

Battlefield Plaza

301-321 E BATTLEFIELD RD, SPRINGFIELD, MO 65807



For Lease



For more information please contact:

David Havens

Senior Broker

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Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an unparalleled leasing opportunity at 301-321 E Battlefield Rd, Springfield, MO, 65807. This prime commercial space is situated on a signalized corner lot, boasting unrivaled visibility in a high-traffic area. Anchored by Food 4 Less, the property offers 809 parking spaces for effortless accessibility. With its strategic location and great visibility, this space presents an exceptional opportunity for businesses seeking a dynamic, high-exposure environment. Don't miss out on the chance to establish your presence in this coveted location.

PROPERTY HIGHLIGHTS

- High traffic area.
- Signalized Corner Lot.
- Anchored by Food 4 Less.
- 809 Parking Spaces.
- Great Visibility & Easy Access.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	28
Available SF:	2,800 SF
Lot Size:	14.75 Acres
Building Size:	165,595 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,967	40,370	81,680
Total Population	11,971	86,108	185,393
Average HH Income	\$57,138	\$72,007	\$78,325

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Commercial & Management

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LEASE SPACES



LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

2,800 SF

Lease Rate:

\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
319-P	Available	2,800 SF	NNN	\$15.00 SF/yr	In-Line.

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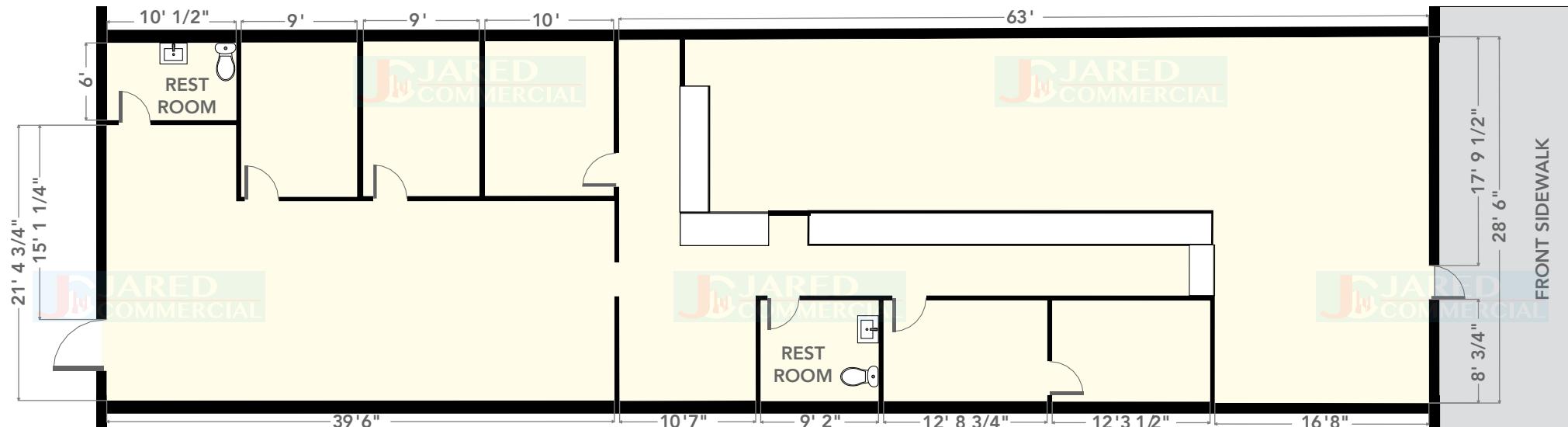
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319-P FLOOR PLAN

For Lease



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SITE PLAN

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RETAILER MAP



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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

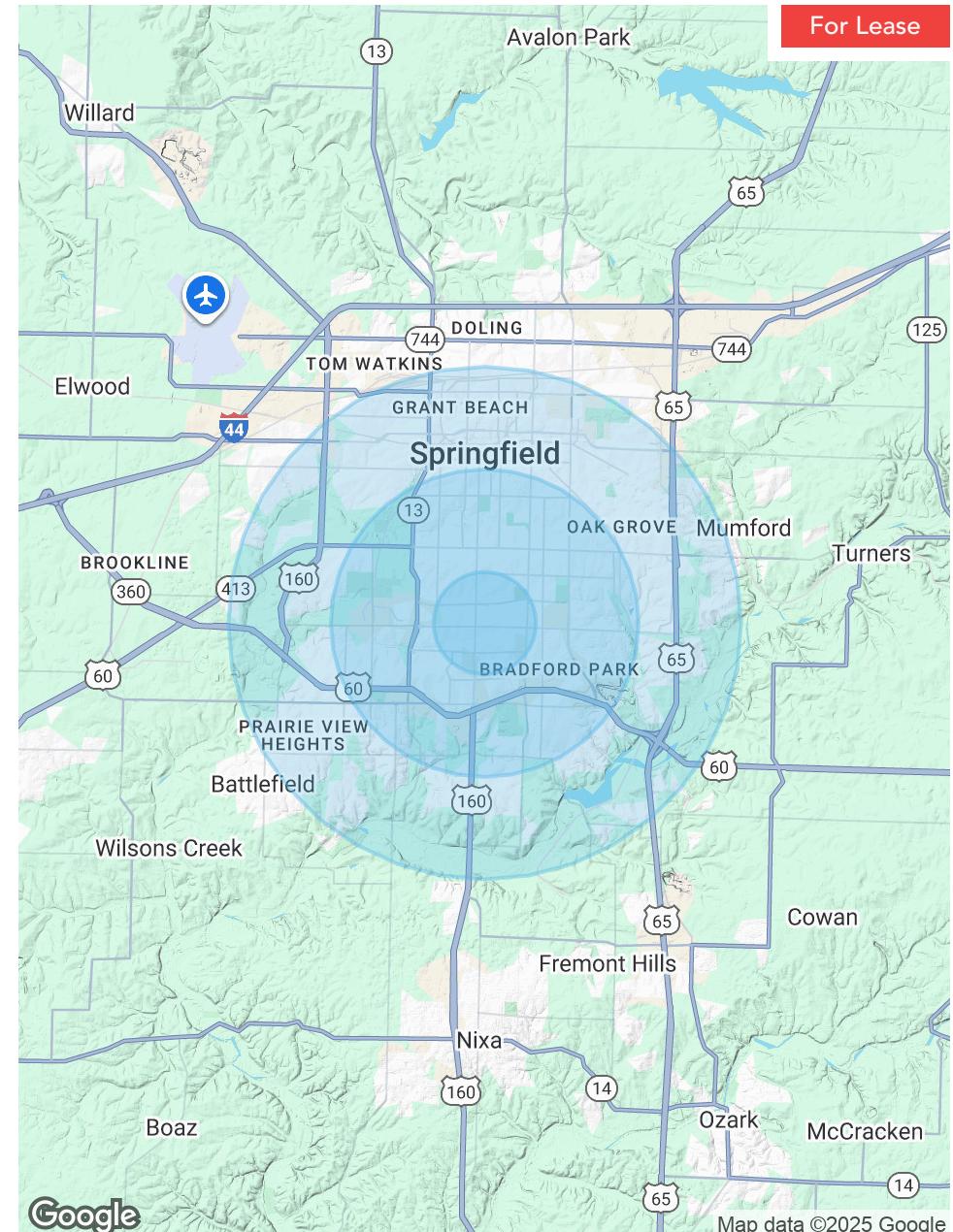
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,971	86,108	185,393
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,967	40,370	81,680
# of Persons per HH	2	2.1	2.3
Average HH Income	\$57,138	\$72,007	\$78,325
Average House Value	\$180,297	\$224,379	\$232,174

Demographics data derived from AlphaMap



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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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