

The Village Center

2726-2808 S. Campbell • Springfield, MO 65807



Availability Overview

Space Available	1,000 - 3,200 SF
Lease Rate	\$8.50 - 10.00 SF/yr (NNN)
Lease Type	NNN
Space Type	Community Center; Street Retail
Spaces available	3
Building Size	46,516 SF
Year Renovated	2014
Zoning	GR
Market	Springfield
Sub Market	South Springfield

Property Overview

Property

The newly renovated Village Center offers the most reasonable rent of any center with it's type of exposure on Campbell. There are currently 4 available spaces offering a range of options from a 3,200sf open retail suite to a 1,000/sf boutique space. New digital sign offers tenants excellent exposure to over 35,000 cars per day. Current Est. NNN charges are only \$2.00/psf

Location

The Center is located between Sunshine and Battlefield on one of the most widely traveled roads in Springfield - approximately 1 mile south of Bass Pro Shops.
Daily Traffic Count is 35,946 CPD (S. Campbell South of Sunset - 2010)

Presented by

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Summary 3 Spaces

Lease Rate	\$8.50 - 10.00 SF/yr (NNN)	Space Available	1,000 - 3,200 SF
Lease Type	NNN	Term	

2742



Lease Rate	\$8.50 SF/yr	Space Available	1,600 SF
Lease Type	NNN	Term	Negotiable

This space has a wide open floor plan with a concrete floor. There is a back room for merchandise prep and one restroom. Current Est. NNN Charges are only \$2.00/psf.

2776-C



Lease Rate	\$9.50 SF/yr	Space Available	1,000 SF
Lease Type	NNN	Term	Negotiable

This 1,000 SF space was most recently a Balloon & Party store as well as a clothing boutique. The space has two dressing rooms, a counter and sink area. There is a back room for merchandise staging. Space has just recently been renovated. Current Est. NNN charges are only \$2.00/psf.

2746

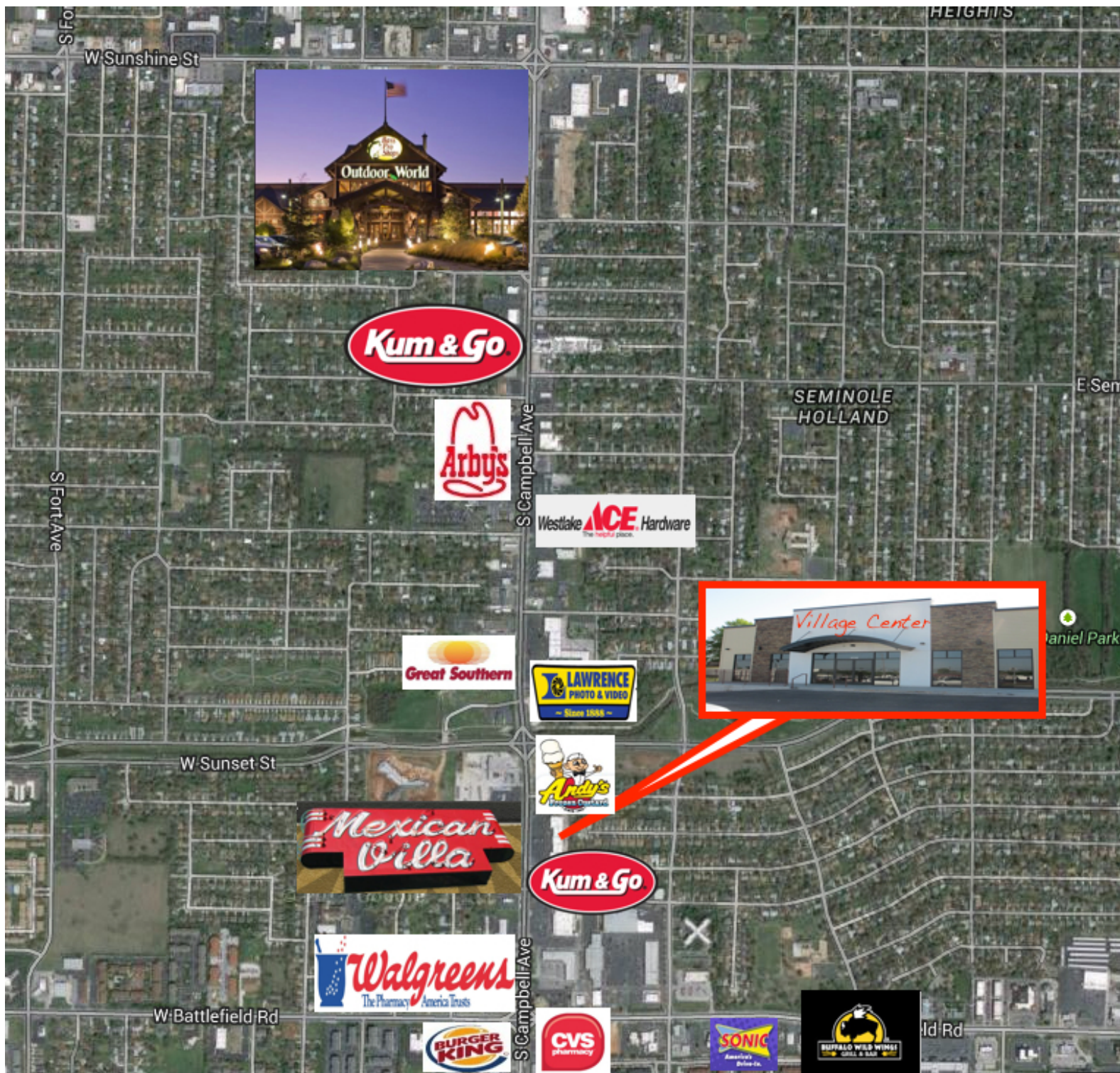


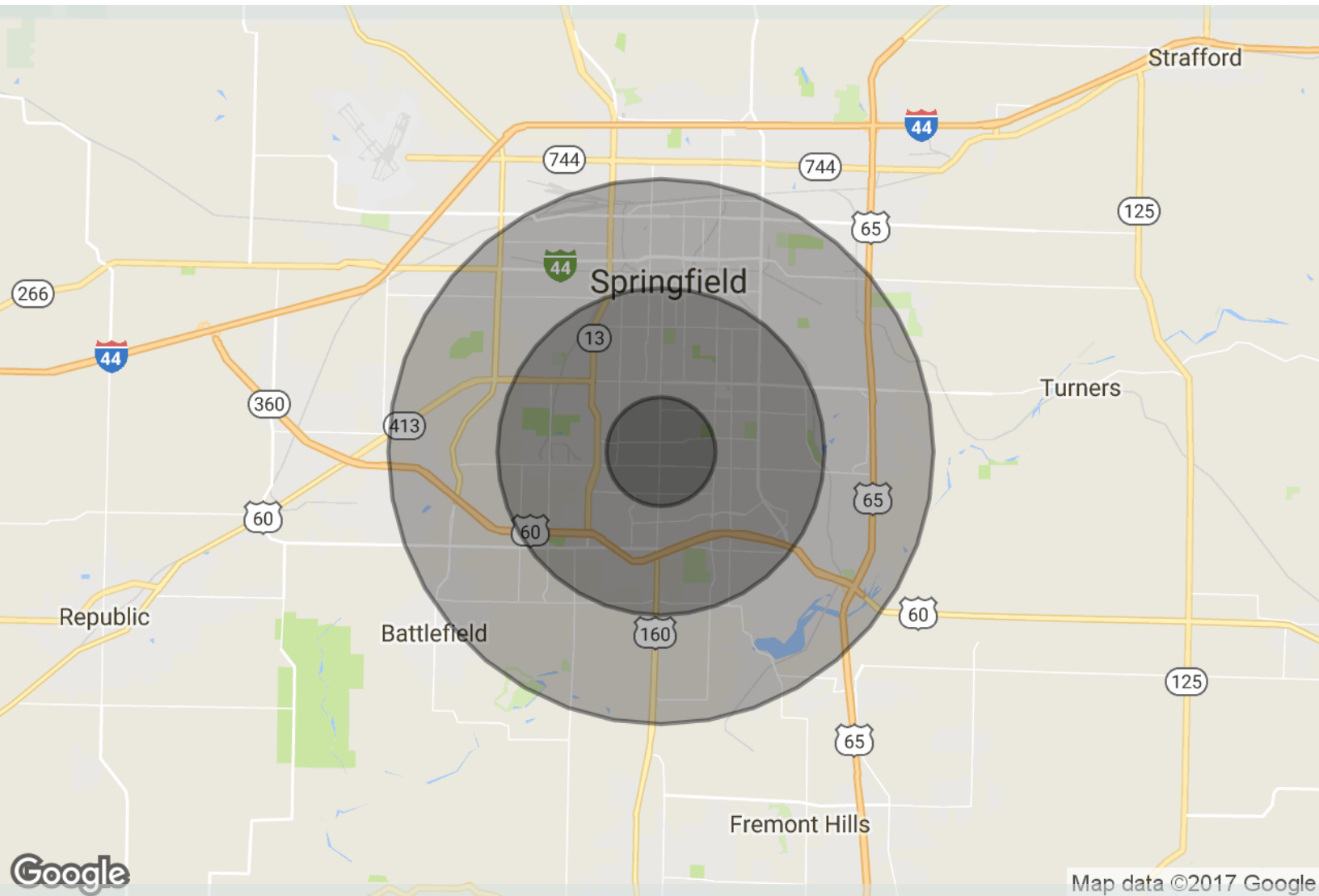
Lease Rate	\$10.00 SF/yr	Space Available	3,200 SF
Lease Type	NNN	Term	Negotiable

Wide open retail floor plan with a backroom and 3 offices in a newly remodeled center with Campbell St. frontage. Two restrooms and a backdoor. Free advertising on a brand new digital monument sign.







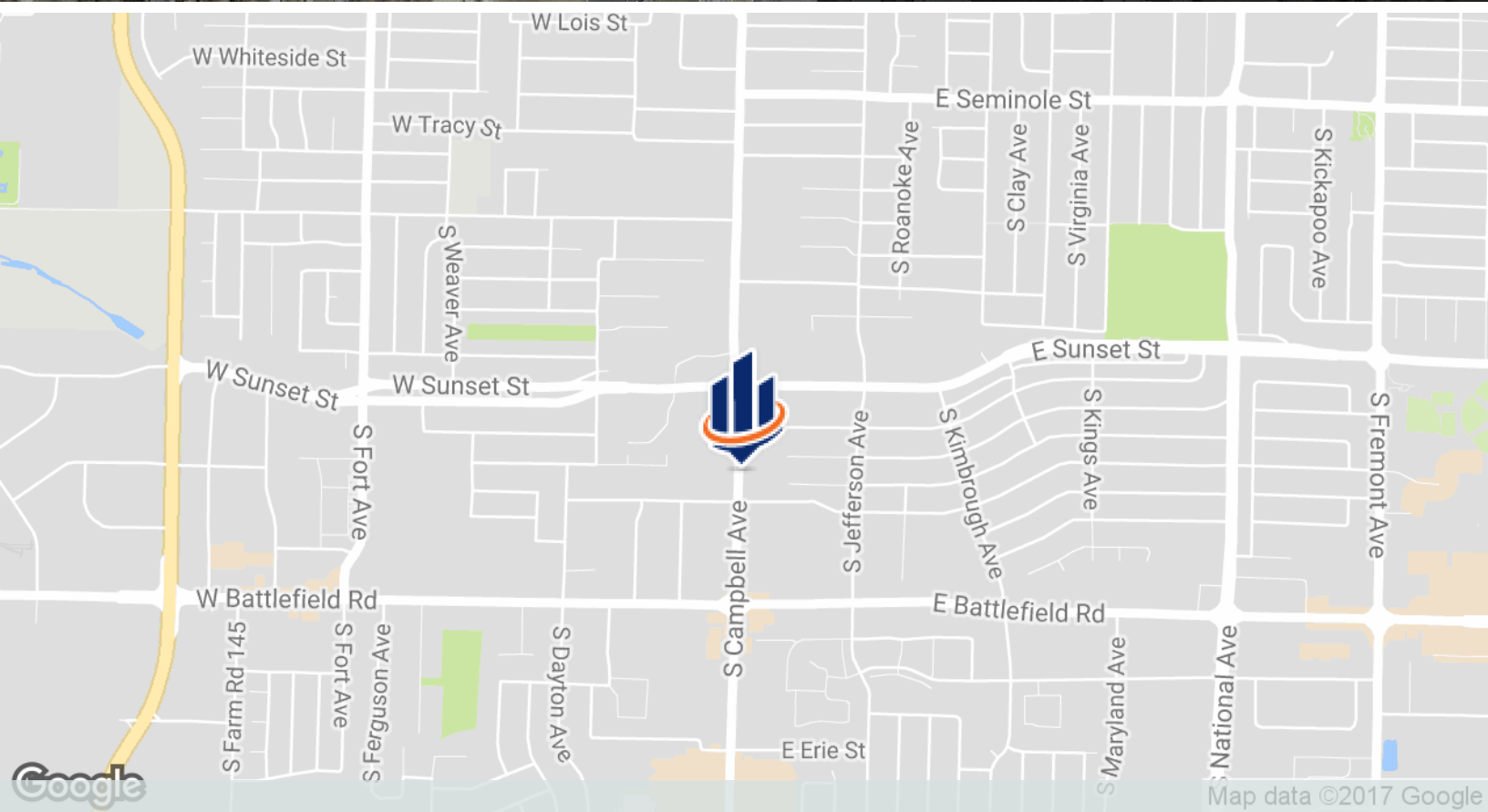
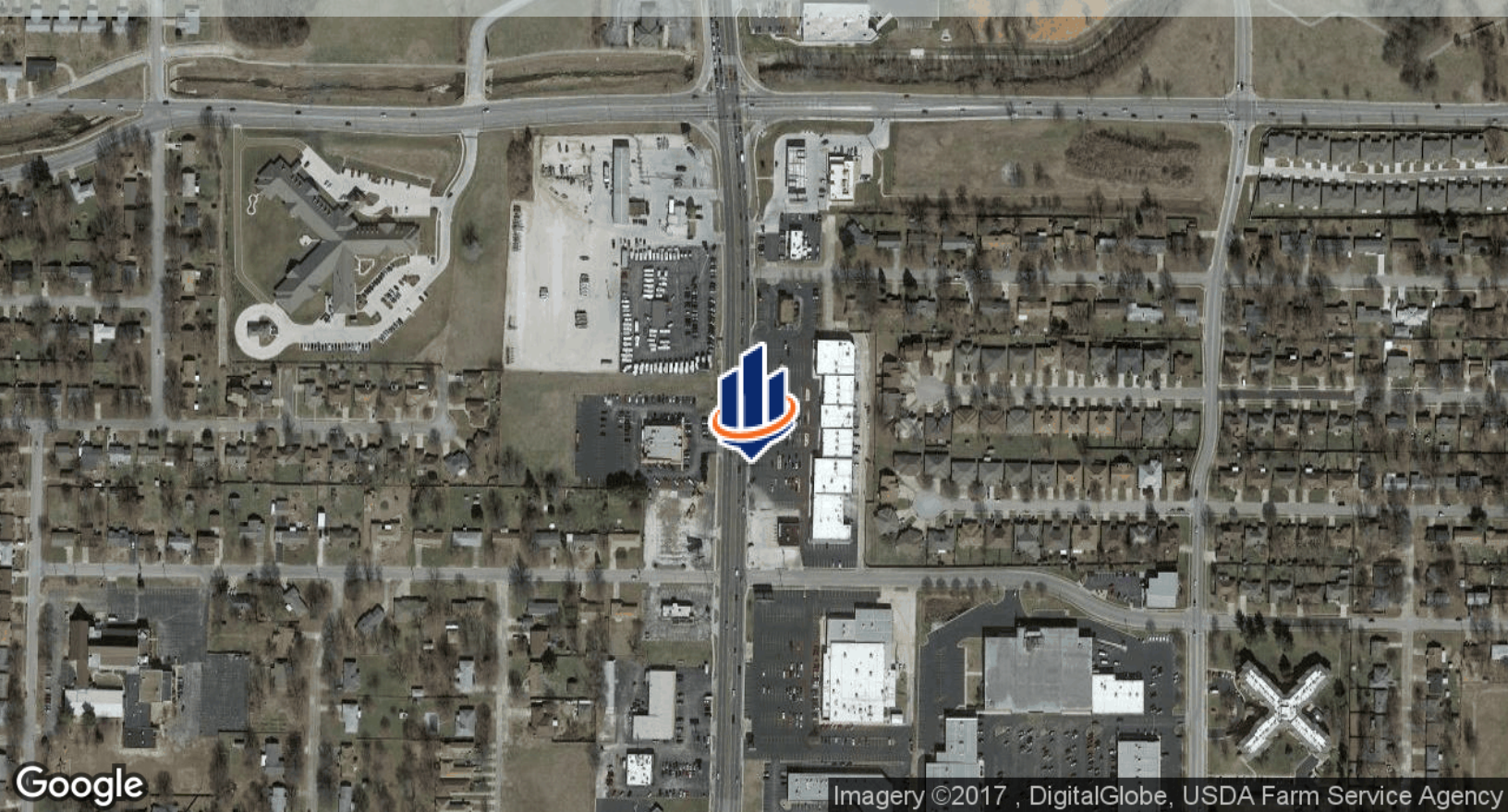


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Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	12,591	84,374	184,460
Total Number of Households	6,531	38,730	80,423
Average Household Income	\$38,858	\$45,151	\$48,714
Median Age	35.5	34.9	34.8

* Demographic information provided by BuildOut, LLC





Arch Watson

Senior Advisor

SVN | Rankin Company, LLC

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.

Ranking 60th of all SVN National Advisors in 2014 put Arch in the top 4% and in 2015 he ranked 85 which put him in the top 6%, in 2016 Arch ranked 107 which put him in the top 7%. SVN has 1500 advisors nation wide in over 200 offices.

Prior to joining Sperry Van Ness, 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.

Memberships & Affiliations

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

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