



For Lease



For more information please contact:

David Havens

Senior Broker

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For Lease



PROPERTY OVERVIEW

Great retail space for lease. Property is located near the Battlefield Mall & is located in Springfield's main retail area.

PROPERTY HIGHLIGHTS

- Great Visibility.
- Corner Lot.
- Signalized Intersection.
- Easy Access.
- Close Proximity to Battlefield Mall.
- Located in Springfield's main retail hub district.
- End Cap.

PROPERTY SUMMARY

Available SF:	10,700 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	2.306 Acres
Building Size:	29,758 SF
Year Built:	1974
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	Fremont Ave

1364 E Battlefield



1364 E BATTLEFIELD RD, SPRINGFIELD, MO 65804

AVAILABLE SPACES

For Lease

Lease Rate: \$12.00 SF/YR (NNN) **Total Space:** 10,700 SF
Lease Type: NNN **Lease Term:** 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1364	Strip Center	\$12.00 SF/YR	NNN	10,700 SF	60 months	End Cap

1364 E Battlefield



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RETAILER MAP



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.



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TRAFFIC COUNT MAP

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Google

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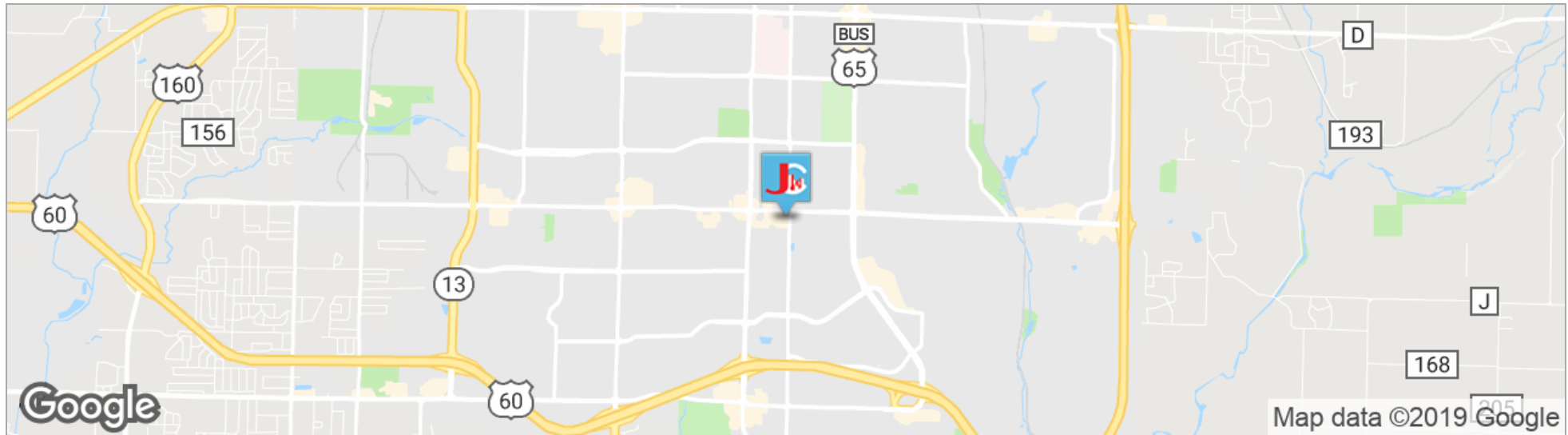
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LOCATION MAPS

For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,917	78,480	165,052
MEDIAN AGE	40.8	37.4	35.2
MEDIAN AGE (MALE)	37.1	35.1	33.8
MEDIAN AGE (FEMALE)	43.6	39.3	36.5

HOUSEHOLDS & INCOME 1 MILE

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,855	37,116	72,702
# OF PERSONS PER HH	1.8	2.1	2.3
AVERAGE HH INCOME	\$39,850	\$50,390	\$50,779
AVERAGE HOUSE VALUE	\$103,893	\$164,033	\$172,711

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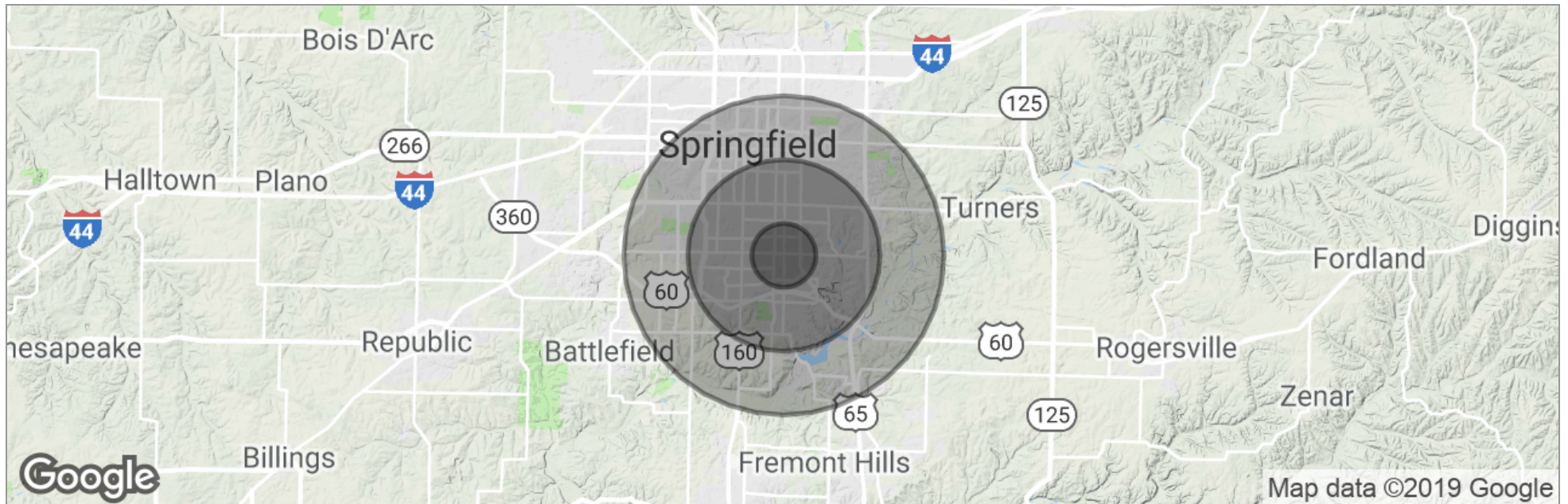
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DEMOGRAPHICS MAP

For Lease



	1 Mile	3 Miles	5 Miles
Total Population	8,917	78,480	165,052
Population Density	2,838	2,776	2,102
Median Age	40.8	37.4	35.2
Median Age (Male)	37.1	35.1	33.8
Median Age (Female)	43.6	39.3	36.5
Total Households	4,855	37,116	72,702
# of Persons Per HH	1.8	2.1	2.3
Average HH Income	\$39,850	\$50,390	\$50,779
Average House Value	\$103,893	\$164,033	\$172,711

* Demographic data derived from 2010 US Census

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Memberships & Affiliations

CCIM, ICSC, NAR, MAR.

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