



For Lease



For more information please contact:

**David Havens**

Senior Broker

417.877.7900 x101

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)



For Lease



### PROPERTY SUMMARY

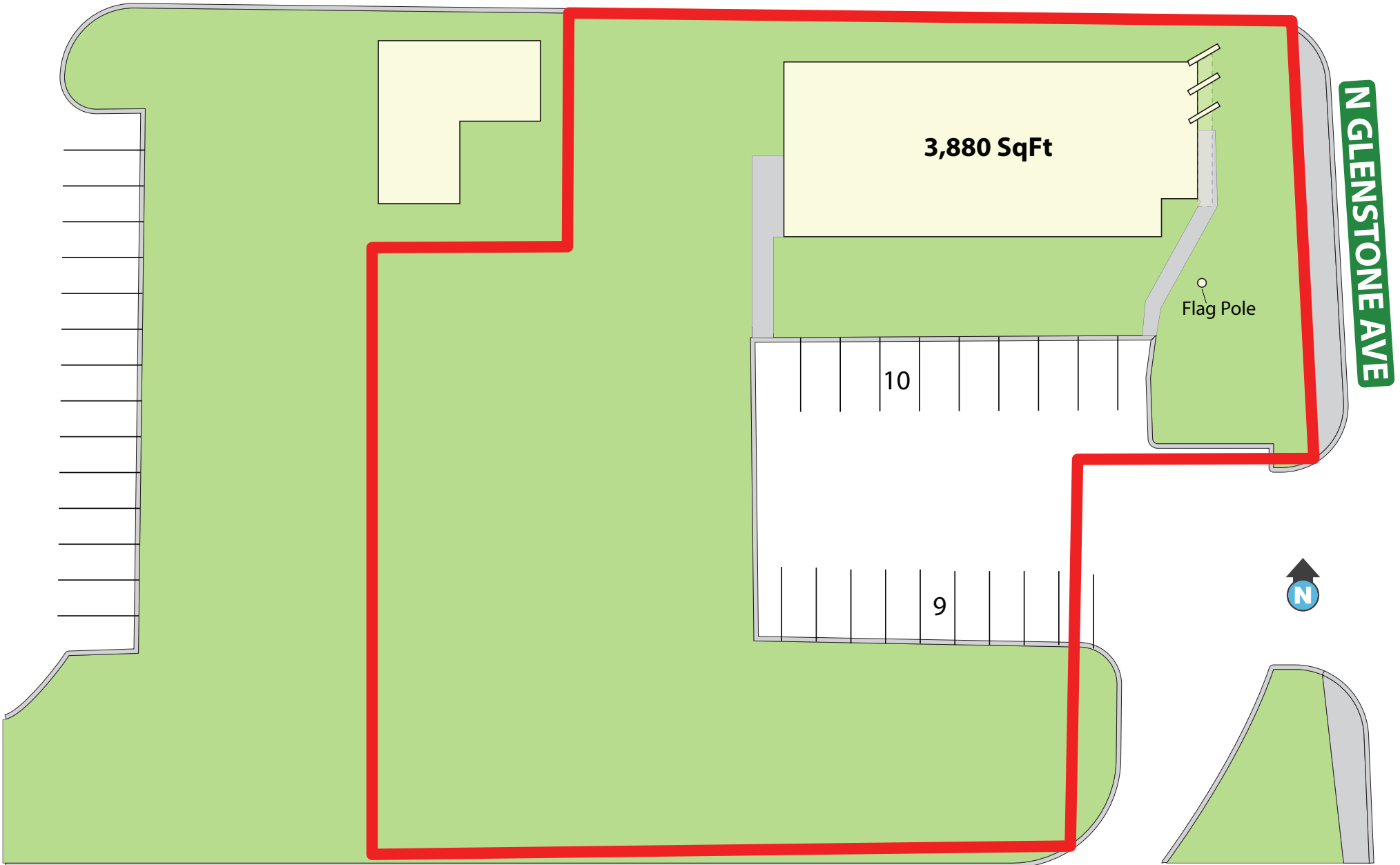
<b>Available SF:</b>	3,880 SF
<b>Lease Rate:</b>	\$14.00 SF/yr (Gross)
<b>Lot Size:</b>	0.92 Acres
<b>Building Size:</b>	3,880 SF
<b>Building Class:</b>	A
<b>Year Built:</b>	1945
<b>Zoning:</b>	Commercial
<b>Market:</b>	Springfield, MO
<b>Cross Streets:</b>	E Chestnut Expy

### PROPERTY OVERVIEW

601 N Glenstone is a single tenant office building. Located on north Glenstone avenue in east Springfield, MO. Property has 19-20 parking spaces and 1 flag pole located on east side of building. Newly sealed and striped parking lot(not shown in pictures)

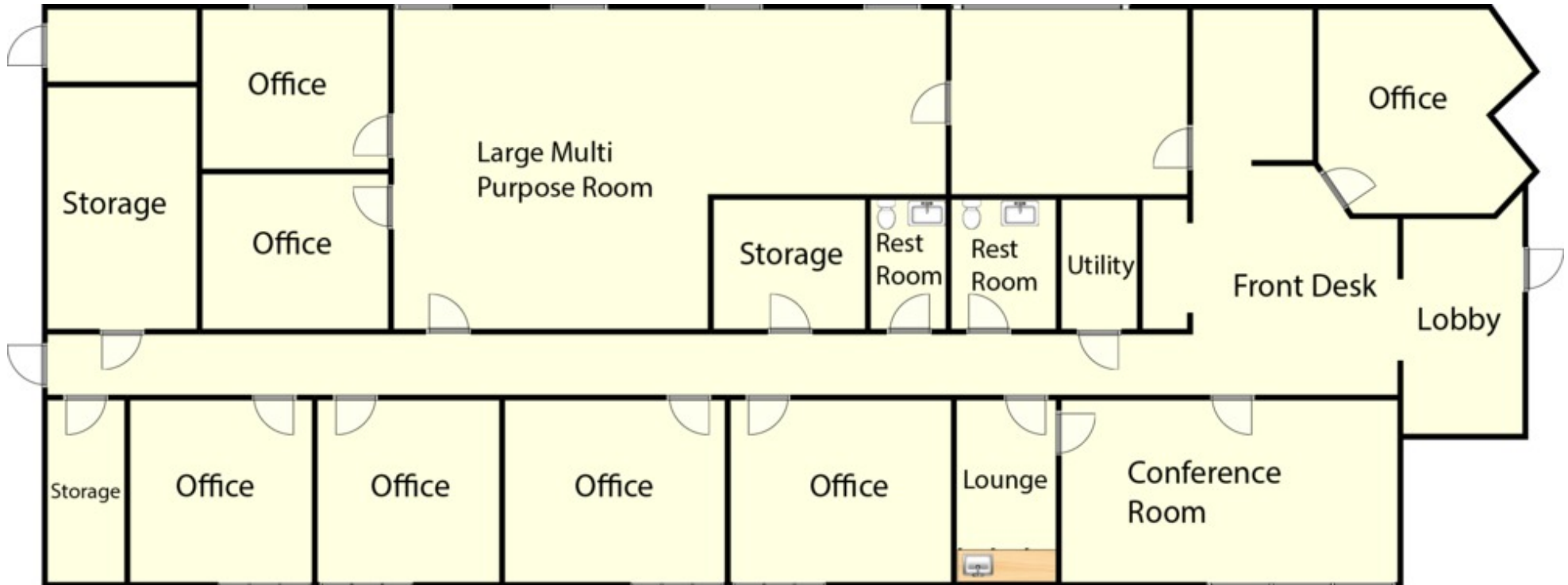
### PROPERTY HIGHLIGHTS

- Asphalt paved parking.
- All brick building.
- High traffic count.
- Flag pole.
- Close proximity to Chestnut Expressway.
- Gross Lease





For Lease



# 601 N Glenstone



601 N. GLENSTONE AVE., SPRINGFIELD, MO 65802

ADDITIONAL PHOTOS

For Lease



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://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.



# 601 N Glenstone



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ADDITIONAL PHOTOS

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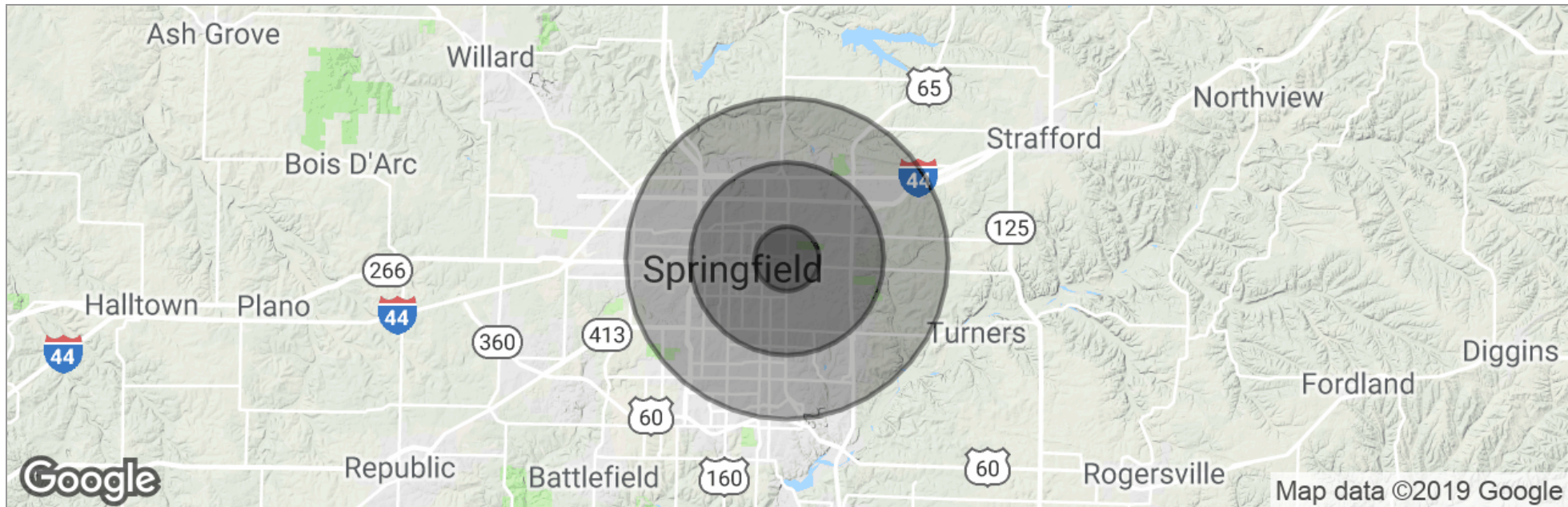
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,710	77,583	158,381
MEDIAN AGE	26.2	29.9	34.4
MEDIAN AGE (MALE)	26.3	29.5	33.2
MEDIAN AGE (FEMALE)	26.2	30.5	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,509	32,145	69,141
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$35,887	\$39,221	\$43,786
AVERAGE HOUSE VALUE	\$118,982	\$124,723	\$125,324

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	1 Mile	3 Miles	5 Miles
Total Population	8,710	77,583	158,381
Population Density	2,772	2,744	2,017
Median Age	26.2	29.9	34.4
Median Age (Male)	26.3	29.5	33.2
Median Age (Female)	26.2	30.5	35.6
Total Households	3,509	32,145	69,141
# of Persons Per HH	2.5	2.4	2.3
Average HH Income	\$35,887	\$39,221	\$43,786
Average House Value	\$118,982	\$124,723	\$125,324

\* 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