

2620-2740 S GLENSTONE AVE
SPRINGFIELD, MO 65804



BRENTWOOD CENTER NORTH

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PROPERTY DESCRIPTION

Experience prime commercial space at Brentwood Center North in Springfield, MO. This impressive property offers exceptional visibility at a signalized corner lot, ensuring high exposure to the extensive daily traffic. With 500 parking spaces, convenient access is guaranteed for both tenants and customers. Situated across from the Battlefield Mall, the location enjoys unparalleled prominence and convenient ingress and egress. Don't miss the opportunity to secure your business at this well-situated property, offering a "right in right out" feature that enhances accessibility and customer convenience. Estimated NNN = \$4.25(etail)

PROPERTY HIGHLIGHTS

- Signalized Corner Lot.
- High traffic count.
- 500 Parking Spaces.
- Located across from the Battlefield Mall.
- Great visibility & Easy access to center.
- Right in right out

OFFERING SUMMARY

Lease Rate:	\$25.00 SF / year (NNN; Gross
Number of Units:	40
Available SF:	789 - 3,400 SF
Lot Size:	9.09 Acres
Building Size:	113,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,575	36,284	69,865
Total Population	7,096	77,414	158,102
Average HH Income	\$53,307	\$50,672	\$51,166

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	789 - 3,400 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2682	Available	3,400 SF	NNN	\$25.00 SF/yr	In-Line.
2740-102	Available	946 SF	Gross	\$25.00 SF/yr	Office-Space.
2740-106	Available	789 SF	Gross	\$25.00 SF/yr	Office-Space.

LEASE SPACES

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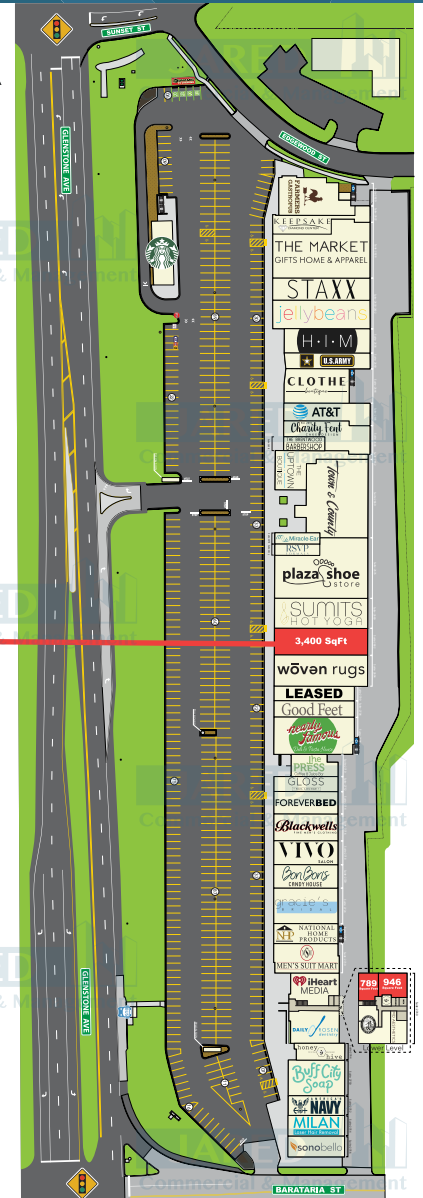
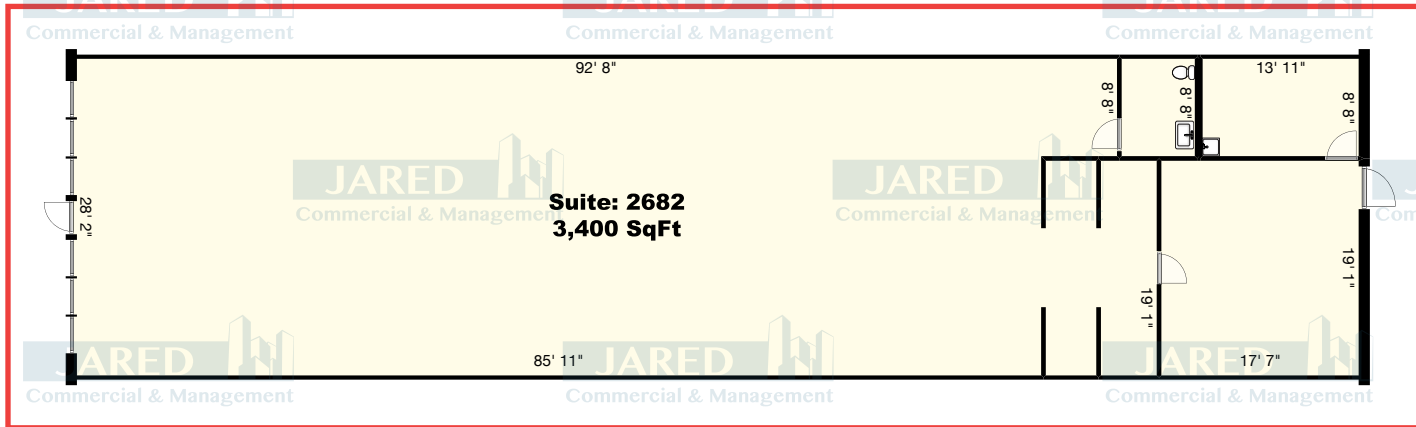


SITE PLAN

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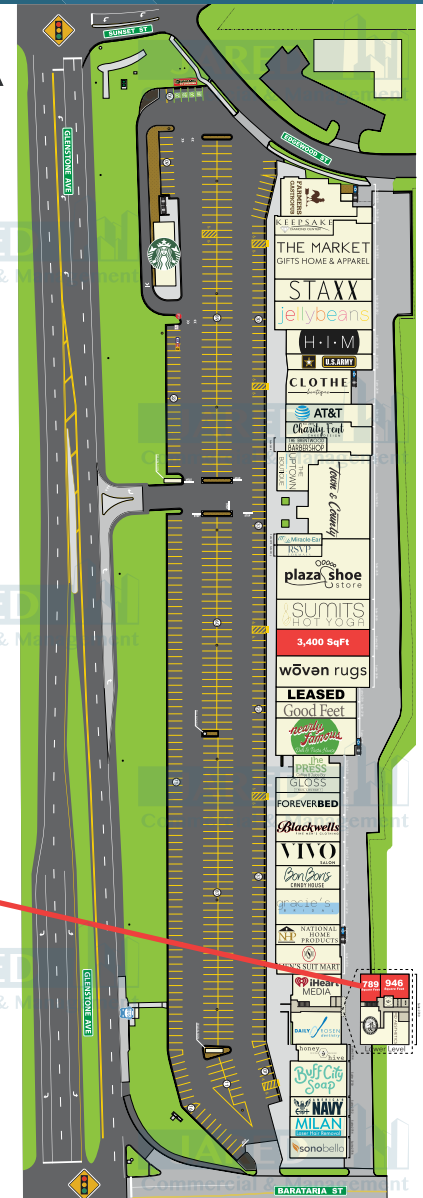
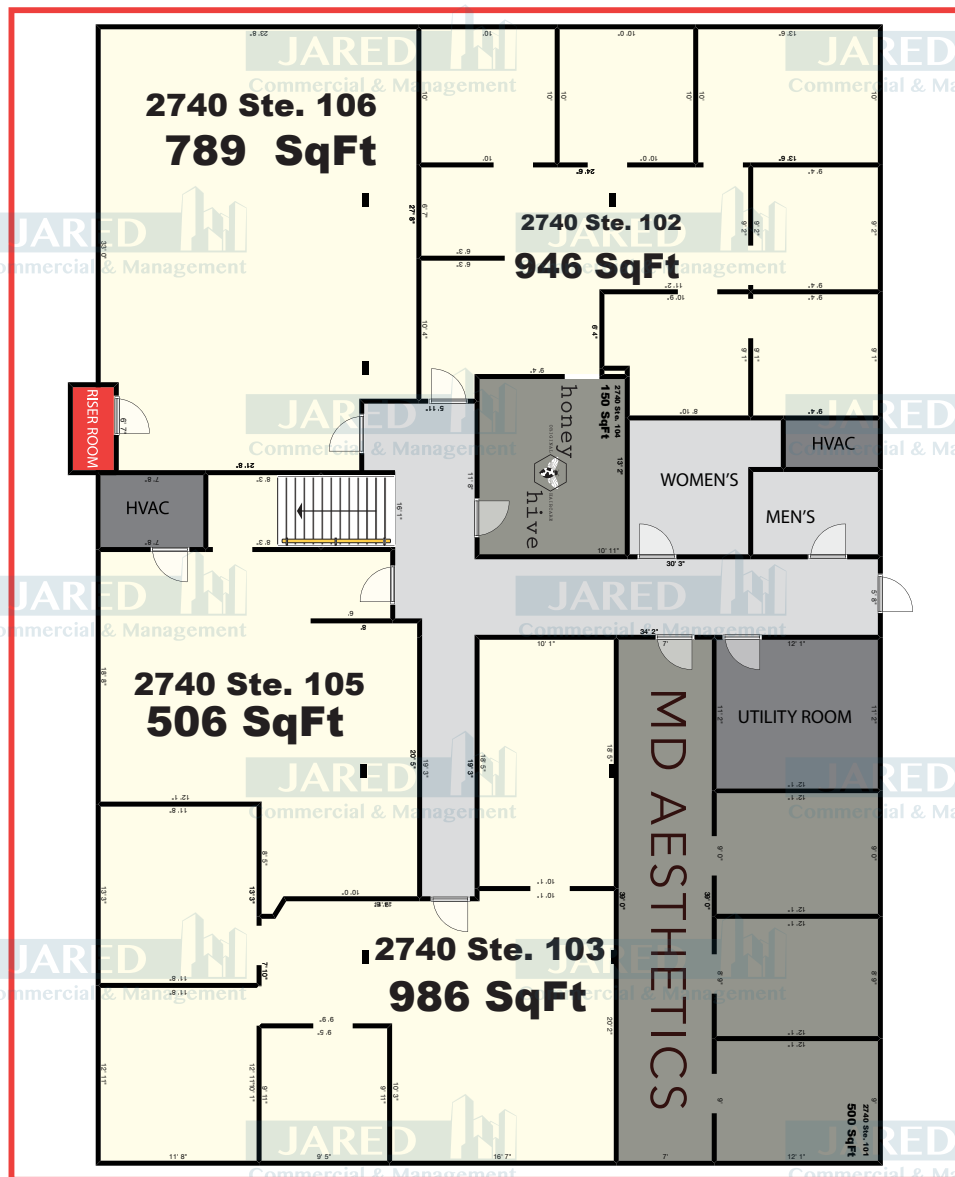


FLOOR PLANS

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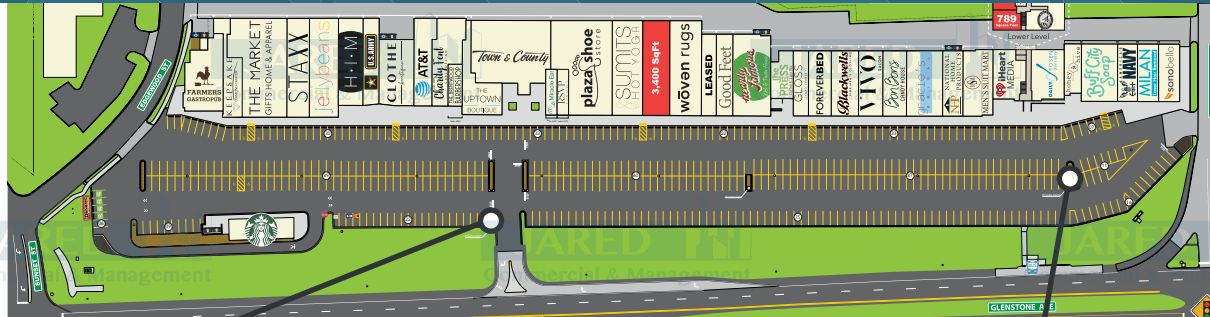


PDF WITH HEADER/FOOTER

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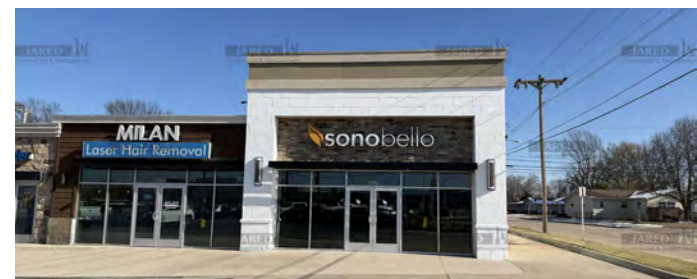


PYLON SIGN

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ADDITIONAL PHOTOS

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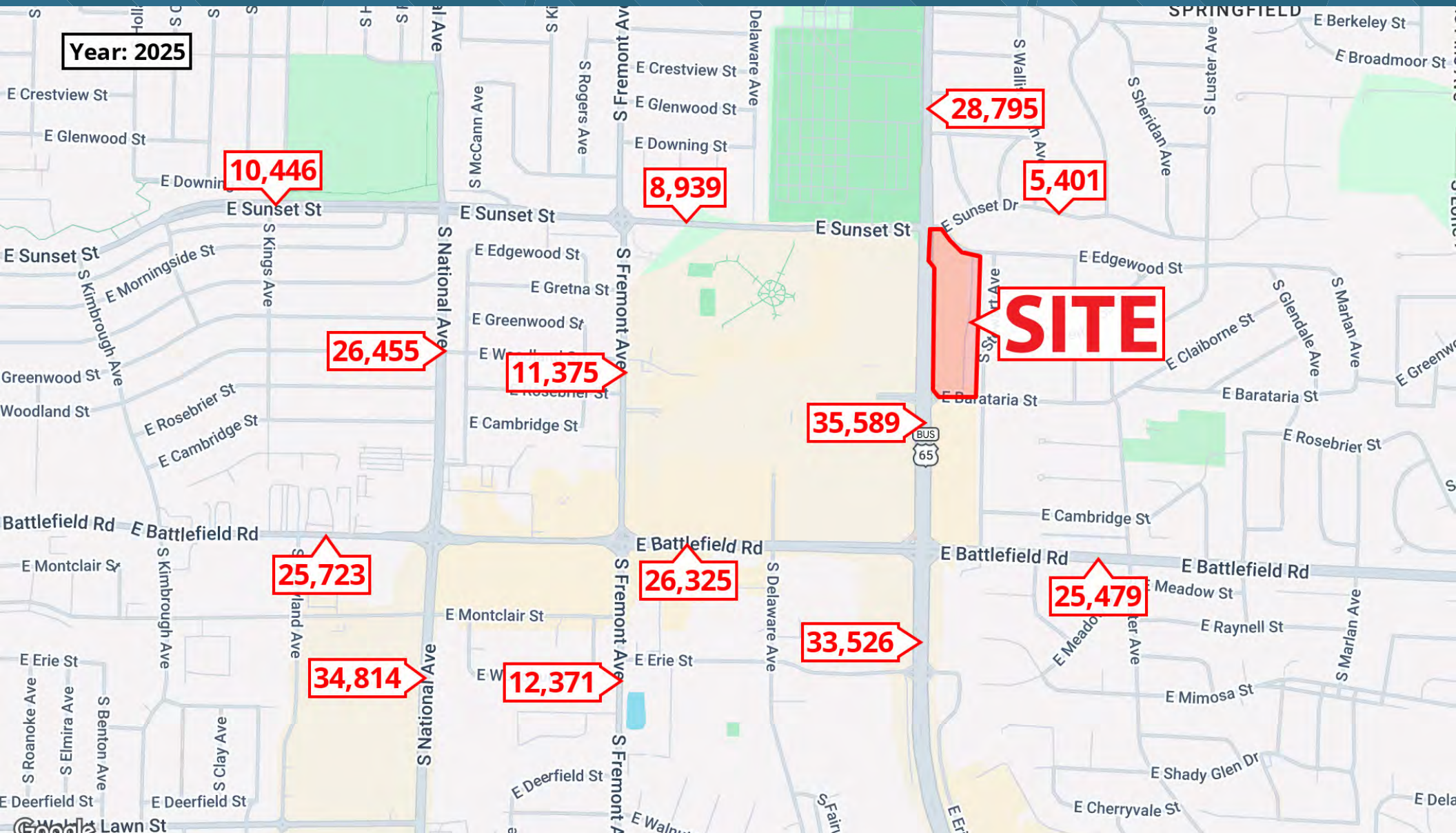


RETAILER MAP



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TRAFFIC COUNT MAP

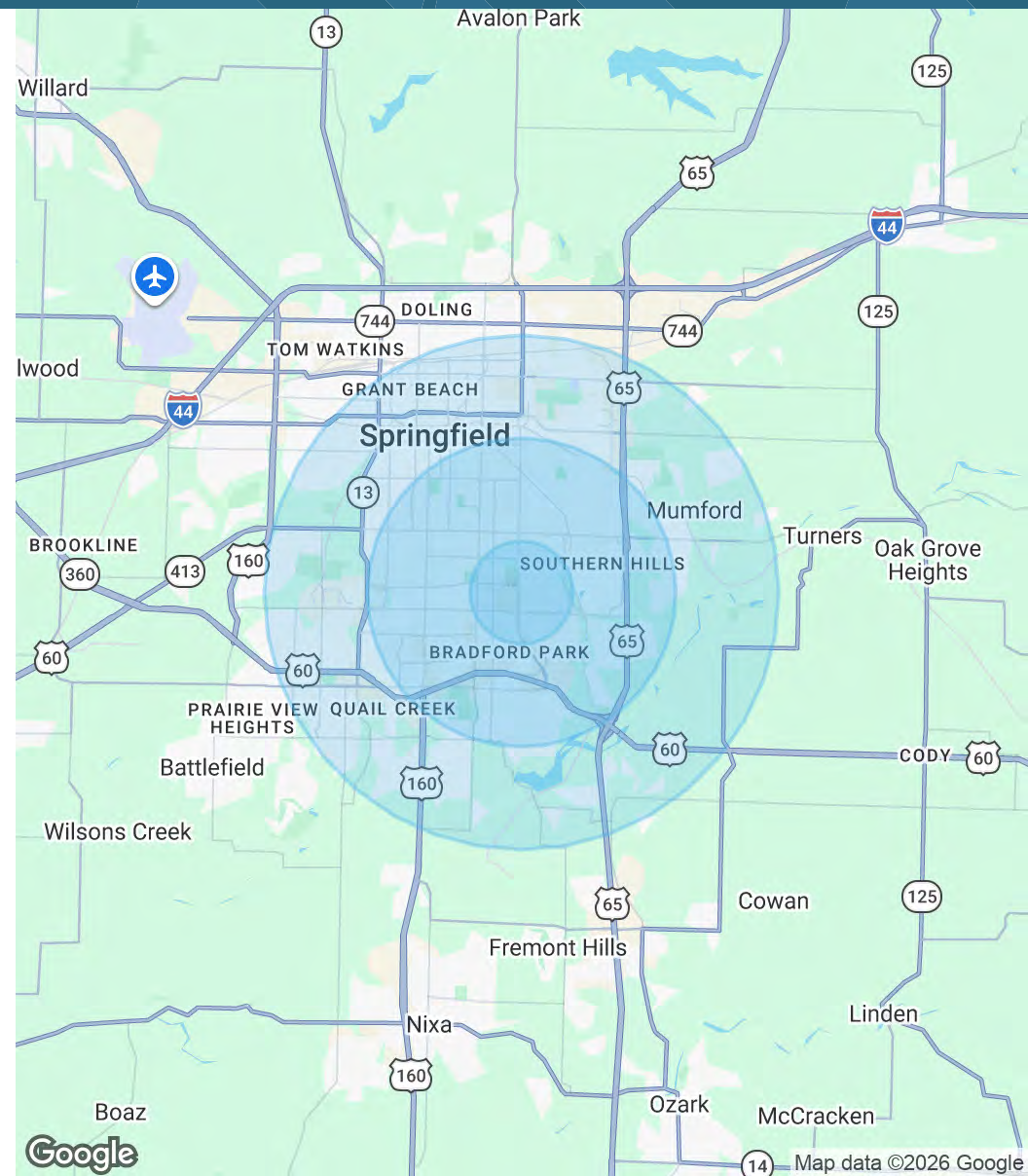
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,096	77,414	158,102
Average Age	44.2	36.6	35.4
Average Age (Male)	42.0	34.2	34.0
Average Age (Female)	46.6	38.8	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,575	36,284	69,865
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$53,307	\$50,672	\$51,166
Average House Value	\$101,538	\$155,817	\$177,843

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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DAVID HAVENS

Senior Broker

Direct: 417.877.7900 x101 **Cell:** 417.350.4771
dhavens@jaredcommercial.com

MO #2015037234



CURTIS JARED

President & CEO

Direct: 417.877.7900 x111 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985

MEET THE TEAM

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