



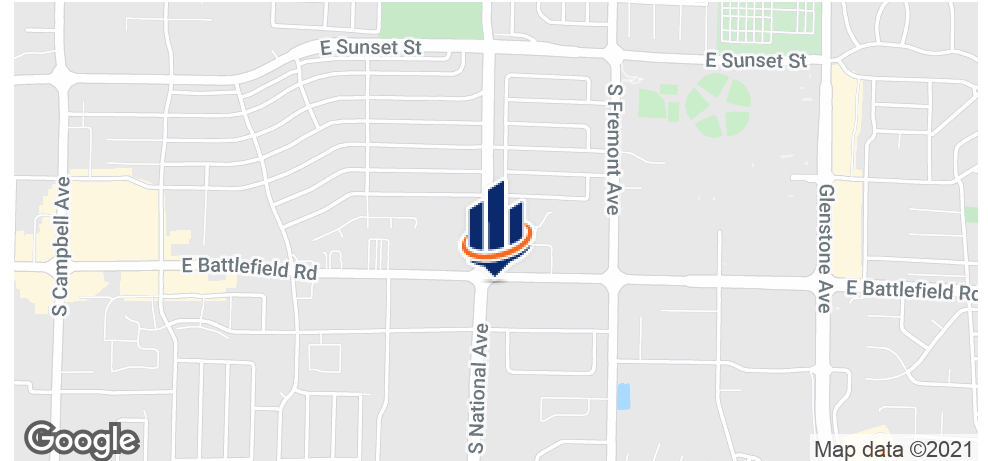
MONTCLAIR CENTRE

3010-3050 S. NATIONAL AVENUE
SPRINGFIELD, MO 65804

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Property Summary



OFFERING SUMMARY

Available SF: 1,380 - 2,277 SF

Current NNN's: \$3.65/psf

Available Suites: 5

Market: Springfield

Submarket: South Springfield

PROPERTY OVERVIEW

We currently have 5 available spaces at the Montclair Center. Suite 3520 could be a retail of office space with an entry/showroom and two offices and a bullpen area. Space 3014 includes hood, grease trap and in floor plumbing, the kitchen area has recently been renovated. Suite 3014 is a Restaurant Space facing S. National with hood, grease trap and in floor plumbing. The kitchen area has recently been renovated. Suite 3026 has a small showroom that could also be used as a reception area with a back room that could be used as a bullpen for office space or additional retail space. Suite 3024 is a Salon space with plumbing for 3 wash bowls, 2 private rooms, wash & dryer hookup. NNN's are \$3.65/psf.

LOCATION OVERVIEW

Located at the corner of National Ave. and Battlefield St in the heart of Medical Mile. Total traffic count for this hard corner location is 33,000 CPD.

PROPERTY HIGHLIGHTS

- Hard corner of Battlefield & National.
- Medical Mile
- Combined traffic count at the corner is 33,000 CPD.
- Current Est. NNN's \$3.56/psf

Available Spaces

LEASE RATE: \$8.00 - 15.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 1,380 - 2,277 SF

LEASE TERM: 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3026	Office Building	\$9.00 SF/yr	NNN	1,400 SF	Negotiable	The available space can either be used as a retail space or office. There is a small showroom that could also be used as a reception area with a back room that could be used as a bullpen for office space or additional retail space. There are three office, a restroom and small break area.
3050-104	Strip Center	\$8.00 SF/yr	NNN	2,277 SF	Negotiable	2,277 SF with 7 offices, conference room, kitchenette & 2 restrooms.
3020	Strip Center	\$9.00 SF/yr	NNN	1,580 SF	Negotiable	Reception/Retail area, two offices, bullpen area, one restroom and an IT closet.

Available Spaces

LEASE RATE: \$8.00 - 15.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 1,380 - 2,277 SF

LEASE TERM: 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 3014	Restaurant	\$15.00 SF/yr	NNN	1,750 SF	Negotiable	Restaurant Space facing S. National with hood, grease trap and in floor plumbing. The kitchen area has recently been renovated.
Suite 3024	Strip Center	\$14.00 SF/yr	NNN	1,380 SF	36 months	Salon space with plumbing for 3 wash bowls, 2 private rooms, wash & dryer hookup.

Suite 3014 Photos



Suite 3020



Suite 3024 Photos



Suite 3026



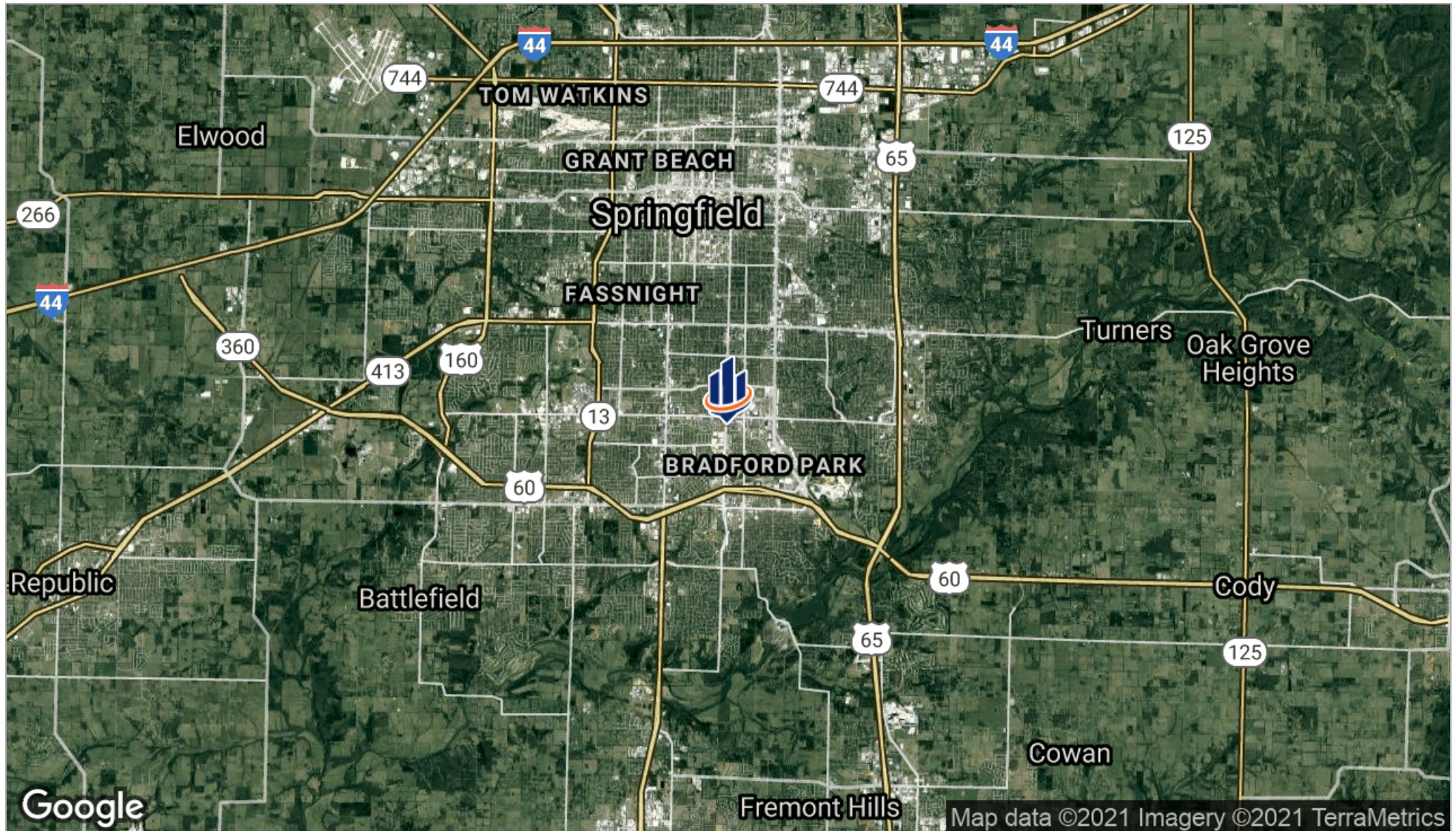
Suite 3050-104



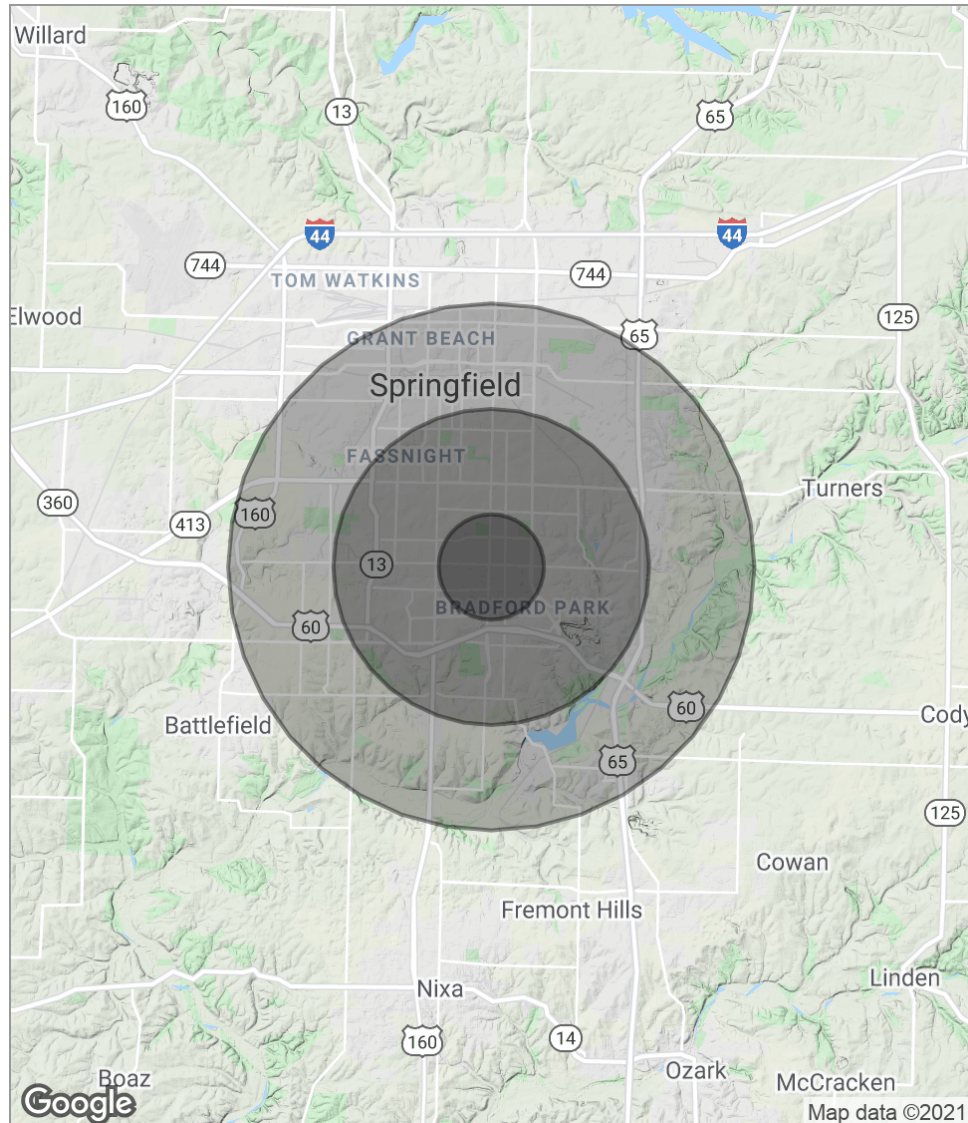
Retail Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,195	77,459	166,438
Median age	40.5	37.6	35.3
Median age [Male]	36.6	35.3	33.8
Median age [Female]	43.3	39.6	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,010	36,736	73,371
# of persons per HH	1.8	2.1	2.3
Average HH income	\$39,455	\$50,608	\$50,887
Average house value	\$104,203	\$165,252	\$172,412

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

ARCH WATSON

Senior Advisor



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PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors
Missouri Association of Realtors
National Association of Realtors

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.