



RETAIL SPACE FOR LEASE

RETAIL SPACE FOR LEASE | 1155 E BATTLEFIELD RD, SPRINGFIELD, MO 65807

- High visibility at the corner of National and Battlefield
- Located right next to new Andy B's
- Hard corner
- Just a few blocks from the Battlefield Mall
- Located between Cox and Mercy Hospitals

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	1,440 - 1,890 SF
Lease Rate:	\$20.00 SF/yr (NN)
Est. Monthly Rent:	\$2,400.00 - \$3,150.00 (plus CAM expenses)
Lot Size:	0.9 Acres
Building Size:	10,293 SF
Year Built:	2007
Parking:	Shared
Condition:	Existing
Zoning:	General Retail
Market:	SE Springfield
Traffic Count:	32,592 (2012)
CAM Charge / SF	Tenant responsible

PROPERTY OVERVIEW

Retail spaces available for lease. The property is located at one of the busiest intersections in Springfield right next to the new Andy B's on East Battlefield and just two blocks West of the Simon Battlefield Mall. This property offers great visibility in a highly sought after location with excellent street exposure to Battlefield and National. Area retail sales range from \$300-\$400 PSF. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- High visibility at the corner of National and Battlefield
- Located right next to new Andy B's
- Hard corner
- Highly sought after location with excellent street exposure
- Just a few blocks from the Battlefield Mall
- Located between Cox and Mercy Hospitals

Traffic Counts

Battlefield East of Kimbrough	32,592 (2012)
Battlefield West of National	19,556 (2012)
National North of Battlefield	13,536 (2012)
National South of Battlefield	13,560 (2012)



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: \$20.00 SF/YR (NN)
Lease Type: NN

Total Space 3,330 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 108	Retail Space	\$20.00 SF/YR	Modified Net	1,890 SF	Negotiable	1,890 SF retail space available for lease at \$20.00 PSF (NN). Tenant responsible for CAM expenses.
Suite 104	Retail Space	\$20.00 SF/YR	Modified Net	1,440 SF	Negotiable	1,440 SF retail space available for lease at \$20.00 PSF (NN). Tenant responsible for CAM expenses.



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Additional Photos



Suite 108



Suite 108



Suite 104



Suite 108

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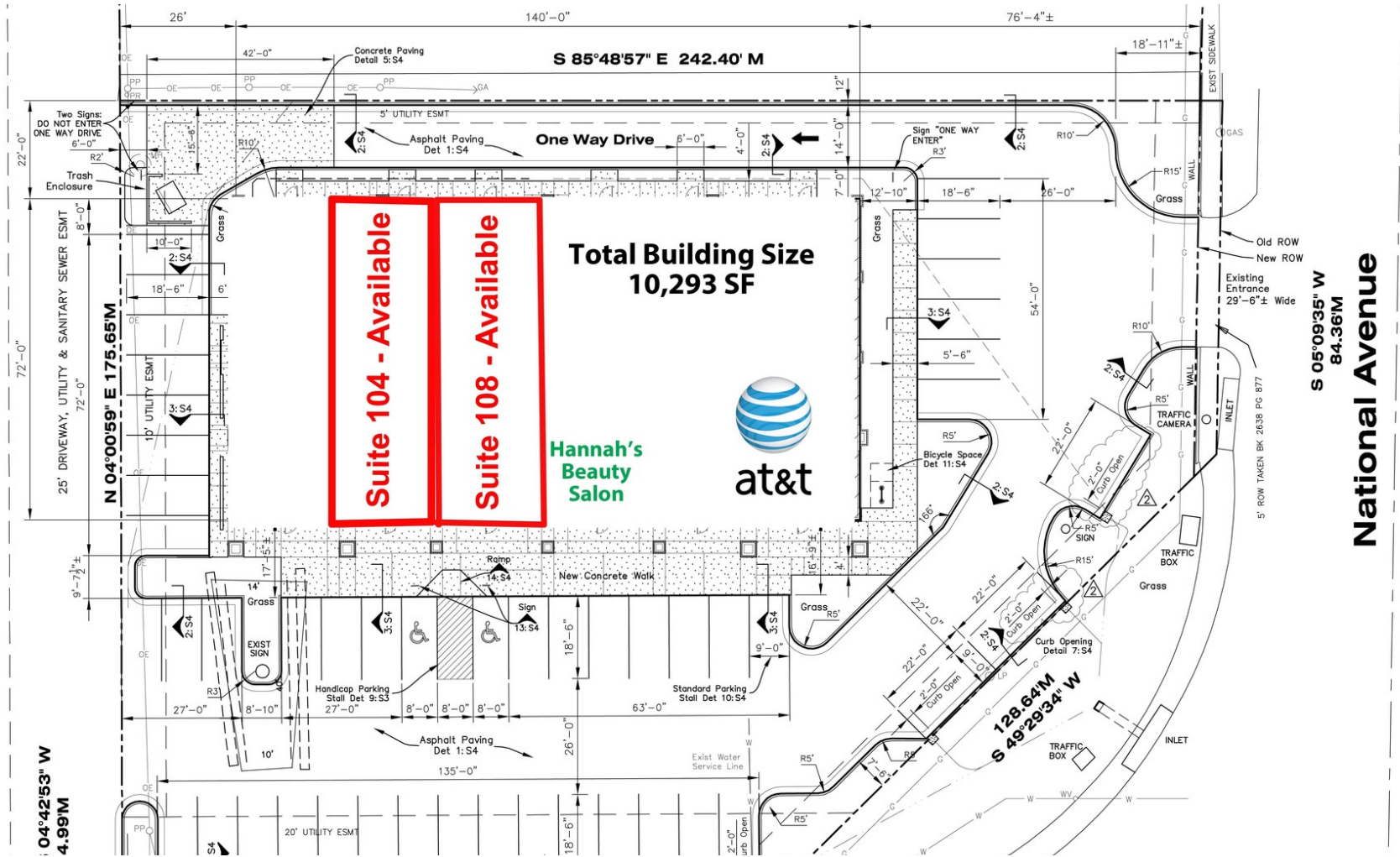
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Floor Plans

LOT 3



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Retailer Map



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Location Maps



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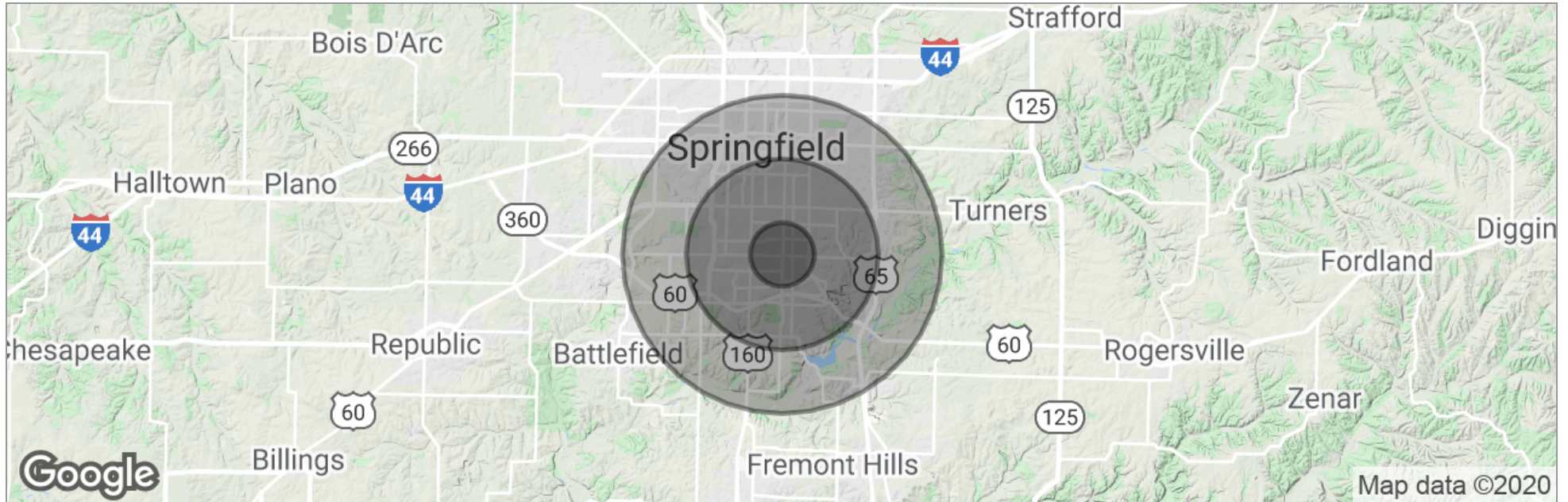
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	9,684	79,862	169,035
Population Density	3,083	2,825	2,152
Median Age	39.3	37.1	35.3
Median Age (Male)	35.4	34.9	33.9
Median Age (Female)	42.2	39.0	36.5
Total Households	5,211	37,640	74,711
# of Persons Per HH	1.9	2.1	2.3
Average HH Income	\$39,112	\$49,622	\$50,409
Average House Value	\$103,666	\$162,868	\$169,394

* 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