

600 S Glenstone



600 S GLENSTONE AVE, SPRINGFIELD, MO 65802

COVER PAGE

For Lease



For more information please contact:

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Senior Broker

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Curtis Jared

President & CEO

417.877.7900 x111

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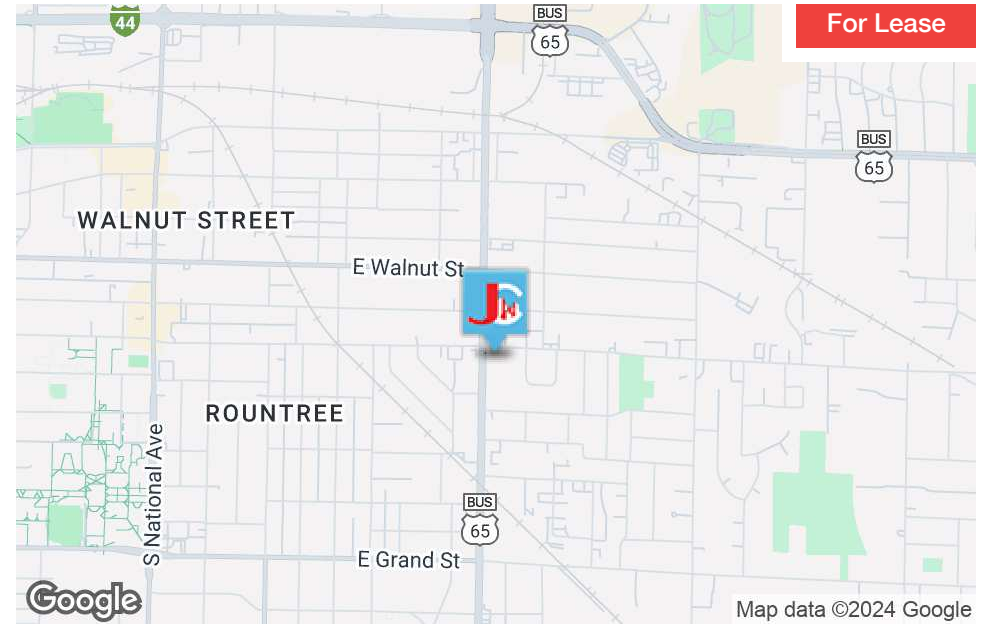
The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.45 Acres
Lot Size:	2.89 Acres
Number of Units:	1
Year Built:	1983
Zoning:	Commercial
Market:	Springfield, MO

PROPERTY OVERVIEW

Build to suit signalized corner lot for lease in Springfield, MO.

PROPERTY HIGHLIGHTS

- Great Visibility.
- Signalized Intersection.
- Easy Access.
- Corner Lot.
- Free Standing.
- High Traffic Area.
- Close Proximity to MSU.

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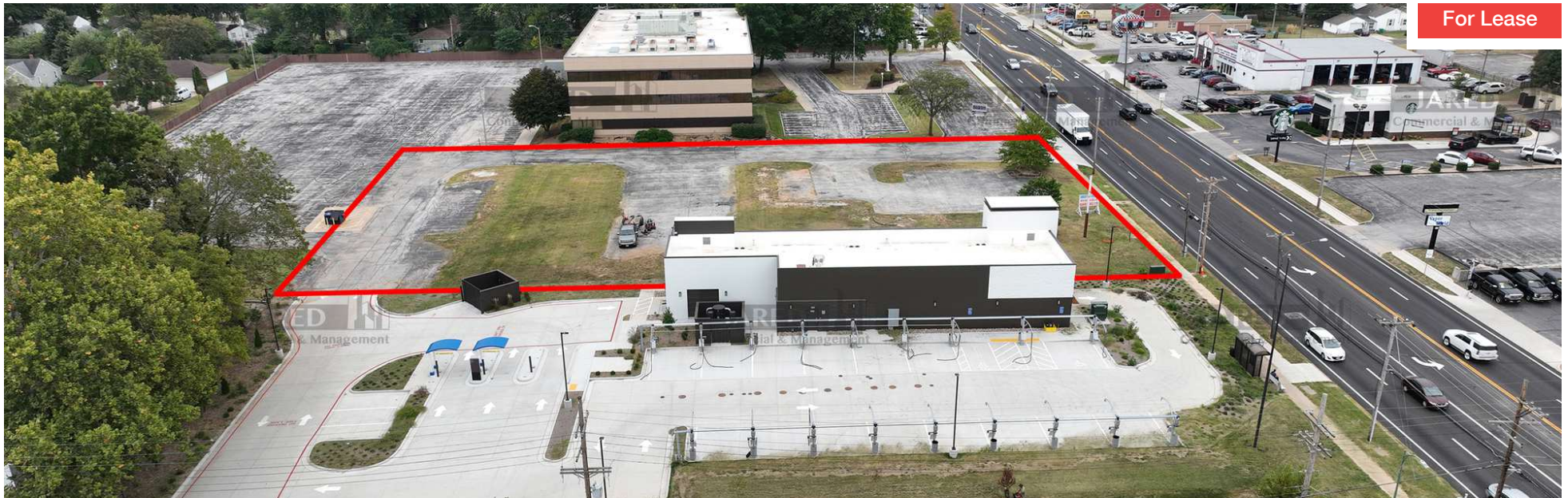
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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1.45 Acres Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lot 2	Available	1.45 Acres	NNN	Negotiable	Build to suite land lease.

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SITE PLAN

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JARED Commercial & Management

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Google

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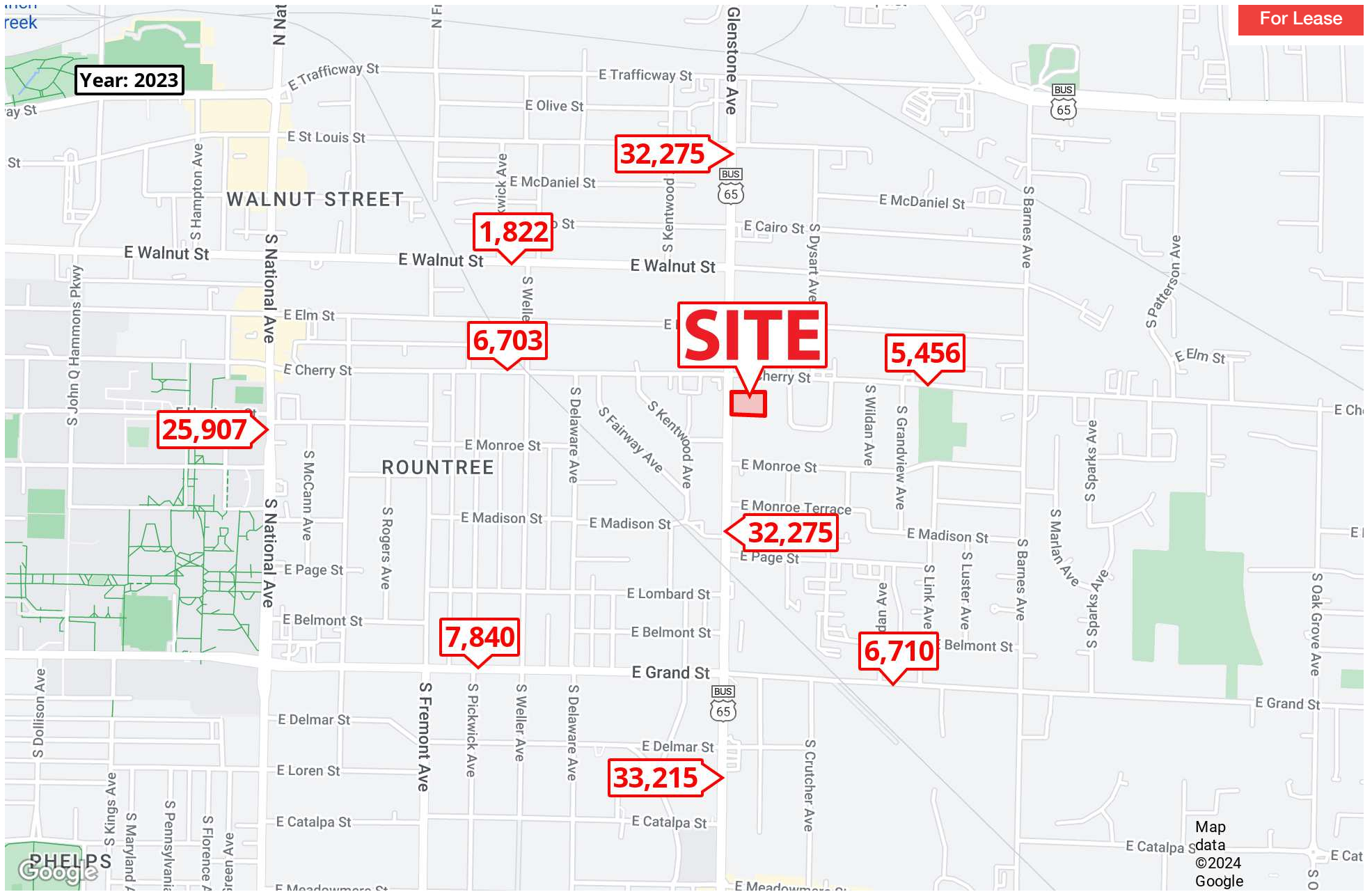
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TRAFFIC COUNT MAP

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DEMOGRAPHICS MAP & REPORT

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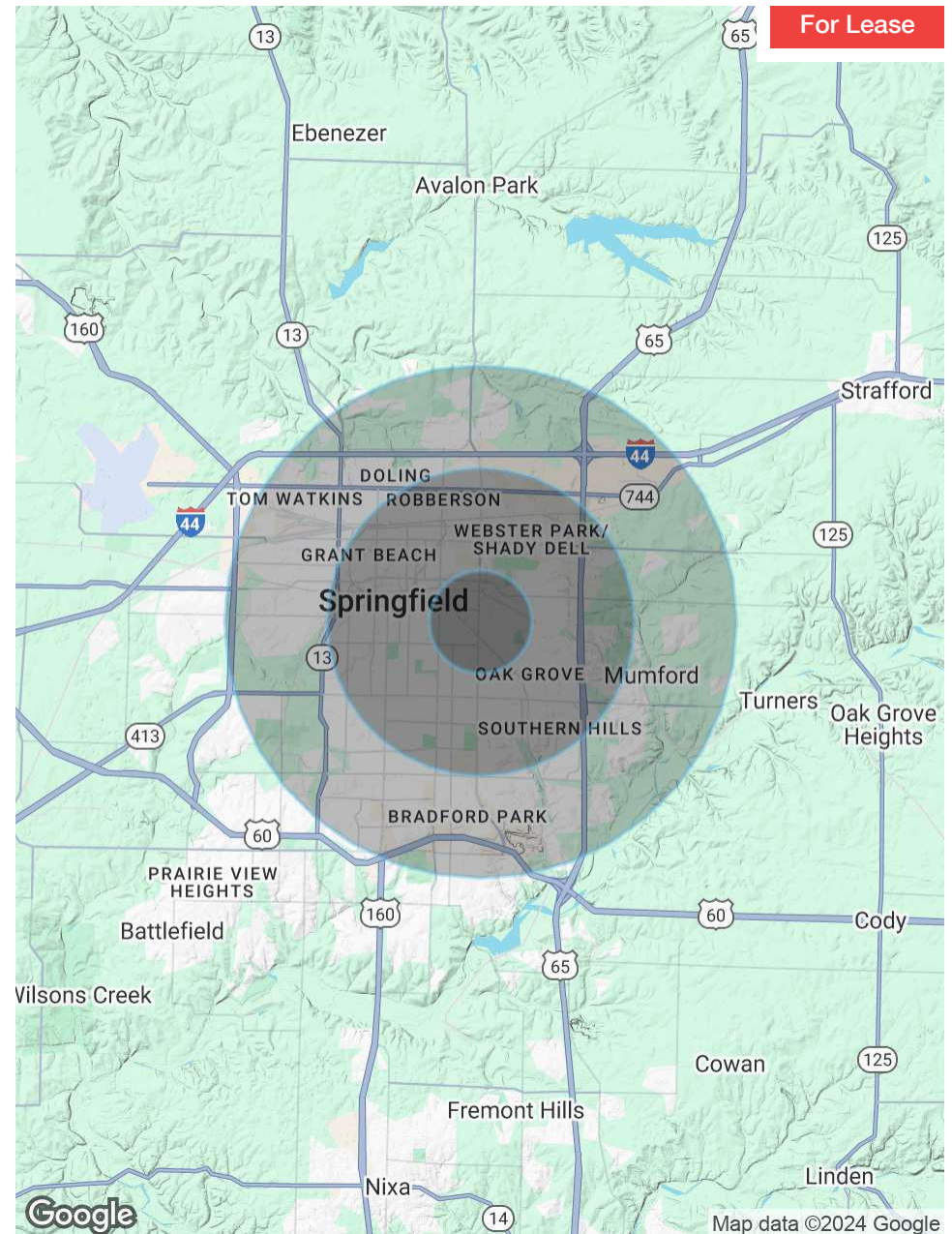
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,781	82,249	165,368
Average Age	28.9	30.6	34.7
Average Age (Male)	28.7	29.9	33.4
Average Age (Female)	28.7	31.6	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,671	34,675	73,096
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$44,042	\$41,270	\$44,730
Average House Value	\$160,587	\$129,110	\$129,162

* Demographic data derived from 2020 ACS - US Census



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For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | **Cell:** 417.350.4771

MO #2015037234

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

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
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For Lease



CURTIS JARED

President & CEO

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Direct: 417.877.7900 x111 | **Cell:** 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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