



## RETAIL PAD FOR SALE OR LAND LEASE

RETAIL PAD FOR SALE OR LAND LEASE | 3754 S. GLENSTONE, SPRINGFIELD, MO 65804

- Great visibility on South Glenstone
- Easy access to James River Freeway
- Zoned Highway Commercial
- \$80,000 - \$160,000 per year Land Lease
- May be divided

EST. 1909

2225 S. Blackman Road  
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R.B. | MURRAY COMPANY  
COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR  
SALE OR LEASE

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**100 Years**  
SINCE 1909

### Executive Summary



#### PROPERTY SUMMARY

<b>Monthly Estimated Rent:</b>	\$6,666.67 - \$13,333.33 (plus expenses)
<b>Lease Rate:</b>	\$80,000 - 160,000 per year (NNN)
<b>Sale Price:</b>	\$2,500,000.00
<b>Taxes:</b>	\$18,702.77 (2019)
<b>Lot Size:</b>	For Sale: 2.66± Acres For Lease: 0.95 - 1.89± Acres
<b>Zoning:</b>	Highway Commercial

#### PROPERTY OVERVIEW

Retail pad now available for sale or land lease on South Glenstone. Site may be divided into two \$80,000 per year Land Lease sites depending on user and layout. Great visibility and easy access to James River Freeway. The property is located among many national restaurants and retailers along one of Springfield's busiest thoroughfares. Contact listing agent for more information.

#### PROPERTY HIGHLIGHTS

- Retail pad now available for sale or land lease on South Glenstone
- Site may be divided into two \$80,000 per year Land Lease sites depending on user and layout
- Great visibility
- Easy access to James River Freeway
- Located among many national restaurants and retailers
- Glenstone is one of Springfield's busiest thoroughfares
- Contact listing agent for more information

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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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### Retailer Map



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**RETAIL PAD FOR SALE OR LAND LEASE**  
**3754 S. GLENSTONE, SPRINGFIELD, MO 65804**



Retailer Map



Google

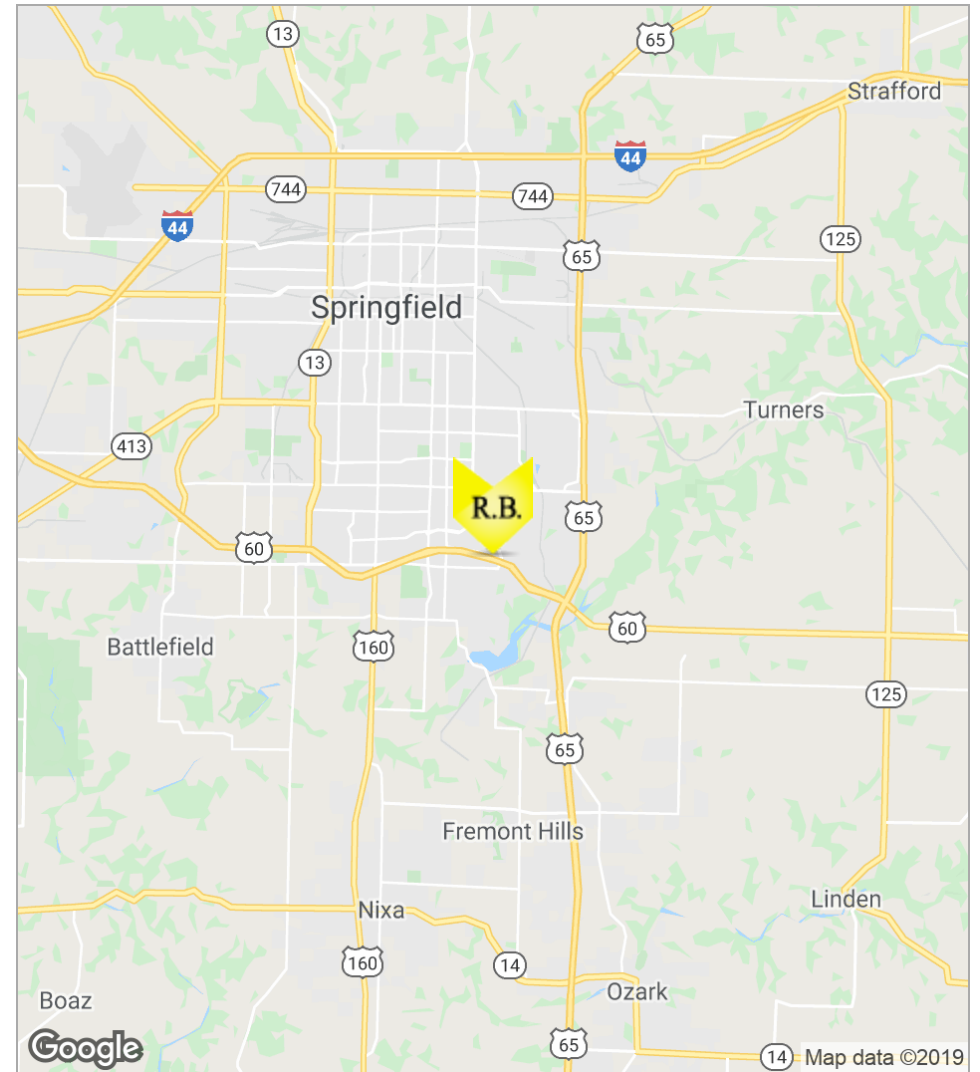
Map data ©2019 Google Imagery ©2019, DigitalGlobe, USDA Farm Service Agency

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Location Maps



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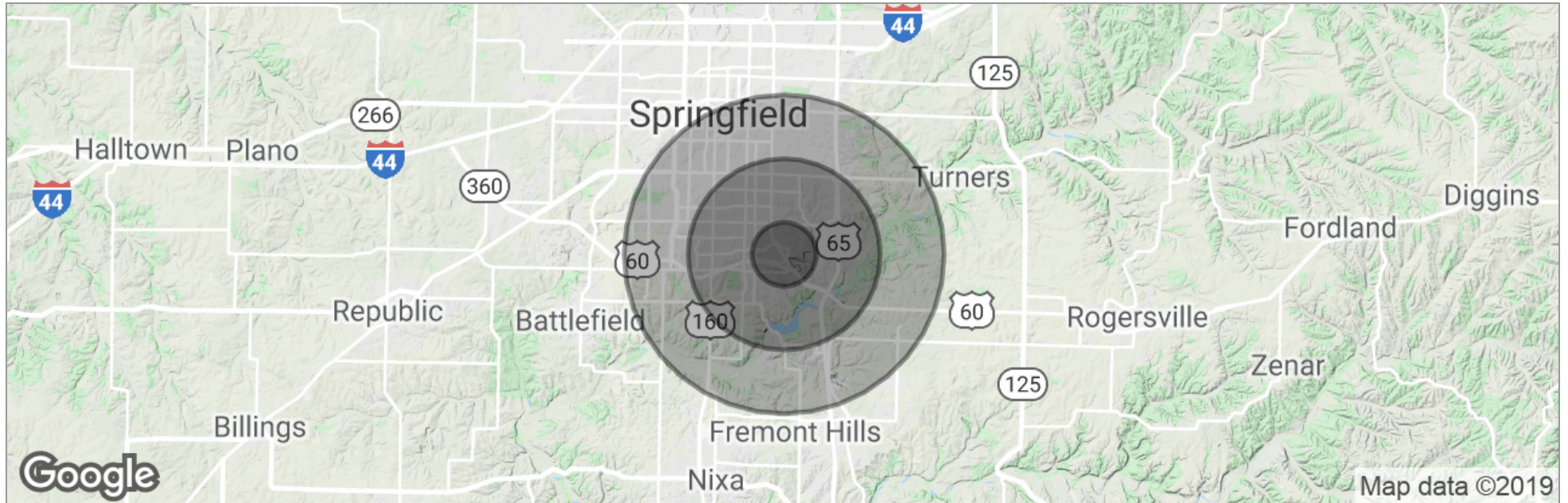
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Demographics Map



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	5,498	52,741	136,265
Population Density	1,750	1,865	1,735
Median Age	47.2	41.1	37.0
Median Age (Male)	45.2	38.5	35.3
Median Age (Female)	49.0	43.4	38.6
Total Households	2,727	25,629	61,700
# of Persons Per HH	2.0	2.1	2.2
Average HH Income	\$65,910	\$59,183	\$56,223
Average House Value	\$159,632	\$193,907	\$200,857

\* Demographic data derived from 2010 US Census

Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**President**



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**Professional Background**

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out [www.terragreenoffice.com](http://www.terragreenoffice.com) for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit [www.farmersparkspringfield.com](http://www.farmersparkspringfield.com).

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)