



For Sale or Lease

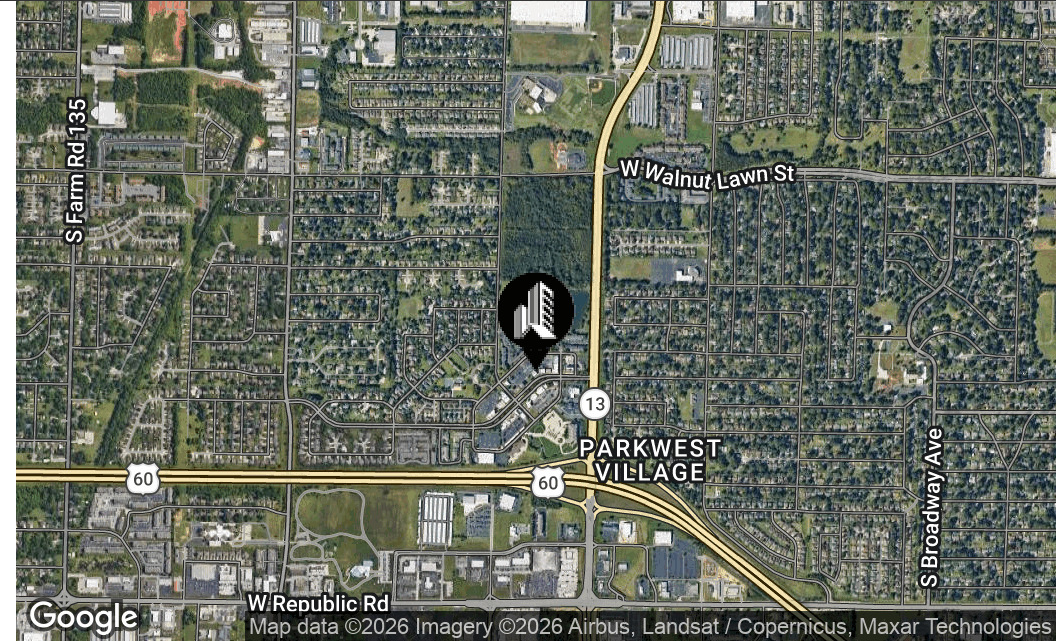
+/- 2,010 SF
CLASS A
TWO TENANT
BUILDING
CHESTERFIELD
VILLAGE
FOR SALE OR
FOR LEASE

2101 West Chesterfield
A103 / A203
Boulevard
Springfield, MO 65807

Presented By
GERALD ZAMORA
Senior Advisor
417.522.9940
gerald.zamora@zamora.pro

1715 W James River Rd
Ozark, MO 65721
417.522.9940 | thefirmcommercial.pro





PROPERTY DESCRIPTION

Thank you for viewing the 2,010' SF Class A Office/Condo located in Chesterfield Village near Kansas Expressway and James River Freeway in Springfield.

Suite A103 - 1,005sf (M-T-M Lease - H'Doubler Chiropractic)

- Suite A203
- Two large private offices
- Meeting room
- Kitchenette
- One restroom
- Main office features 5' tall windows.
- 2nd Level Office - No elevator.

A203 - For Lease at \$14.00 / sf NNN.
 For Sale at \$ 460,000 (\$228.86/sf)

To preview this space or others, please email, call or text the Listing Agent.

OFFERING SUMMARY

Sale Price:	\$460,000
A203 - FOR LEASE:	\$1,591.00
Total SF:	2,010
Available SF:	1.005
Lease Rate:	\$14.00 / SF NNN
Estimated CAM, Tax & Ins:	\$5.00 / SF
Number of Units:	2
FOR SALE:	\$460,000.00
2025 Taxes	\$7,186.05
Cross Streets:	Kansas Expy & James River Freeway



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Front View



Rear View

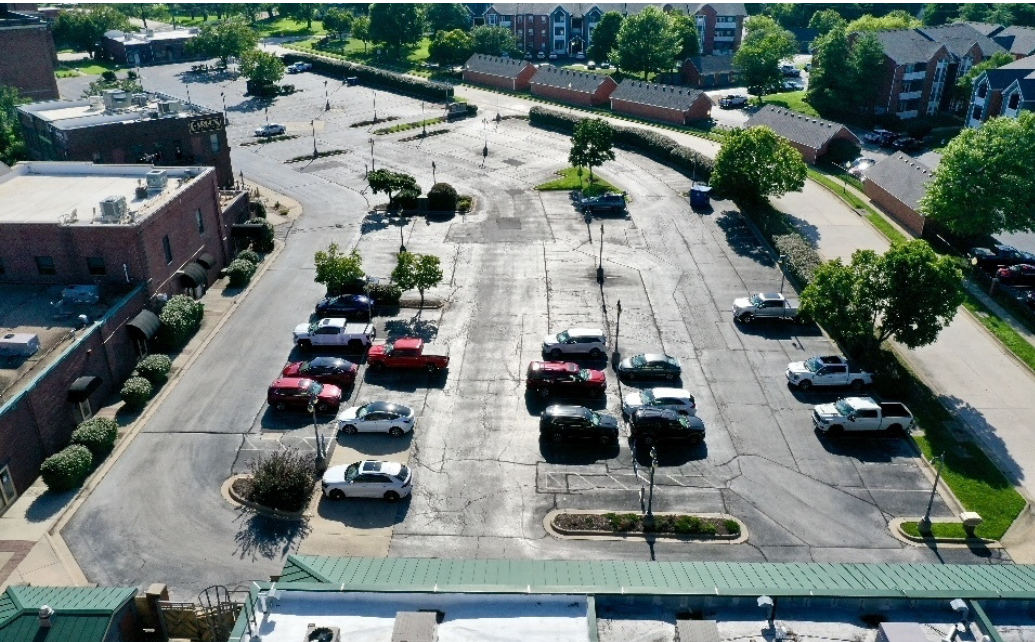


Chesterfield Blvd



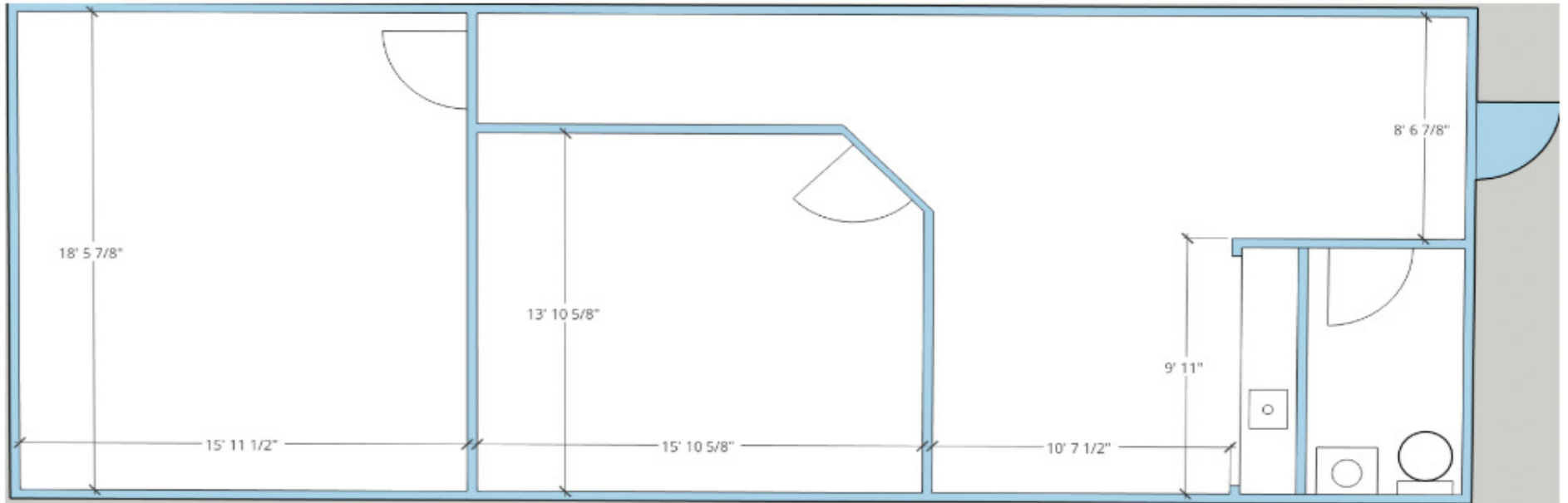
Parking Area





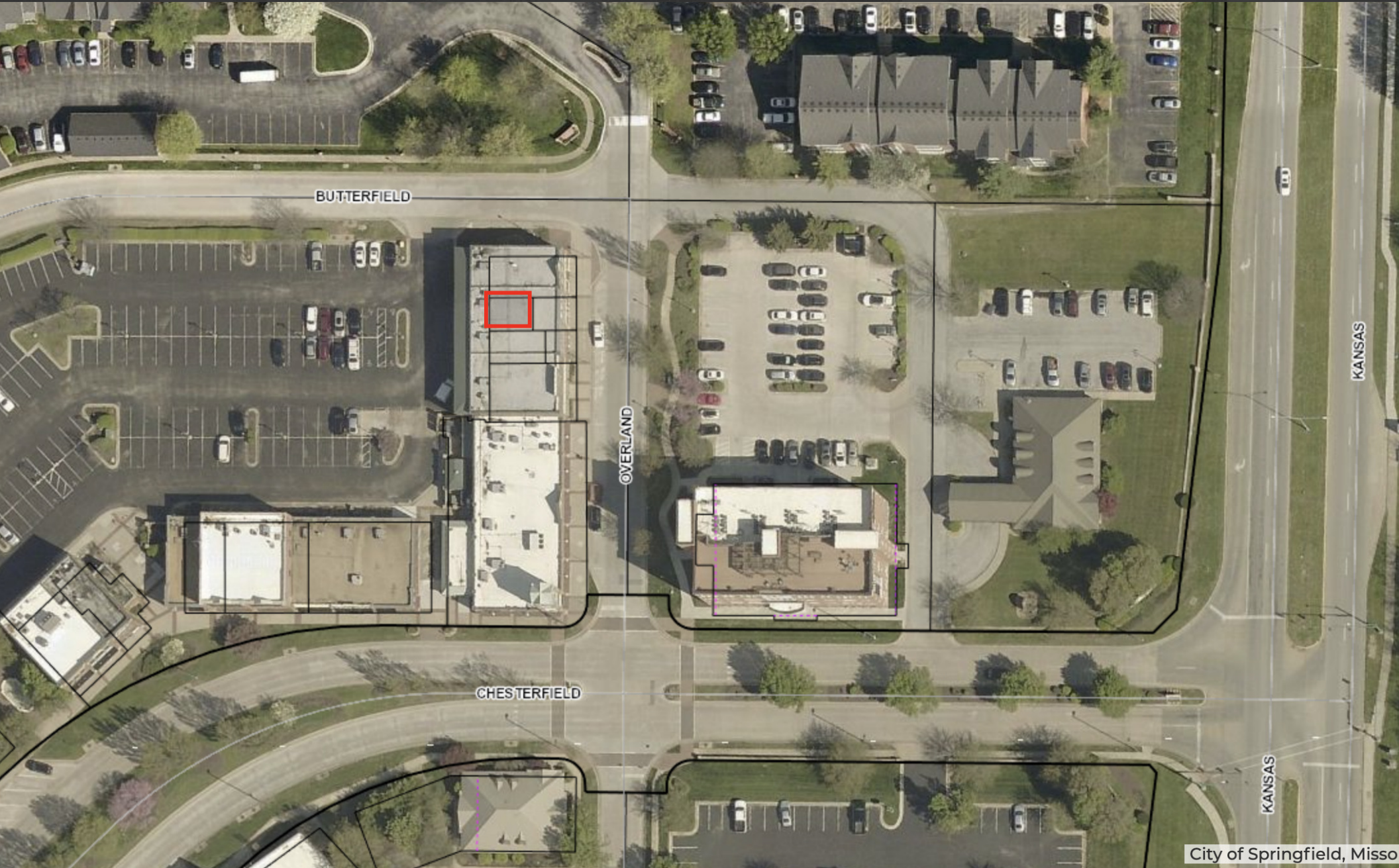
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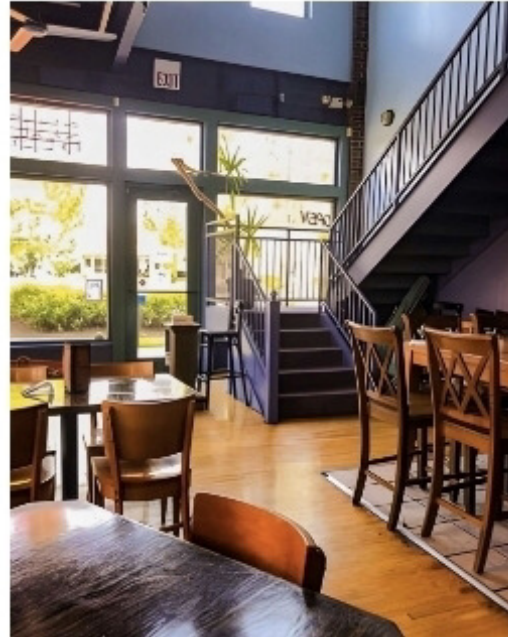


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Chesterfield Village





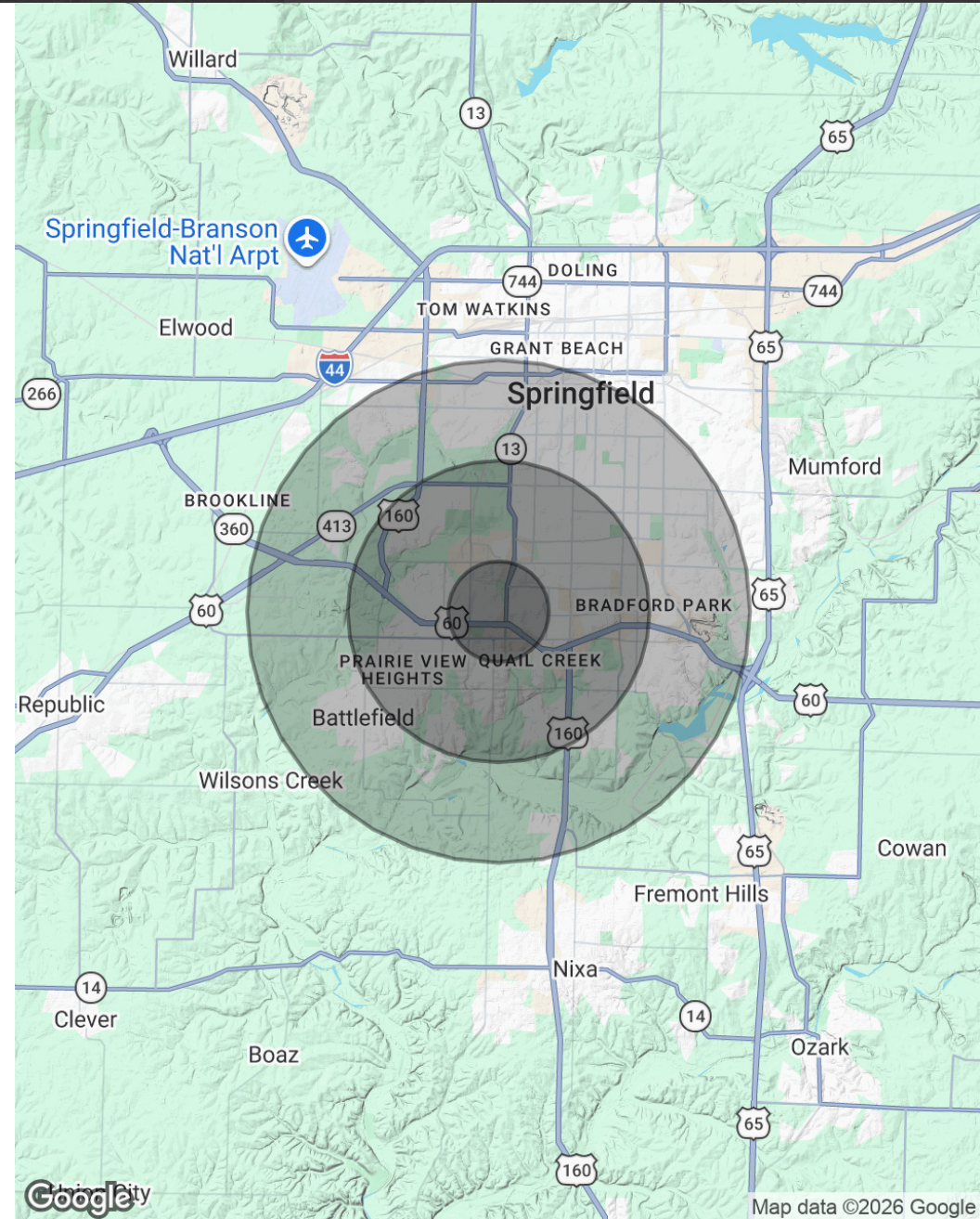
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,475	56,993	150,661
Average Age	36.8	36.7	35.5
Average Age (Male)	35.4	35.2	34.1
Average Age (Female)	37.6	37.7	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,953	25,751	65,083
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$52,251	\$53,194	\$52,492
Average House Value	\$222,506	\$172,945	\$158,700

* Demographic data derived from 2020 ACS - US Census



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Direct: 417.522.9940

PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a “high level service”.

- 2021 Trusted Advisers Commercial Realtor
- 2022 CoStar POWERBROKER Top Broker Winner
- 2023 CREXI Platinum Broker Award Winner
- 2023 CoStar Power Broker - Zamora Real Estate
- Residential Broker since 2004

Zamora Real Estate - Powered By The Firm Commercial

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