



For Lease



For more information please contact:

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For Lease



PROPERTY SUMMARY

Available SF:	500 - 5,000 SF
Lease Rate:	\$25.00 - 30.00 SF/yr (NNN)
Lot Size:	9.09 Acres
Building Size:	113,000 SF
Year Built:	1960
Renovated:	2017
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	E Barataria St

PROPERTY OVERVIEW

Newly remodeled retail strip center with two signalized intersections and one right in right out access. Property has two new Pylon signs, and a new ATM by Arvest Bank. Brentwood Center North is anchored by Starbucks, Town & County, Plaza Shoe, and Sumits Yoga.

Owner/Agent

PROPERTY HIGHLIGHTS

- High traffic count.
- Located across from the Battlefield Mall.
- Great visibility.
- Easy access to center.
- Signalized intersection.
- Right in right out.
- Corner lot.
- New remodel in 2018.

Brentwood Center North



2620-2740 S GLENSTONE AVE, SPRINGFIELD, MO 65804

AVAILABLE SPACES

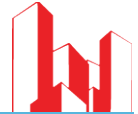
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- LEASE TYPE** | NNN - \$3.50 (retail); \$6.00 (office)
- TOTAL SPACE** | 500 - 5,000 SF
- LEASE TERM** | 60 months
- LEASE RATE** | \$25.00 - \$30.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2648	Available	3,044 SF	NNN	\$25.00 SF/yr	
2672	Available	800 SF	NNN	\$30.00 SF/yr	
2740-202	Available	2,200 SF	NNN	\$25.00 SF/yr	Office Space
2740	Available	500 - 5,000 SF	NNN	\$25.00 SF/yr	Office Space
2750	Available	3,235 SF	NNN	\$25.00 SF/yr	

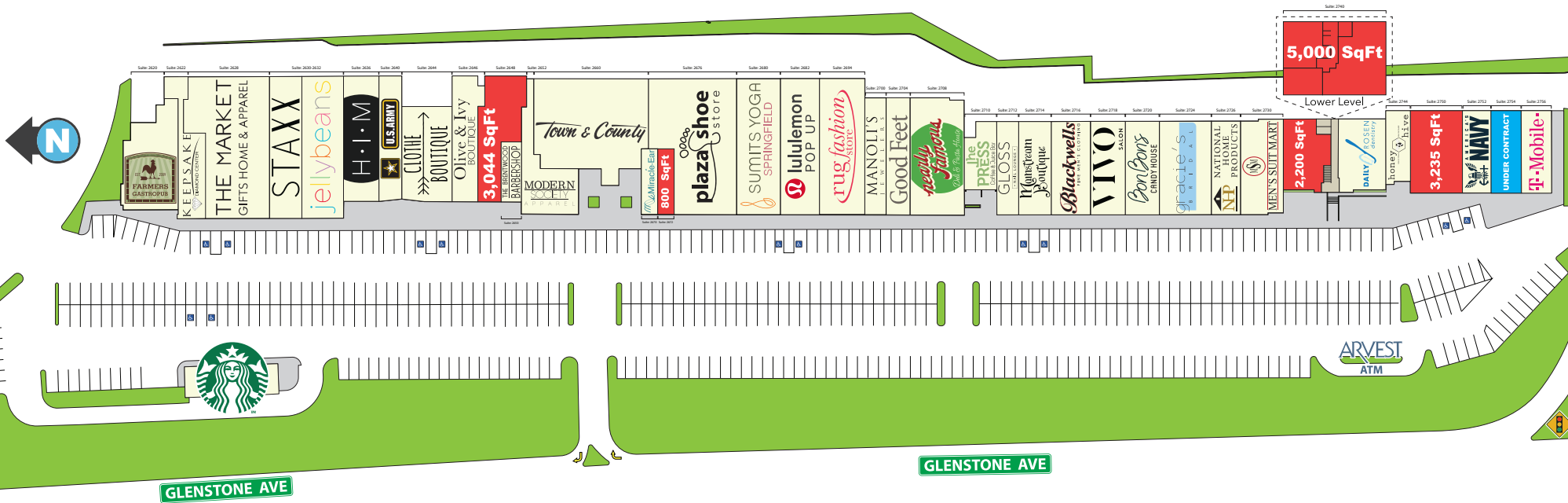
Brentwood Center North



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SITE PLAN

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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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ADDITIONAL PHOTOS

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TRAFFIC COUNT MAP



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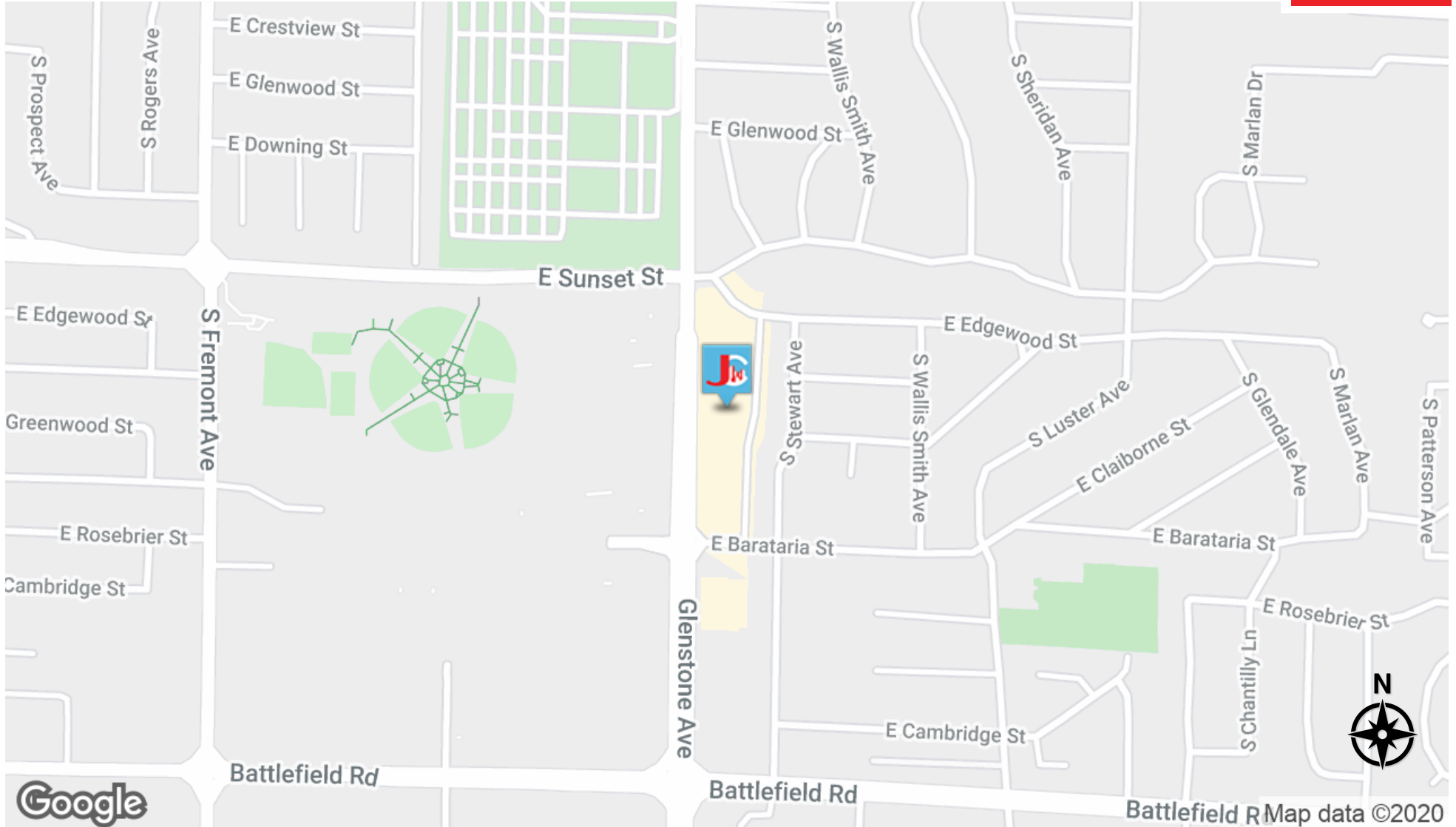
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LOCATION MAPS

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Google

Battlefield R Map data ©2020

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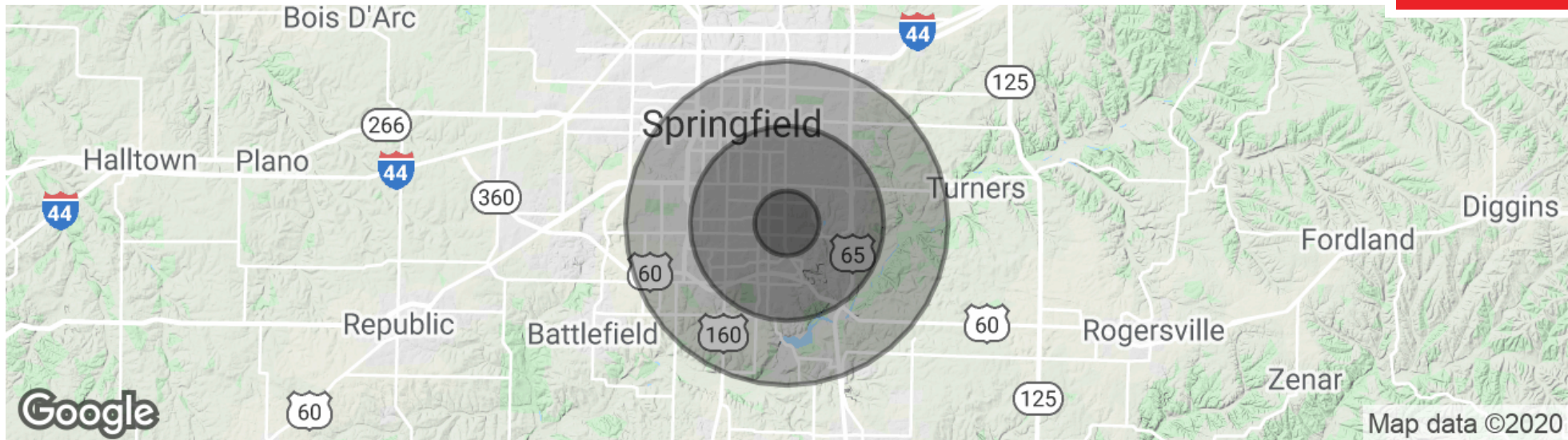
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,096	77,414	158,102
Median age	44.2	36.6	35.4
Median age (Male)	42.0	34.2	34.0
Median age (Female)	46.6	38.8	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,575	36,284	69,865
# of persons per HH	2.0	2.1	2.3
Average HH income	\$53,307	\$50,672	\$51,166
Average house value	\$101,538	\$155,817	\$177,843

* Demographic data derived from 2010 US Census



2620-2740 S GLENSTONE AVE, SPRINGFIELD, MO 65804

ADVISOR BIO

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DAVID HAVENS

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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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