



For Lease



For more information please contact:

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For Lease



PROPERTY OVERVIEW

Great retail strip center located on the corner of Glenstone Ave & Bennett St. With a signalized intersection and high traffic counts, this is an ideal location for any retail business. Property is anchored by Springfield Leather, and has 1 curb cut off Bennett St & 2 curb cuts off Glenstone Ave.

PROPERTY HIGHLIGHTS

- Signalized intersection.
- Corner Lot.
- High traffic count.
- Great Visibility.

PROPERTY SUMMARY

Available SF:	1,700 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	2 Acres
Building Size:	24,283 SF
Year Built:	1954
Renovated:	2014
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	E Bennett St

Country Club Center



1421 S GLENSTONE AVE, SPRINGFIELD, MO 65804

AVAILABLE SPACES

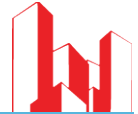
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LEASE TYPE | NNN - \$3.50
TOTAL SPACE | 1,700 SF
LEASE TERM | Negotiable
LEASE RATE | \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1437	Available	1,700 SF	NNN	\$12.00 SF/yr	

Country Club Center



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SITE PLAN

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TRAFFIC COUNT MAP

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Map data ©2020 Google

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

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





1421 S GLENSTONE AVE, SPRINGFIELD, MO 65804

LOCATION MAPS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,662	87,290	170,915
MEDIAN AGE	33.6	32.7	35.0
MEDIAN AGE (MALE)	32.2	31.2	33.6
MEDIAN AGE (FEMALE)	34.0	34.0	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,426	38,738	75,937
# OF PERSONS PER HH	2.0	2.3	2.3
AVERAGE HH INCOME	\$57,280	\$43,636	\$46,386
AVERAGE HOUSE VALUE	\$209,833	\$139,845	\$140,283

PROPERTY HIGHLIGHTS

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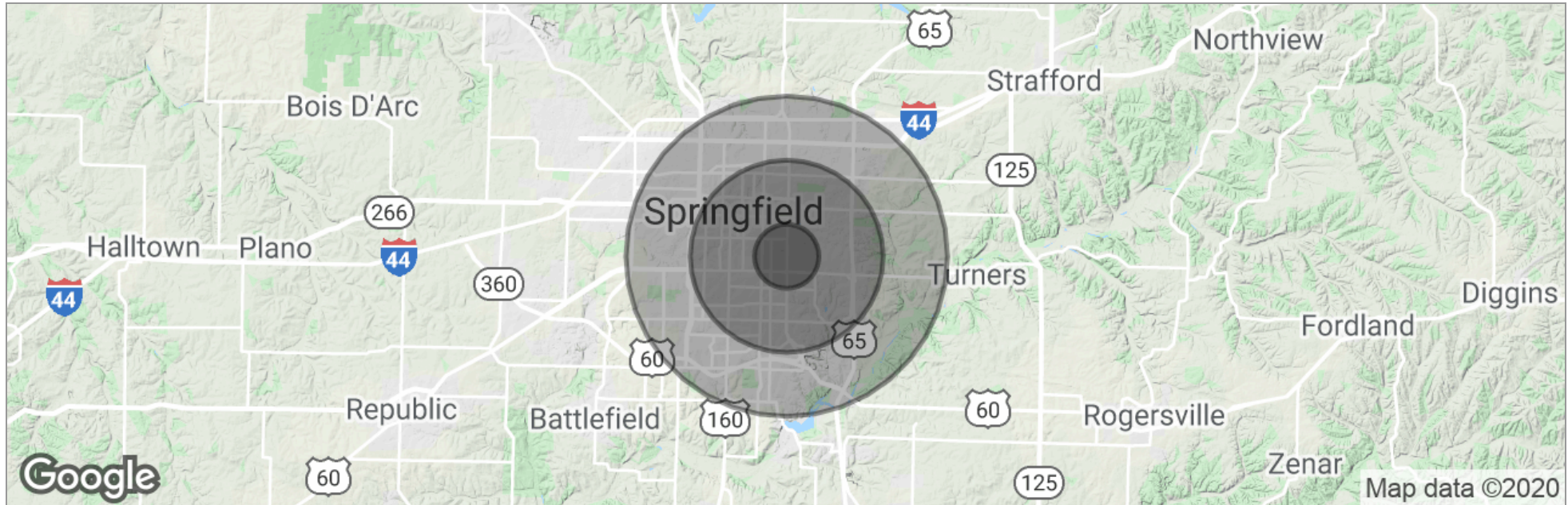
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DEMOGRAPHICS MAP

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	1 Mile	3 Miles	5 Miles
Total Population	8,662	87,290	170,915
Population Density	2,757	3,087	2,176
Median Age	33.6	32.7	35.0
Median Age (Male)	32.2	31.2	33.6
Median Age (Female)	34.0	34.0	36.3
Total Households	4,426	38,738	75,937
# of Persons Per HH	2.0	2.3	2.3
Average HH Income	\$57,280	\$43,636	\$46,386
Average House Value	\$209,833	\$139,845	\$140,283

* Demographic data derived from 2010 US Census

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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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