



LONG DRIVE CENTER

1845 E. Turner St. Springfield, MO 65803

Retail/Office Spaces Located Near Big Shots Golf

Karen Cowan
Broker/Agent

Haven Short
Agent

(417) 830-7770

1675 E. Seminole St. Suite B, Springfield, MO 65804

the **WOOTEN COMPANY**
LLC

Lease Brochure

Property Snapshot

Building Highlights

Building Renovation 2021-2022

Located next to Big Shots Golf

New Landscape

Heavy daytime foot traffic

Building Details

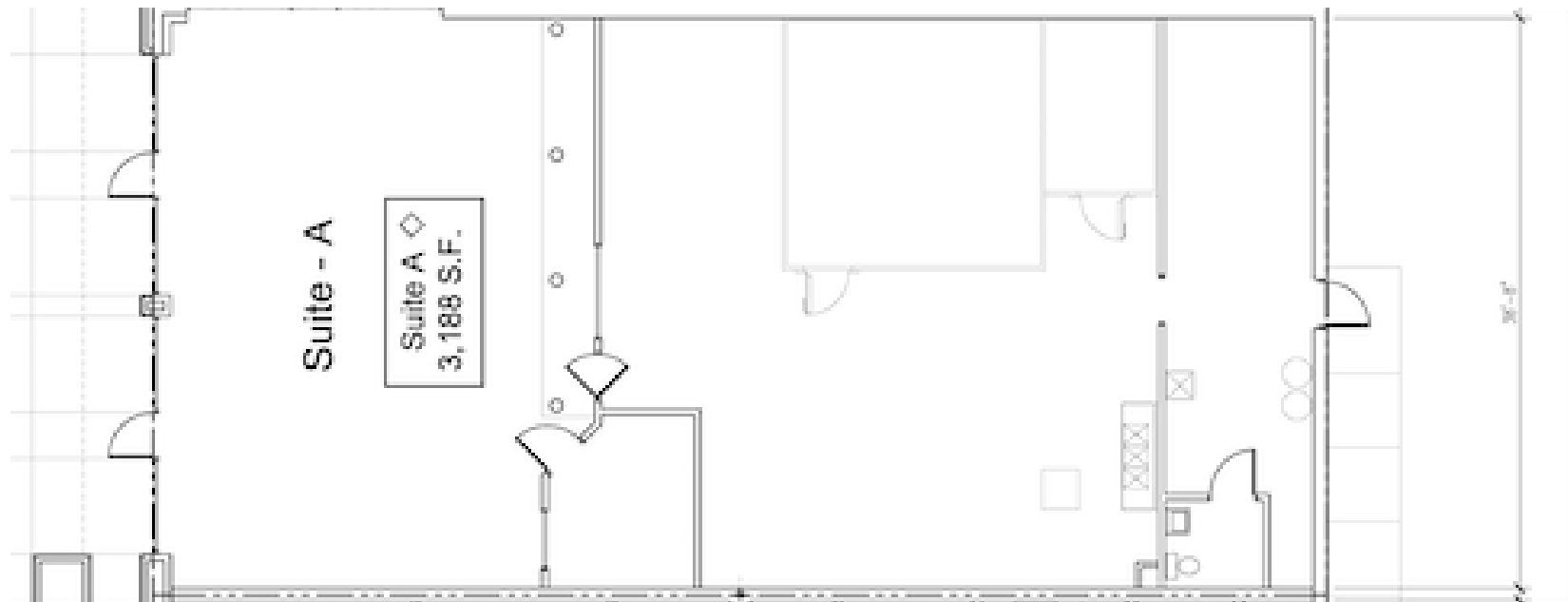
- **Property Type** Retail/Office
- **Total Building SQFT** 11,280
- **Total Building Suites** 5
- **Vacant SQFT** 7,378
- **Land Acres** 1.04
- **Class** C
- **Year Built** 1979
- **Year Renovated** 2022
- **Stories** 1
- **Total Parking Spaces** 60
- **Elevators** No
- **Cross Street** Kearney St.
- **Zoning** Highway Commercial
- **APN** 12-08-201-503
- **County** Greene County
- **Submarket** Kearney-Glenstone
- **Submarket Cluster** Northeast

Building Description

Long Drive Center is a longstanding commercial building located near one of the busiest intersections (Glenstone and Kearney) in Springfield. The visitation of the area holds steady at roughly 230,500 per year. Located off Highway 44, Long Drive Center boasts an impressive remodel of the building's facia, landscape, and eventual parking area to give visitors an experience that can only be provided by the property. In addition, the center shares a parking lot with Big Shots Golf and is located across from a Walmart Supercenter making this property an attractive prospect for your business's location. Signage is available on the Big Shots Sign, monthly charges will apply.

**Enhance your visibility with
available monument signage.
Inquire for details.**

Suite A Floor Plan



Suite A Interior Photos



Suite A Summary

Offering Summary

Unit	1845-A
Rentable Square Footage	3,188
Rate (Per SF)	\$10
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$2,656.67
NNN Cost PSF	\$2.99
Monthly NNN	\$794.34
Total PSF	\$12.99
Total Monthly	\$3,451.01



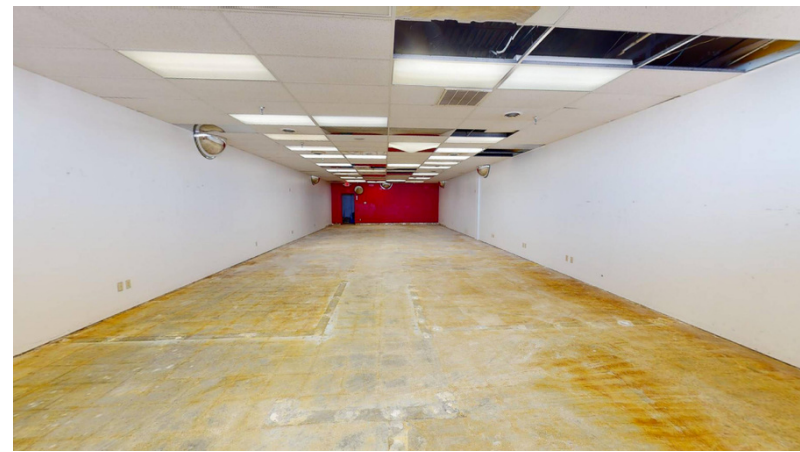
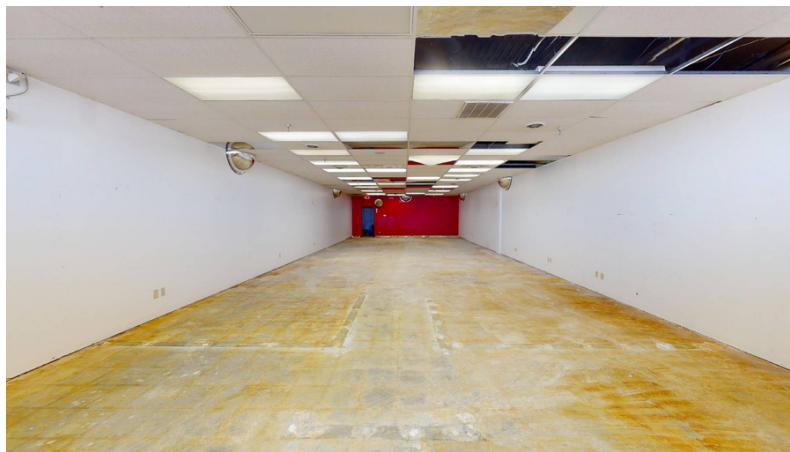
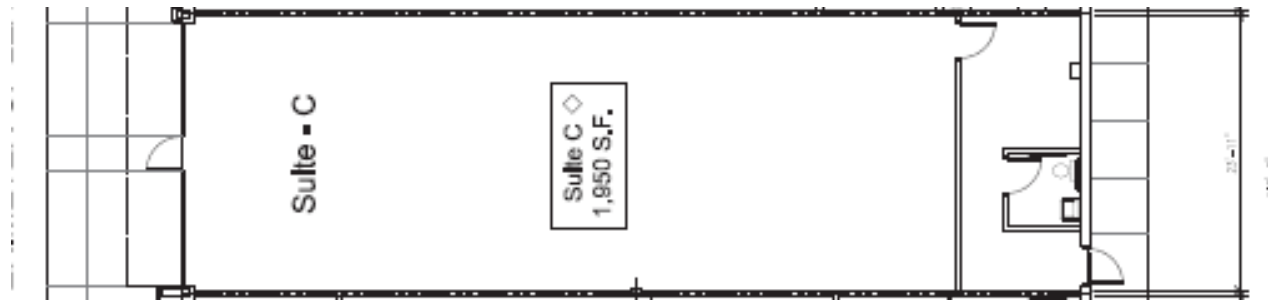
Suite Description

Unlock your business potential in this expansive 3,188 sq ft commercial space! Featuring large windows that flood the interior with natural light, this versatile area is perfect for retail, office, or creative use. Located in a prime, high-traffic area, it offers excellent visibility for your brand. call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$625 - \$650

*Tenants are responsible for setting up and maintaining utility accounts.

Suite C Floor Plan & Interior Photos



Suite C Summary

Offering Summary

Unit	1845-C
Rentable Square Footage	1,950
Rate (Per SF)	\$10
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$1,625.00
NNN Cost PSF	\$2.99
Monthly NNN	\$485.88
Total PSF	\$12.99
Total Monthly	\$2,110.88



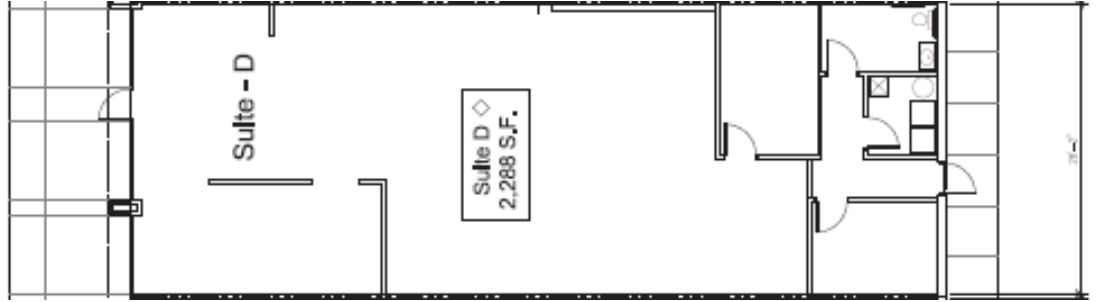
Suite Description

This move-in ready suite has been recently updated, including new windows that provide an ample amount of natural light and add value to your storefront. The open floor plan would be perfect for any business opportunity. Please call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$200 - \$240

*Tenants are responsible for setting up and maintaining utility accounts.

Suite D Floor Plan & Interior Photos



Suite D Summary

Offering Summary

Unit	1845-D
Rentable Square Footage	2,288
Rate (Per SF)	\$10
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$1,906.67
NNN Cost PSF	\$2.99
Monthly NNN	\$570.09
Total PSF	\$12.99
Total Monthly	\$2,476.76



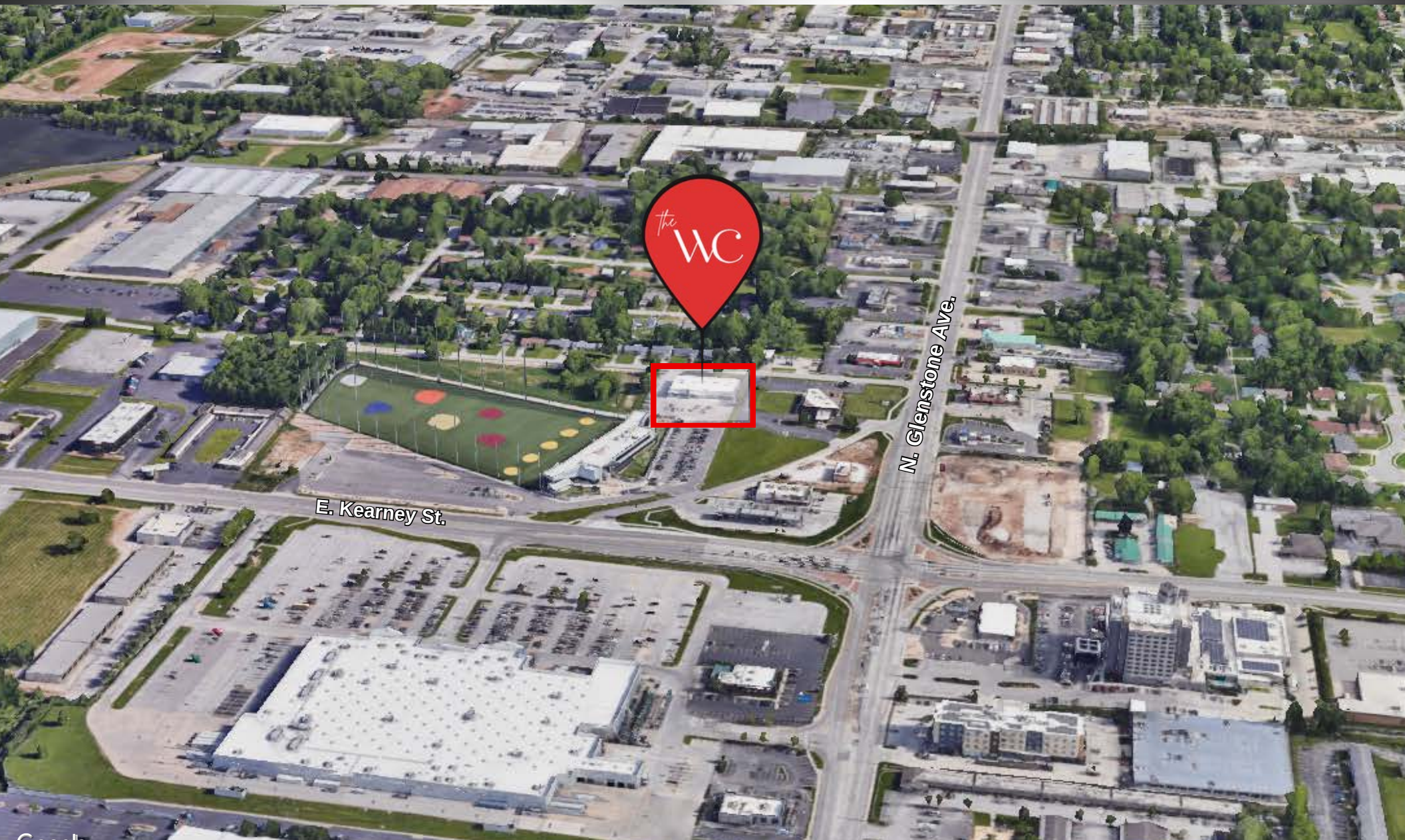
Suite Description

This move-in ready suite has been recently updated, including new windows that provide an ample amount of natural light and add value to your storefront. The space layout has multiple outlets, additional plumbing options, and a nice built-in waiting area. The back also has options for a washer and dryer hookup, next to the restroom. Add to that a Wal-Mart Super Center across the street and Big Shots Golf in the same parking lot makes this property very attractive for any business. Please call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$300 - \$340

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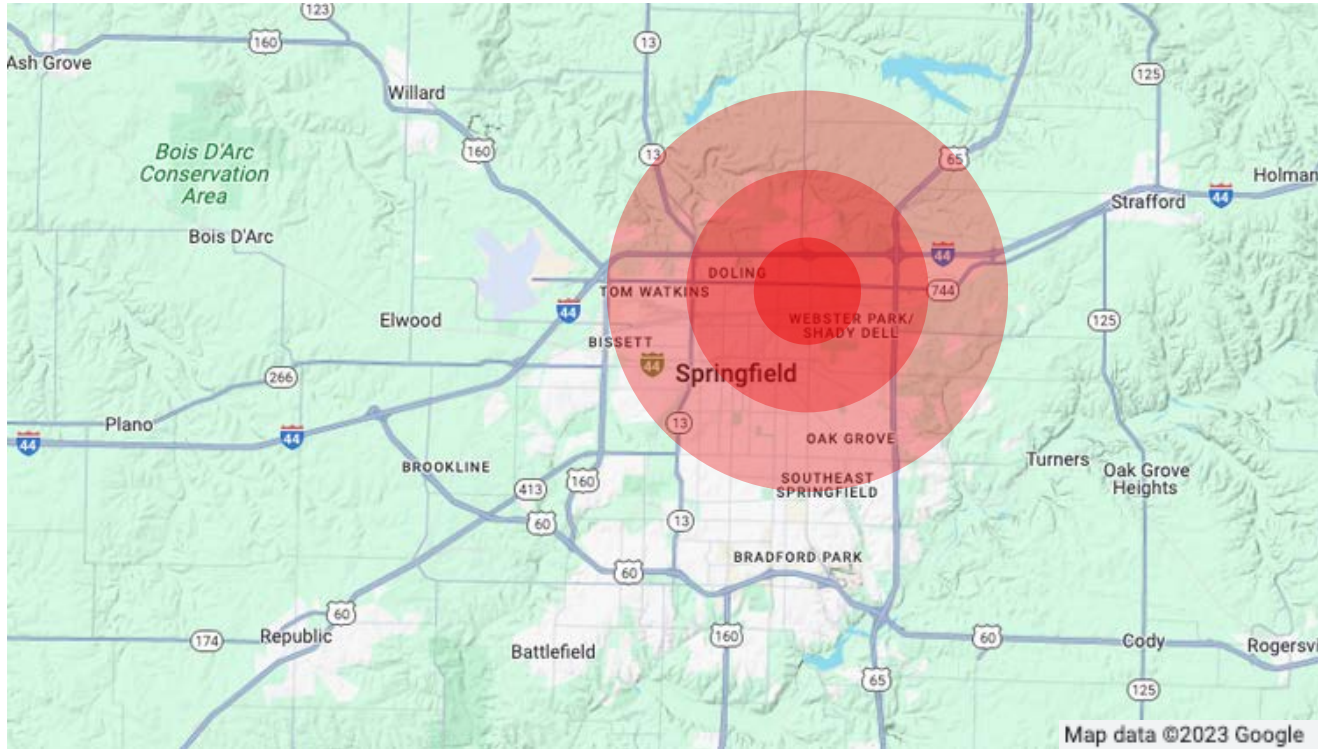
Google Earth View



Retailer Map



Demographics



	1 Mile	3 Mile	5 Mile
Population	20.1k	89.8k	171.7k
Average Household Income	41.7k	43.5k	47.6k
Median Age	32	32	34

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