



RETAIL SPACE FOR LEASE

RETAIL SPACE FOR LEASE | BATTLEFIELD AND FREMONT, SPRINGFIELD, MO 65804

- High visibility at Battlefield and Fremont
- Simon Battlefield Mall is just one block east
- Power retail center
- Located inside Springfield's Medical Mile

EST. 1909

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Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	1,600 SF
Estimated Monthly Rent:	\$2,400.00 (includes est. CAM)
Lease Rate:	\$15.50 SF/yr (NN)
Lot Size:	6.92 Acres
Building Size:	55,610 SF
Year Built:	1978
Zoning:	General Retail
Cross Streets:	Battlefield and Fremont
Traffic Count:	over 40,000 cars daily
CAM Charge / SF	\$2.50 PSF (estimated)

PROPERTY OVERVIEW

Retail space available for lease in the Fremont Shopping Center. The property is located at the corner of Battlefield and Fremont and is surrounded by retail and restaurants along Battlefield Road. Springfield's only regional mall, the 1.2 million SF Simon Battlefield Mall, is located just one block away. This area supports retail sales in excess of \$300 PSF. Landlord to provide floor covering allowance for credit term lease. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located at fully lit intersection at the corner of Battlefield and Fremont
- Surrounded by major national and power retail and restaurants along Battlefield Road
- Simon Battlefield Mall is one block east of subject property
- Landlord to provide floor covering allowance for credit term lease

Traffic Counts

Battlefield East and West of Fremont

over 40,000 cars daily



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

Lease Rate: \$15.50 SF/YR (NN)
Lease Type: NN

Total Space: 1,600 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1316 E. Battlefield	Retail Space	\$15.50 SF/YR	Modified Net	1,600 SF	Negotiable	1,600± SF retail space available for lease at \$15.50 PSF (NN). Tenant responsible for CAM, taxes, and insurance (estimated at \$2.50 PSF). Estimated monthly rent: \$2,400.00 (includes estimated CAM). Space available August 2019.

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Additional Photos



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Additional Photos - Suite 1316



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100 Years
SINCE 1909

Aerial



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Retailer Map



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Location Maps



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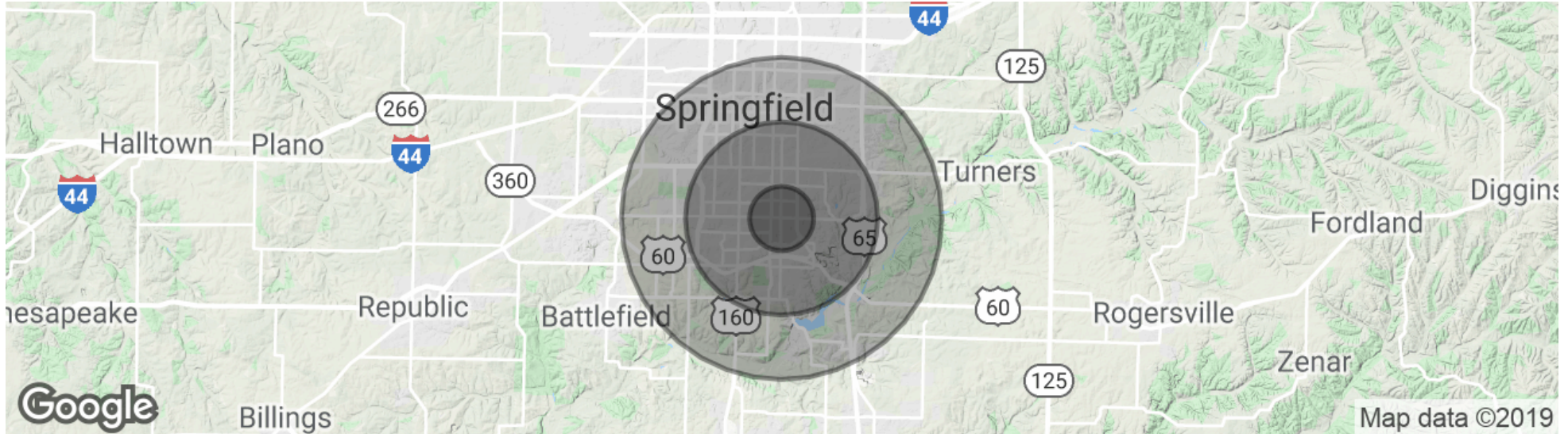
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,383	76,049	163,367
Median age	42.1	37.8	35.3
Median age (Male)	38.6	35.5	33.9
Median age (Female)	44.8	39.9	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,589	36,406	72,158
# of persons per HH	1.8	2.1	2.3
Average HH income	\$41,209	\$51,243	\$51,188
Average house value	\$104,244	\$165,523	\$176,651

* Demographic data derived from 2010 US Census

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, and specializes in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIORs SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray current serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM

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 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)