

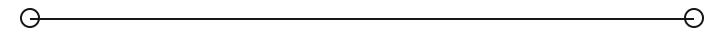
## LEASE

# ±1,833 SF of Retail Space for Lease

**THE HERITAGE**

**1364 E. BATTLEFIELD ROAD**

Springfield, MO 65804



## PRESENTED BY:

**JEFF CHILDS, SIOR, CCIM**

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[jeff.childs@svn.com](mailto:jeff.childs@svn.com)

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/yr (NNN) (Estimated NNN \$3.50/SF)
TOTAL RETAIL SPACE:	±5,928 SF
AVAILABLE SF:	±1,833 SF
LOT SIZE:	2.306 Acres
YEAR BUILT:	2023
ZONING:	General Retail
APN:	1906301055

PROPERTY OVERVIEW

We are pleased to offer this new ±1,833 SF retail space for lease located on the first floor of the new Heritage luxury mixed use development. This development is located on the southwest corner of Battlefield Road and Fremont Avenue with multiple points of ingress and egress. These retail spaces are a part of the brand new Heritage Development which also features 95 luxury apartments that are 98% leased with some of the highest rents in Springfield, MO.

PROPERTY HIGHLIGHTS

- Frontage with great visibility along Battlefield Road
- Located on the signaled corner
- Located along Springfield's Major Retail Corridor and just west of the Battlefield Mall
- 95 luxury apartments that are 98% leased with some of the highest rents in Springfield, MO.
- 2024 Average Daily Traffic Counts: Battlefield Road - 27,989 / Fremont Avenue - 12,785
- Population within: 1 Mile - 9,077 / 2 Miles - 32,479 / 5 Miles - 171,113

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## EXTERIOR PHOTOS



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**SVN | RANKIN COMPANY, LLC**

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## INTERIOR PHOTOS

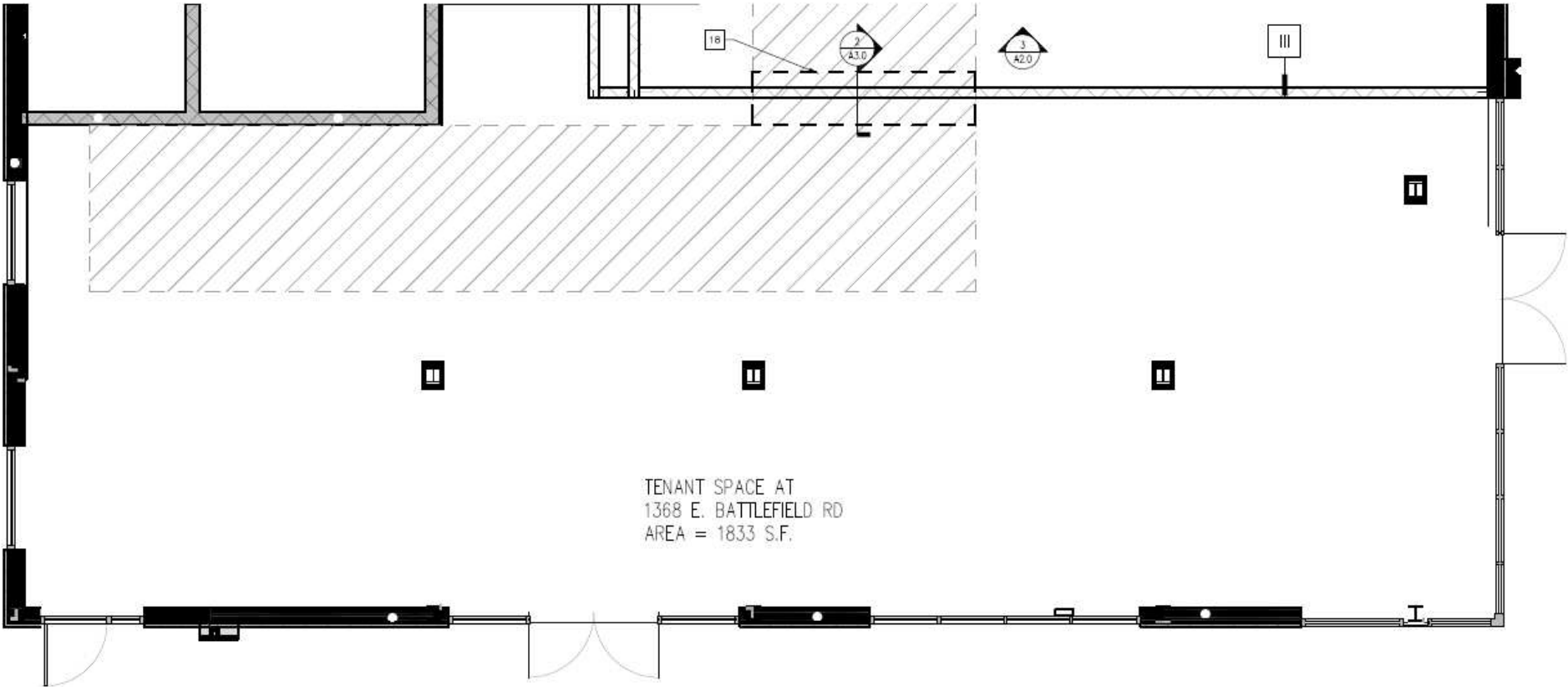


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FLOOR PLAN



TENANT SPACE AT  
1368 E. BATTLEFIELD RD  
AREA = 1833 S.F.

1  
A1.1

TENANT SPACE FLOOR PLAN

SCALE: = 3/16" = 1'-0"



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## RETAILER MAP



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## RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

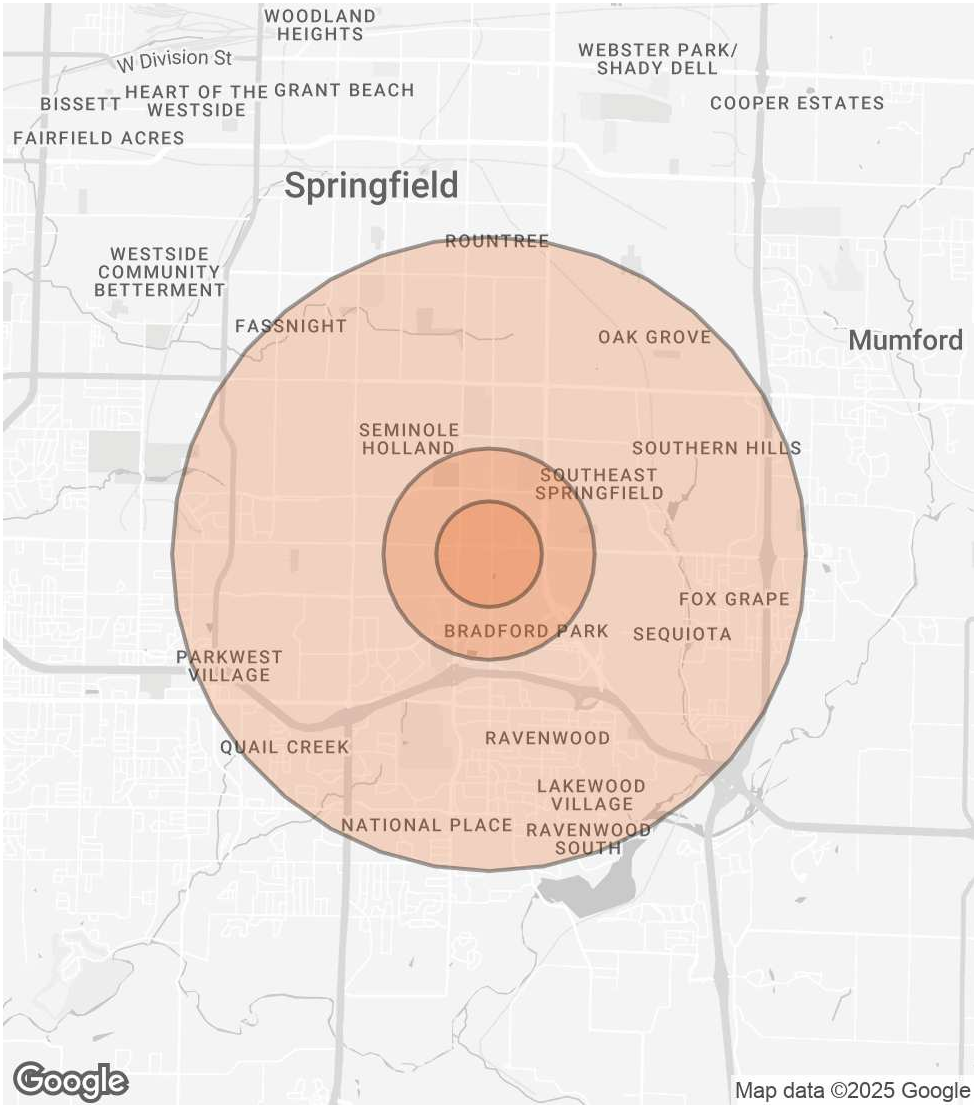
POPULATION 0.5 MILES 1 MILE 3 MILES

TOTAL POPULATION	2,351	10,158	77,378
AVERAGE AGE	47	44	42
AVERAGE AGE (MALE)	44	41	40
AVERAGE AGE (FEMALE)	49	46	44

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 3 MILES

TOTAL HOUSEHOLDS	1,260	5,106	37,258
# OF PERSONS PER HH	1.9	2	2.1
AVERAGE HH INCOME	\$58,819	\$63,529	\$79,004
AVERAGE HOUSE VALUE	\$191,375	\$193,306	\$246,215

Demographics data derived from AlphaMap



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## ADVISOR BIO



### JEFF CHILDS, SIOR, CCIM

Senior Advisor

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Direct: **417.887.8826 x104** | Cell: **417.860.5447**

## PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 30 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves on the OTC Foundation Board, former chair on the board for City Utilities of Springfield, 2019 Springfield Area Chamber of Commerce Chairman, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

## EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

## MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR) / Certified Commercial Investment Member (CCIM) / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / 2019 Chairman for Springfield Chamber of Commerce / Former Board Member Springfield Convention & Visitors Bureau, Inc / Local Issues Public Policy Task Force - Past Chairman / Development Issues Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

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

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