

Brentwood Center South



2832 - 2922 S GLENSTONE AVE, SPRINGFIELD, MO 65804

COVER PAGE

For Lease



For more information please contact:

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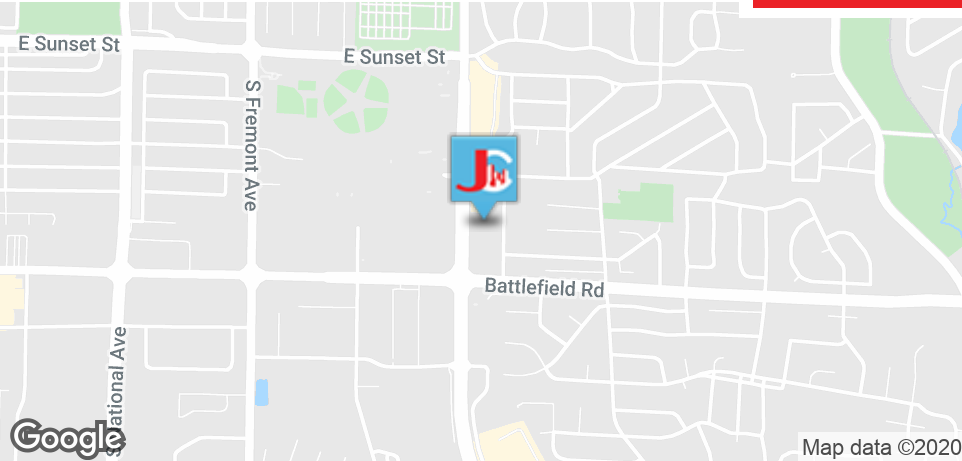
Brentwood Center South



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EXECUTIVE SUMMARY

For Lease



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	43,000 SF
Available SF:	2,115 - 7,330 SF
Lot Size:	7.24 Acres
Number Of Units:	8
Year Built:	1971
Renovated:	2016
Zoning:	Commercial
Market:	Springfield, MO

PROPERTY OVERVIEW

Retail Shopping center with great visibility and high traffic counts. Located across from Battlefield mall and located in the heart of Springfield's retail shopping district. Center has been newly remodel in 2017, and is anchored by Tuesday Morning.

Owner/Agent

PROPERTY HIGHLIGHTS

- Located across from the Battlefield Mall.
- High traffic counts.
- Great Access & Great Visibility.
- Signalized intersection.
- Right in right out from S Glenstone Ave.
- Newly Remodeled 2017.
- Close proximity to highway 65 & James River Freeway.



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AVAILABLE SPACES

For Lease

LEASE TYPE	NNN
TOTAL SPACE	2,115 - 7,330 SF
LEASE TERM	60 months
LEASE RATE	\$25.00 SF/yr



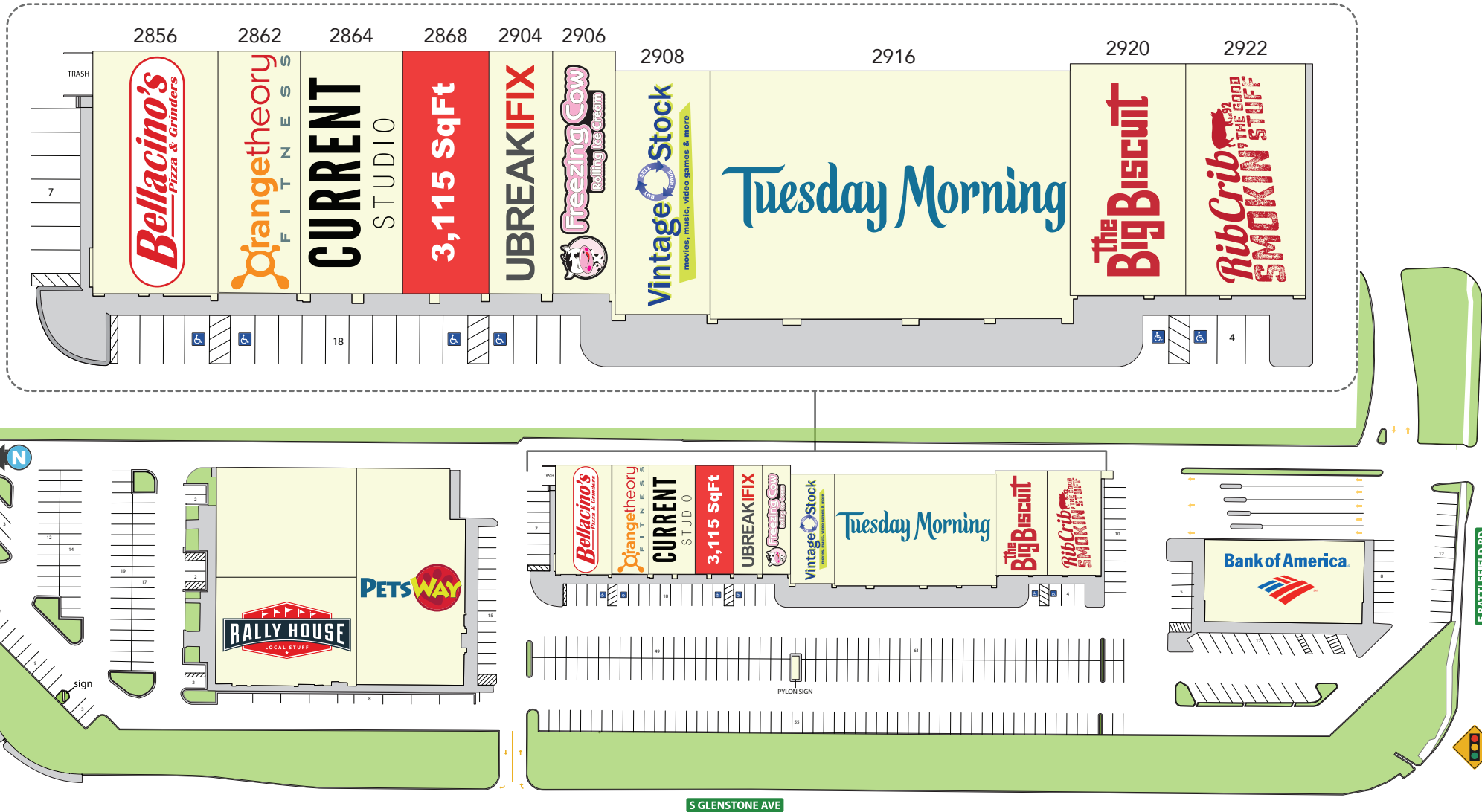
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2868	Available	3,115 SF	NNN	\$25.00 SF/yr	

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Site Plan



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ADDITIONAL PHOTOS

For Lease

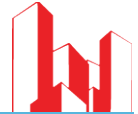


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RETAILER MAP



Google

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TRAFFIC COUNT MAP



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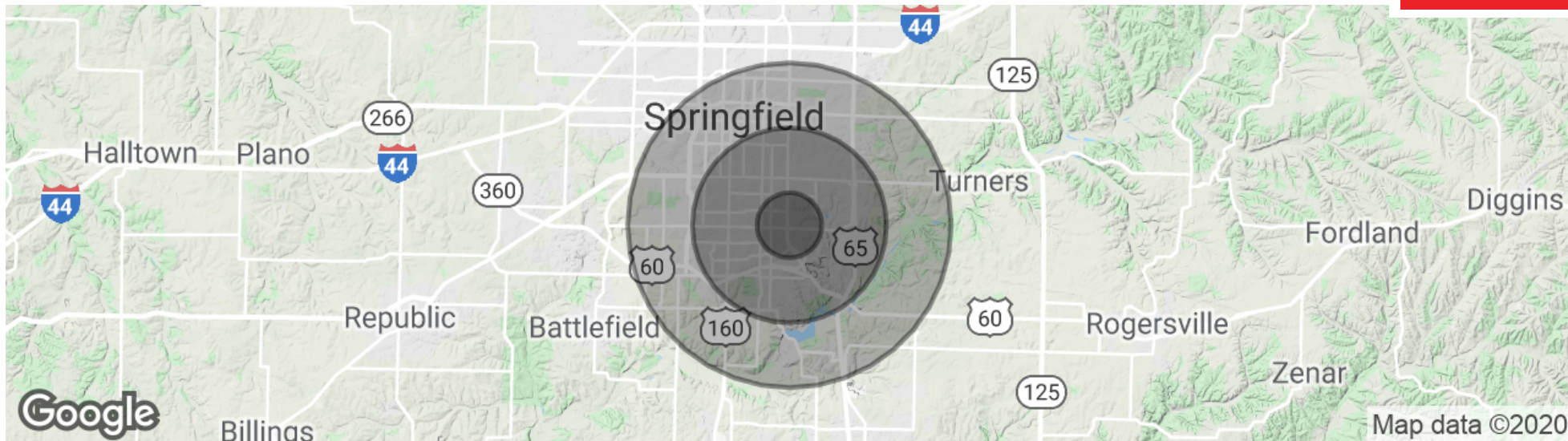
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,847	72,118	154,827
Median age	46.5	37.9	35.6
Median age (Male)	44.3	35.3	34.1
Median age (Female)	48.8	40.2	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,482	34,752	68,540
# of persons per HH	2.0	2.1	2.3
Average HH income	\$56,178	\$52,486	\$51,954
Average house value	\$103,318	\$161,684	\$185,162

* Demographic data derived from 2010 US Census



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ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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