



RETAIL PROPERTY FOR LEASE

RETAIL SPACE FOR LEASE | 1008 E BATTLEFIELD RD, SPRINGFIELD, MO 65807

- New retail center on highly traveled Battlefield Road
- Excellent visibility on hard corner
- Starbucks anchored
- Former restaurant space - extremely high finish-out
- Area retail sales of \$400± SF

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

rbmurray.com

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SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	2,241 SF
Lease Rate:	\$26.00 SF/yr (NNN)
Lot Size:	1.07 Acres
Building Size:	5,792 SF
Condition:	New construction
Zoning:	General Retail
Market:	SE Springfield
CAM Charge / SF	\$5.00 PSF Includes taxes & Insurance

PROPERTY OVERVIEW

Space available for lease in new retail center on highly traveled Battlefield Road in Southeast Springfield. This location offers excellent visibility with many local and national retailers nearby. Neighboring tenants include Starbucks and Jersey Mike's Subs. Located just a few blocks west of the Battlefield Mall. Tenant responsible for CAM, taxes, and insurance (estimated at \$5.00 PSF). Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- New retail center on highly traveled Battlefield Road
- Excellent visibility on hard corner
- Starbucks anchored
- Area retail sales of \$400± PSF
- Former restaurant space - extremely high finish-out
- CAM estimated at \$5.00 PSF

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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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Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 100	Retail Space	\$26.00 SF/YR	NNN	2,241 SF	Negotiable	2,241 SF retail space for lease. \$26.00 PSF (NNN). Tenant responsible for CAM, taxes, and insurance (estimated at \$5.00 PSF).

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100 Years
SINCE 1909

Additional Photos



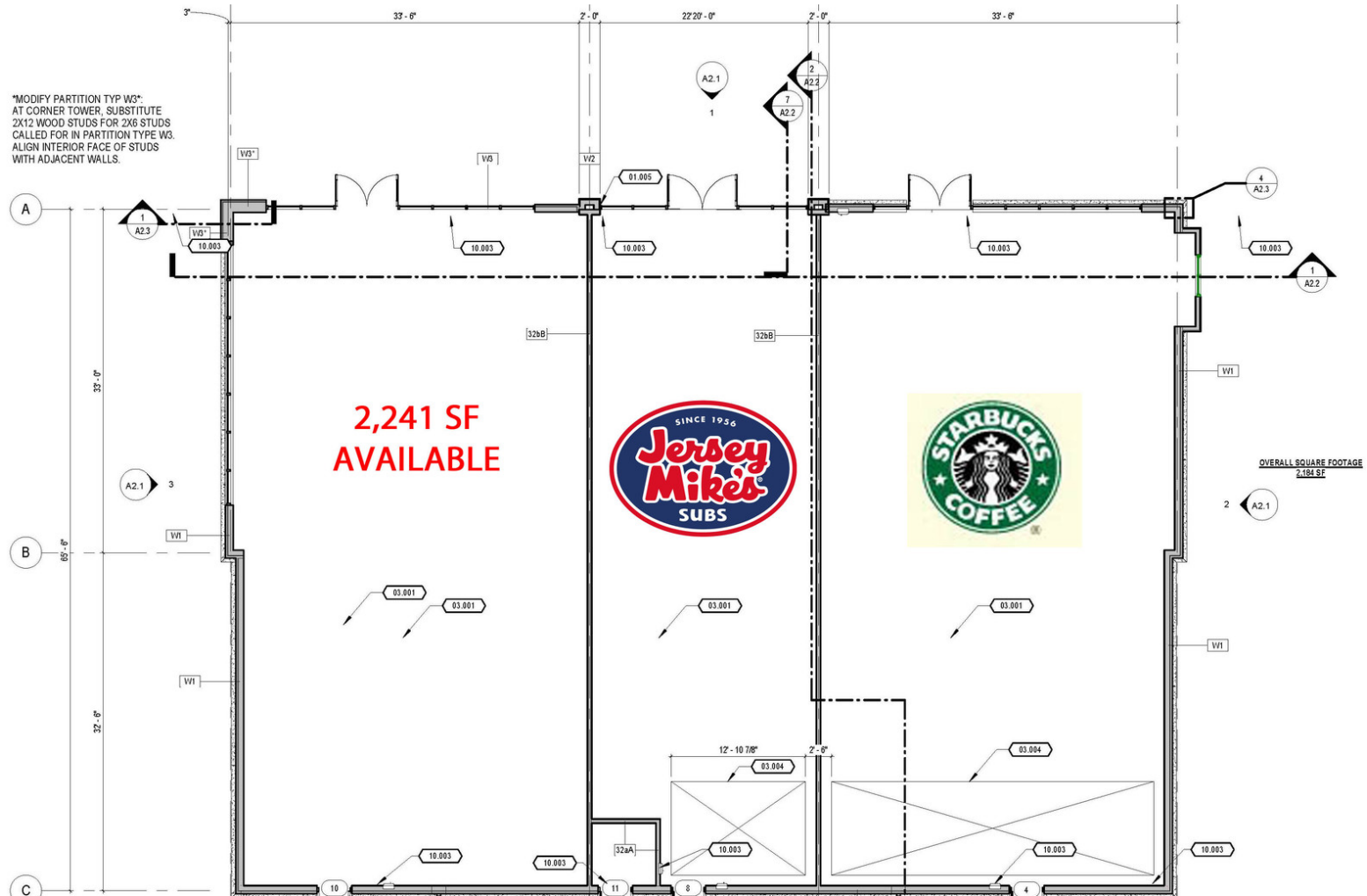
West End

South End

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
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Floor Plans



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Retailer Map



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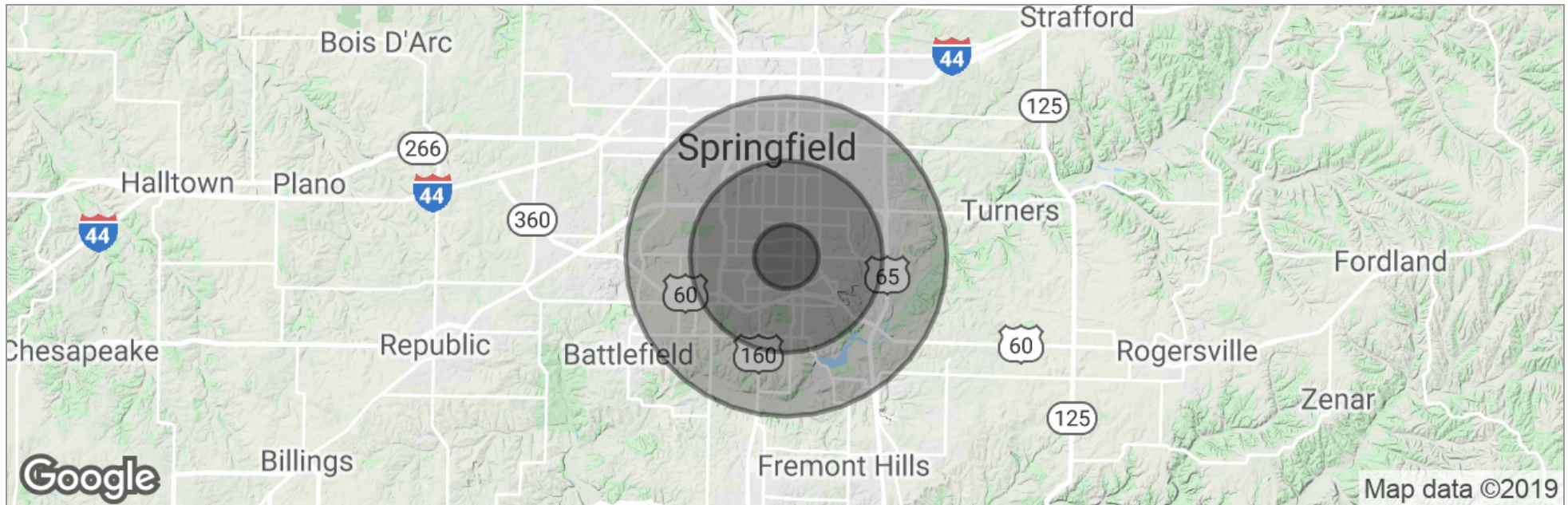
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	10,393	78,492	171,293
Population Density	3,308	2,776	2,181
Median Age	38.6	37.2	35.1
Median Age (Male)	34.5	35.1	33.7
Median Age (Female)	41.4	39.1	36.4
Total Households	5,530	37,029	75,081
# of Persons Per HH	1.9	2.1	2.3
Average HH Income	\$39,622	\$49,711	\$50,367
Average House Value	\$104,319	\$163,717	\$165,672

* Demographic data derived from 2010 US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.861.9486
ross@rbmurray.com
MO #2004035357

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 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.

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)