



For Lease



For more information please contact:

David Havens

Senior Broker

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For Lease



PROPERTY OVERVIEW

Great retail space for lease in Southwest Springfield, MO. Anchored by Planet Fitness.

PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- High Traffic Area.
- Large Parking Capacity.
- Strong Anchor Tenant.

PROPERTY SUMMARY

Available SF:	22,000 SF
Lease Rate:	\$8.00 SF/yr (NNN)
Lot Size:	4 Acres
Building Size:	49,450 SF
Year Built:	1994
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	S Glenn Ave



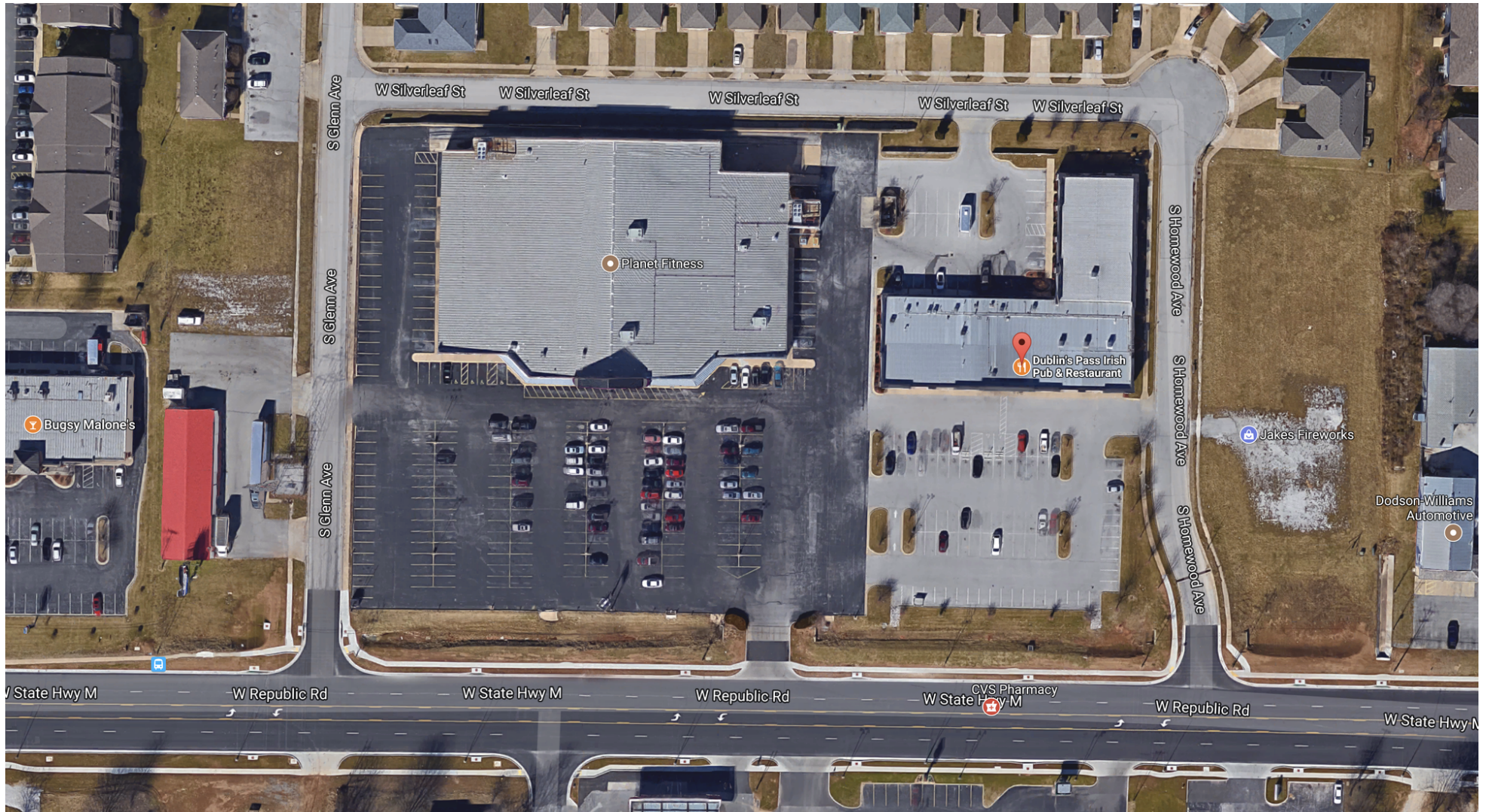
GLENN AVENUE



REPUBLIC ROAD



For Lease



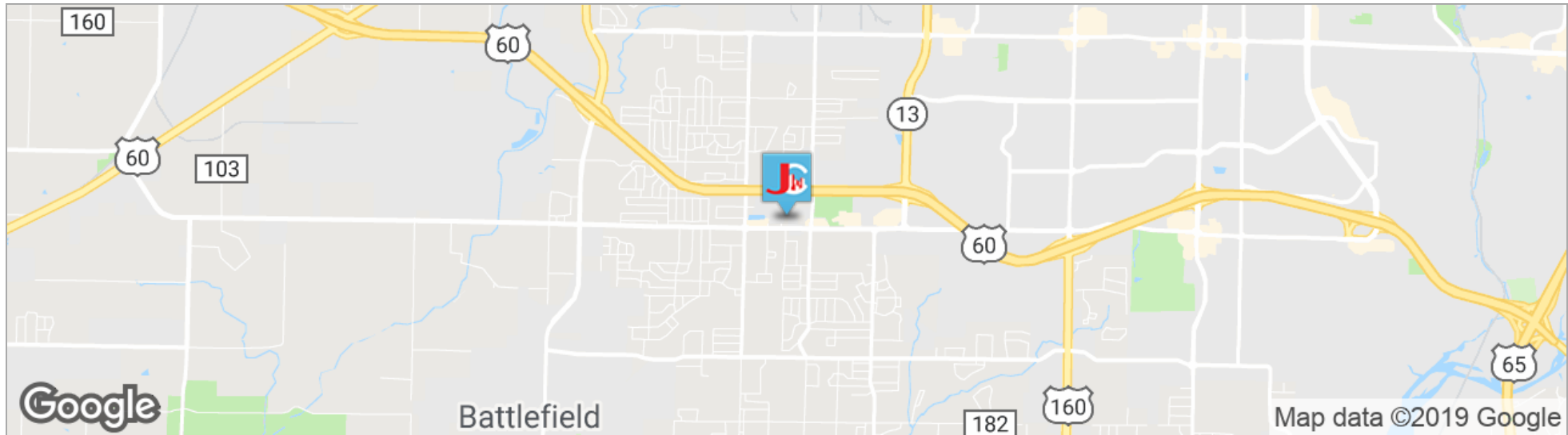


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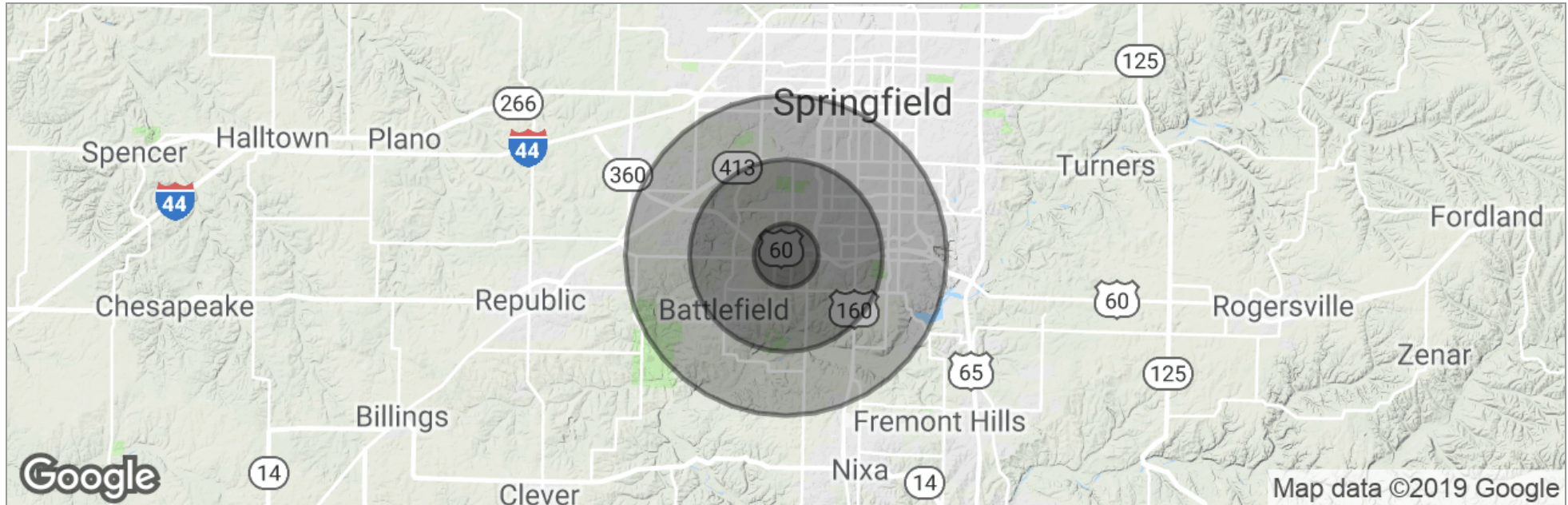
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,616	47,746	123,521
MEDIAN AGE	33.1	35.7	36.1
MEDIAN AGE (MALE)	32.7	35.0	34.6
MEDIAN AGE (FEMALE)	33.8	36.1	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,865	20,303	53,880
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$63,953	\$59,876	\$53,596
AVERAGE HOUSE VALUE	\$196,326	\$178,537	\$154,492

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	1 Mile	3 Miles	5 Miles
Total Population	4,616	47,746	123,521
Population Density	1,469	1,689	1,573
Median Age	33.1	35.7	36.1
Median Age (Male)	32.7	35.0	34.6
Median Age (Female)	33.8	36.1	37.5
Total Households	1,865	20,303	53,880
# of Persons Per HH	2.5	2.4	2.3
Average HH Income	\$63,953	\$59,876	\$53,596
Average House Value	\$196,326	\$178,537	\$154,492

* 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