



RETAIL SPACE FOR SUBLEASE

RETAIL SPACE FOR SUBLEASE | 4100 SOUTH CAMPBELL AVENUE, SPRINGFIELD, MO 65807

- Prime location on South Campbell Avenue
- Immediate access to James River Freeway
- High visibility with significant daily traffic counts along Campbell & Republic Road
- Surrounded by a strong mix of national retailers, restaurants, and service providers
- Ideal for retail, restaurant, or service-oriented users seeking high exposure

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

| | |
|--------------------------------|----------------------------|
| Monthly Estimated Rent: | \$7,500.00 (plus expenses) |
| Available SF: | 3,000 SF |
| Lease Rate: | \$30 SF/yr (NNN) |
| Lot Size: | 2.13 Acres |
| Building Size: | 8,281 SF |
| Year Built: | 2015 |
| Estimated CAM: | Taxes: \$5.81 PSF |
| | CAM: \$1.77 PSF |
| | Insurance: \$0.88 PSF |
| | Total: \$8.46 PSF |
| Zoning: | PD 21 Amendment 1 |

PROPERTY OVERVIEW

Positioned along South Campbell Avenue—one of Springfield’s primary retail corridors—this sublease opportunity offers exceptional visibility and access in the heart of the city’s dominant south-side trade area. The property benefits from immediate proximity to James River Freeway (US-60), providing seamless regional connectivity and strong traffic counts, while also capturing consistent local traffic from Campbell and Republic Road—two of Springfield’s busiest commercial thoroughfares. The surrounding corridor is widely recognized as one of the city’s strongest retail concentrations, drawing from a dense and growing population base. The site is surrounded by a dynamic mix of national retailers, restaurants, and service providers, including Panera Bread, as well as nearby AT&T, Bank of America, McDonald’s, Schlotzsky’s, Dunkin’, Village Inn, Walmart, Sam’s Club, Academy Sports + Outdoors, and O’Reilly Auto Parts, all contributing to a highly active retail environment. With its high-traffic location, excellent accessibility, and position within Springfield’s premier retail corridor, this property presents an outstanding opportunity for retailers or service users seeking maximum exposure and strong co-tenancy. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Prime location on South Campbell Avenue, Springfield’s dominant retail corridor
- Immediate access to James River Freeway (US-60) for strong regional connectivity
- High visibility with significant daily traffic counts along Campbell and Republic Road
- Positioned in Springfield’s primary south-side retail trade area
- Surrounded by a strong mix of national retailers, restaurants, and service providers
- Excellent accessibility with multiple points of ingress/egress
- Dense surrounding population with strong daytime and residential demographics
- Established retail corridor with consistent consumer traffic
- Ideal for retail, restaurant, or service-oriented users seeking high exposure

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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FOR LEASE

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Lease Spaces



LEASE INFORMATION

| | | | |
|--------------|----------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 3,000 SF | Lease Rate: | \$30 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|------------|---------------|----------------------------------------------------------------------------------------------------------------|
| B & C | Available | 3,000 SF | NNN | \$30.00 SF/yr | 3,000± SF retail space for sublease at \$30.00 PSF (NNN). Sublessee responsible for CAM, taxes, and insurance. |

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Additional Photos



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RETAIL PROPERTY
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100 Years
SINCE 1909

Additional Photos



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Retailer Map



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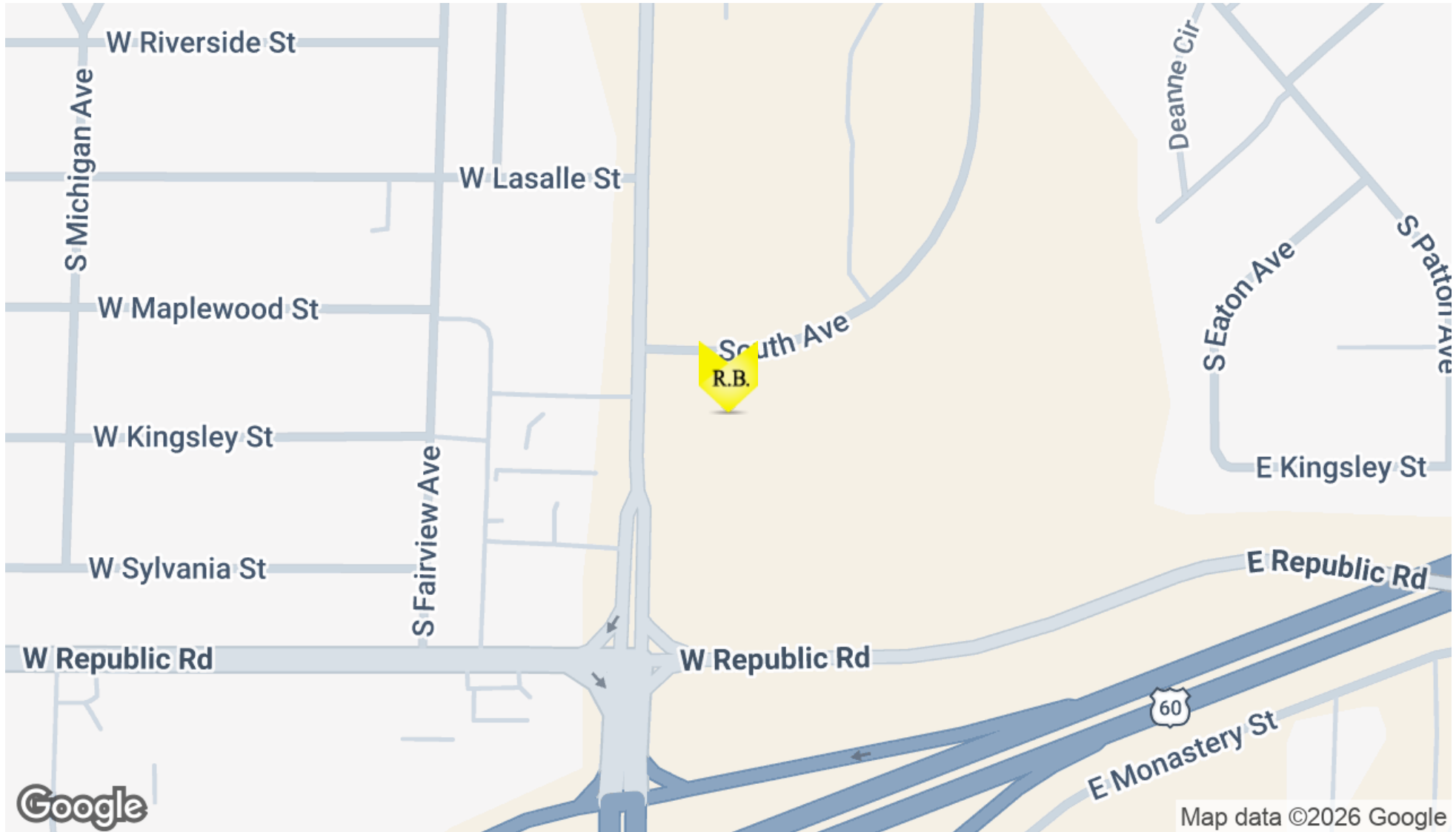
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Location Map



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Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B. Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM

