



2023 DEMOGRAPHICS

3 Mile | 5 Miles | 7 Miles



Population

51,368 | 135,893 | 213,678



Daytime Population

33,193 | 102,344 | 177,721



Median Household Income

\$46,478 | \$46,403 | \$52,352

OUTLOT AVAILABLE FOR GROUND LEASE

3542 West Mount Vernon Street | Springfield, Missouri 65802

1.27 Acres | Call for Details | Taxes: \$4,609.32 (2022)

PROPERTY DETAILS

High visibility & great exposure

Excellent opportunity to build a single-tenant building
or shadow-anchored shop space next to
Walmart Neighborhood Market

Highway 160 (West By-Pass) - 27,650 VPD

Jim Rosen, CCIM

314.785.7625

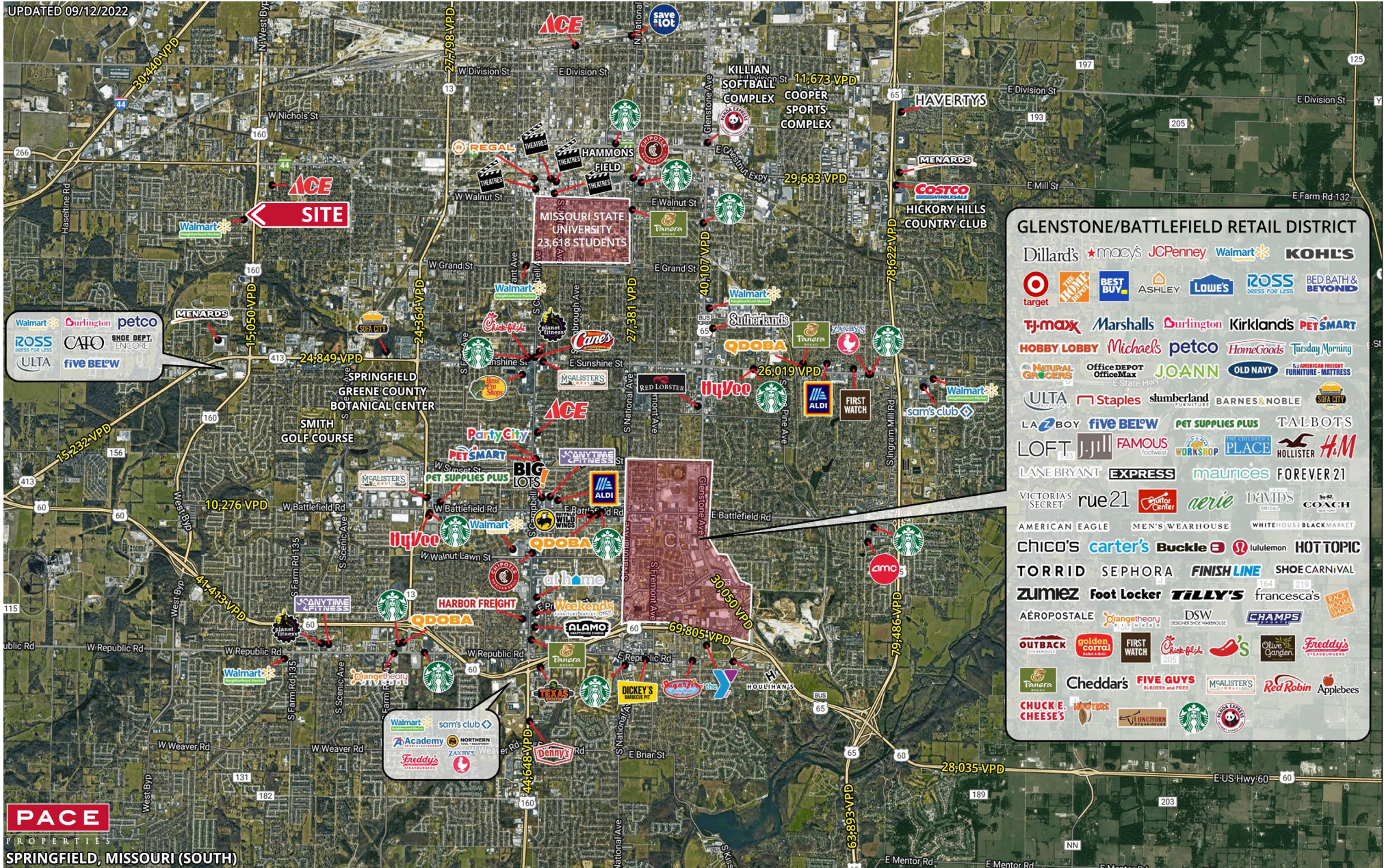
jrosen@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial



PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Site Plan

