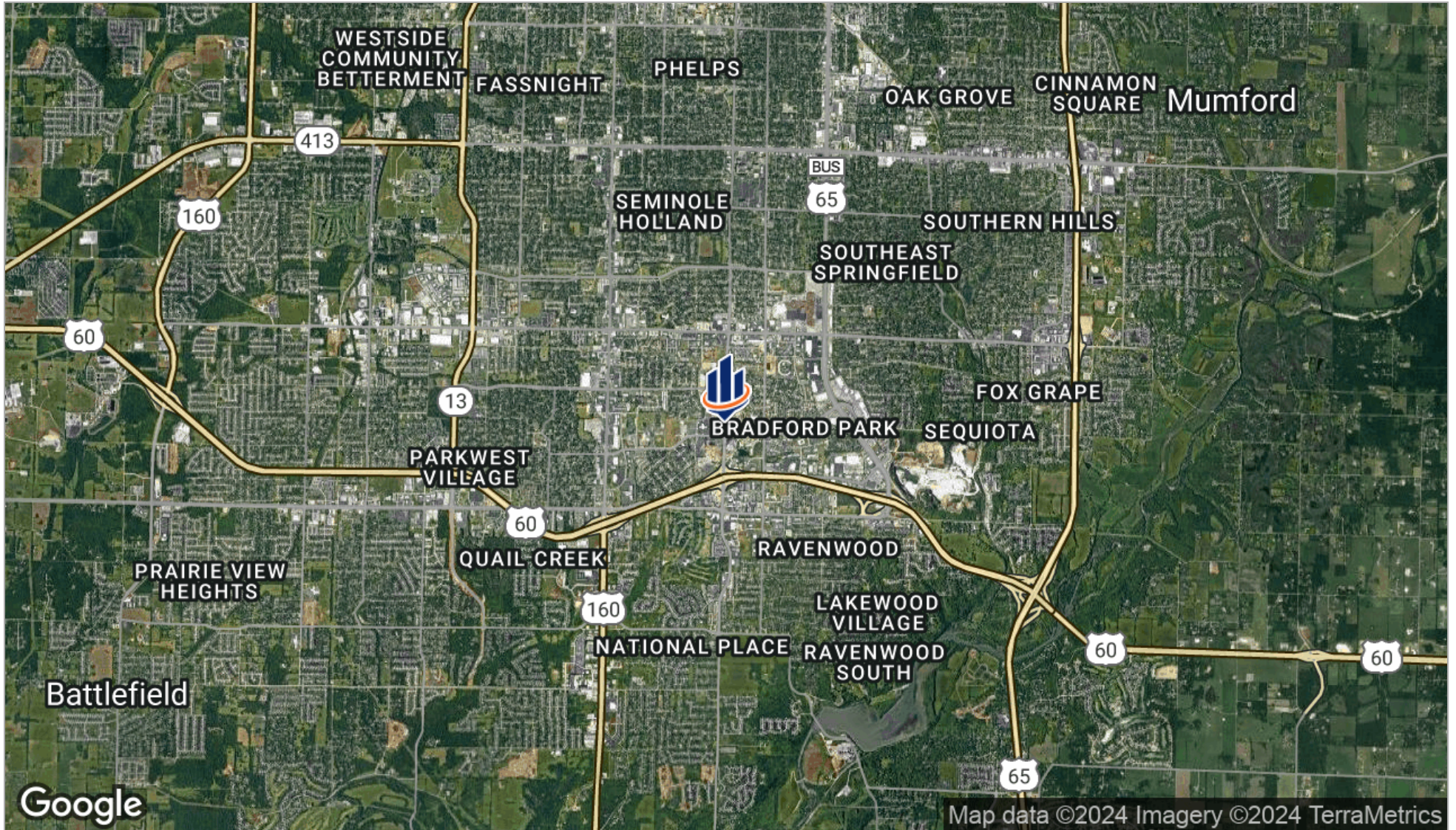
LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suites 3512-3514	Strip Center	\$18.00 SF/yr	NNN	3,990 SF	Negotiable	3,990 SF front door parking. This space is offered as a shell with plumbing from the previous restaurant still in place as well as the roof top HVAC units. There is a \$30/psf infill allowance offered for a credit worthy tenant.

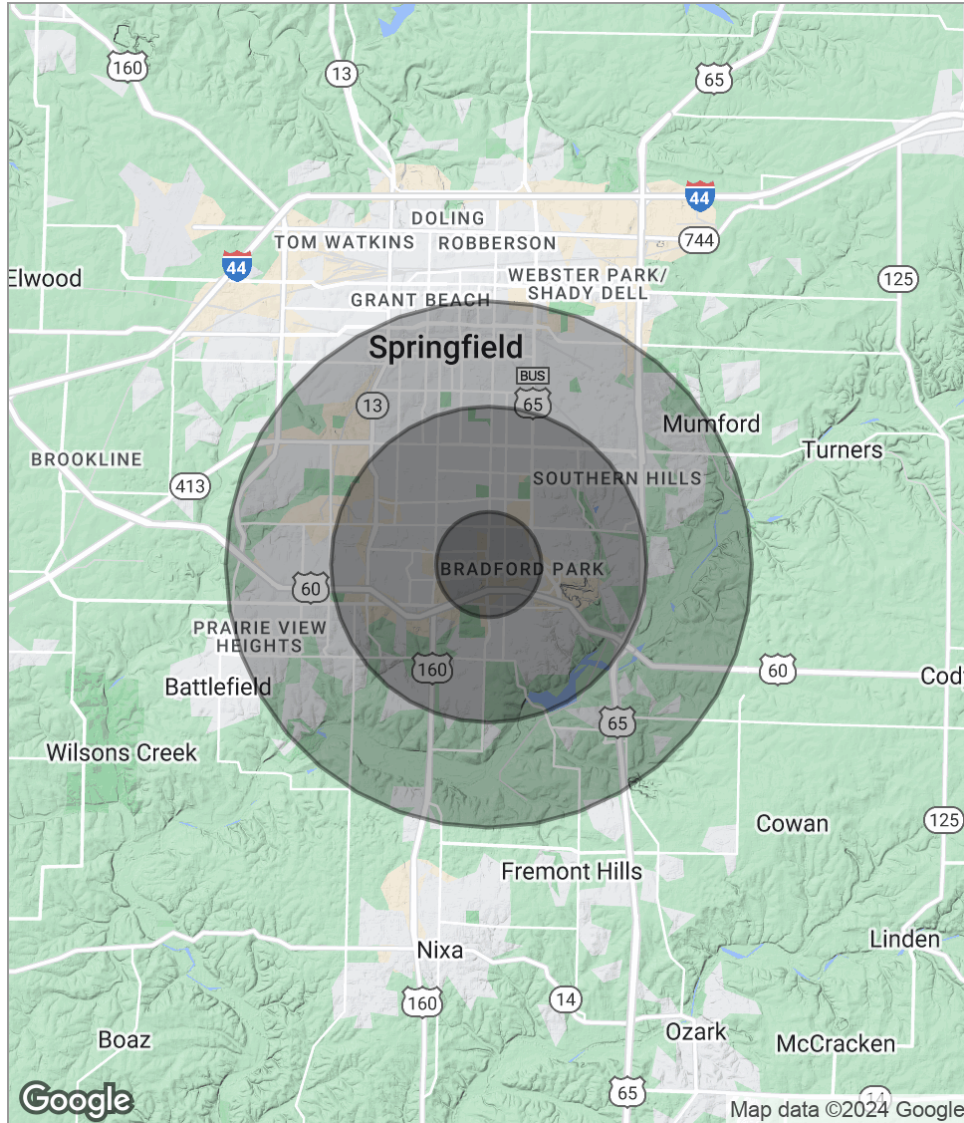
Suite 3512 & 3514



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,737	65,664	159,109
Median age	44.3	39.9	35.7
Median age (Male)	39.3	37.5	34.2
Median age (Female)	47.4	42.0	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,276	32,175	71,078
# of persons per HH	1.8	2.0	2.2
Average HH income	\$44,642	\$54,156	\$52,456
Average house value	\$108,369	\$175,162	\$180,480

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

ARCH WATSON

Senior Advisor



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PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors
Missouri Association of Realtors
National Association of Realtors

Disclaimer

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.