

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

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com





For Lease

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



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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LEASE SPACES



For Lease

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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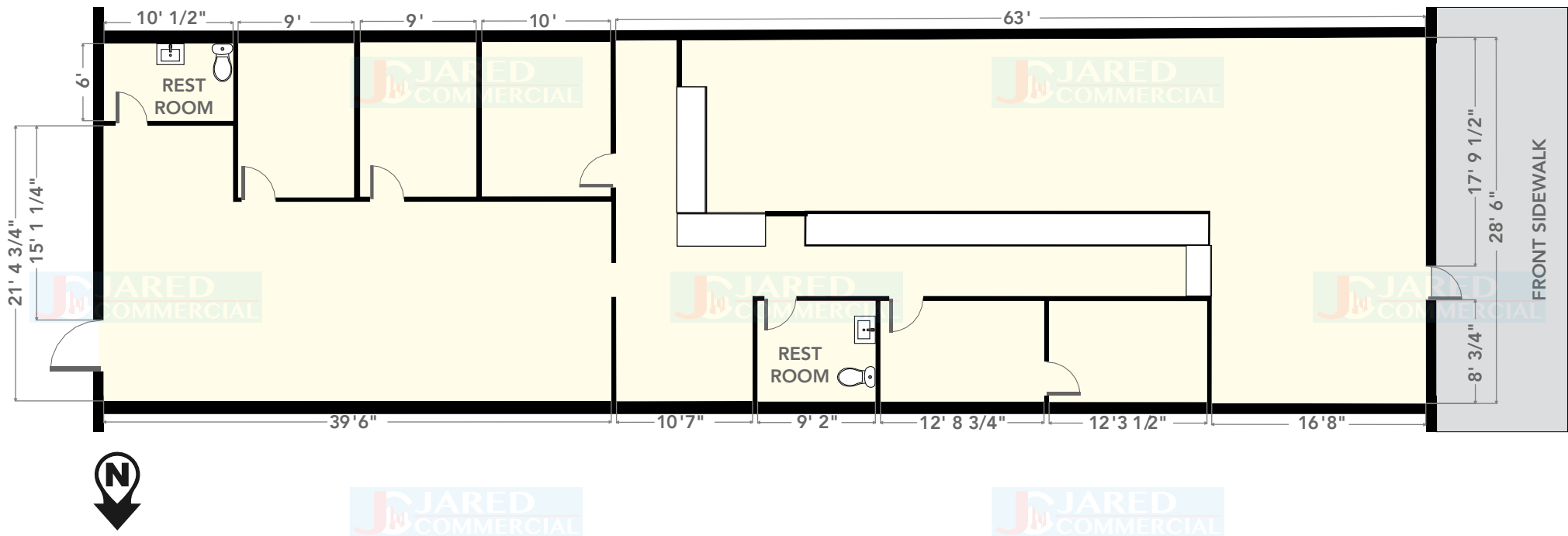
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319-P FLOOR PLAN

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SITE PLAN

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RETAILER MAP

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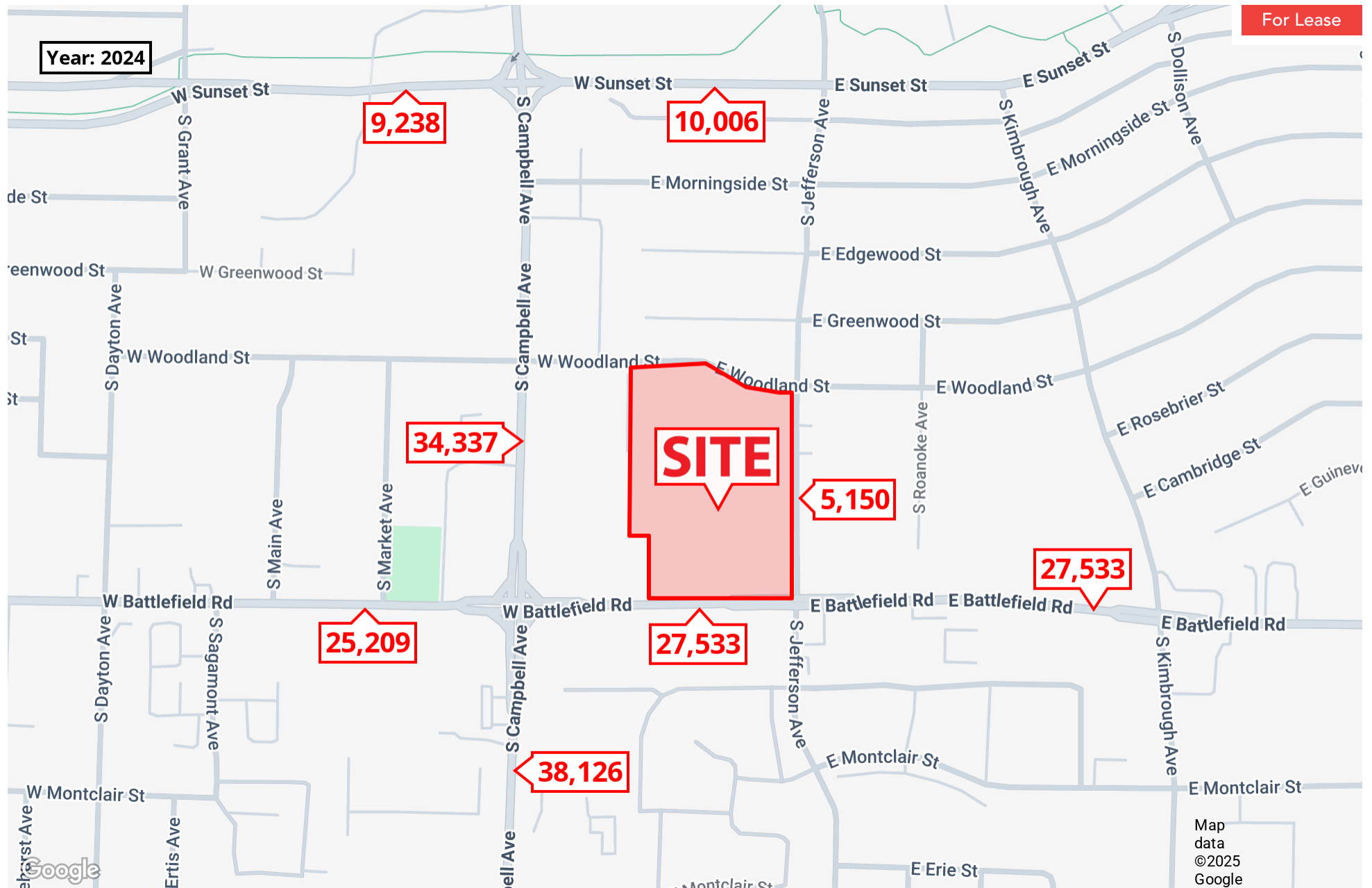
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

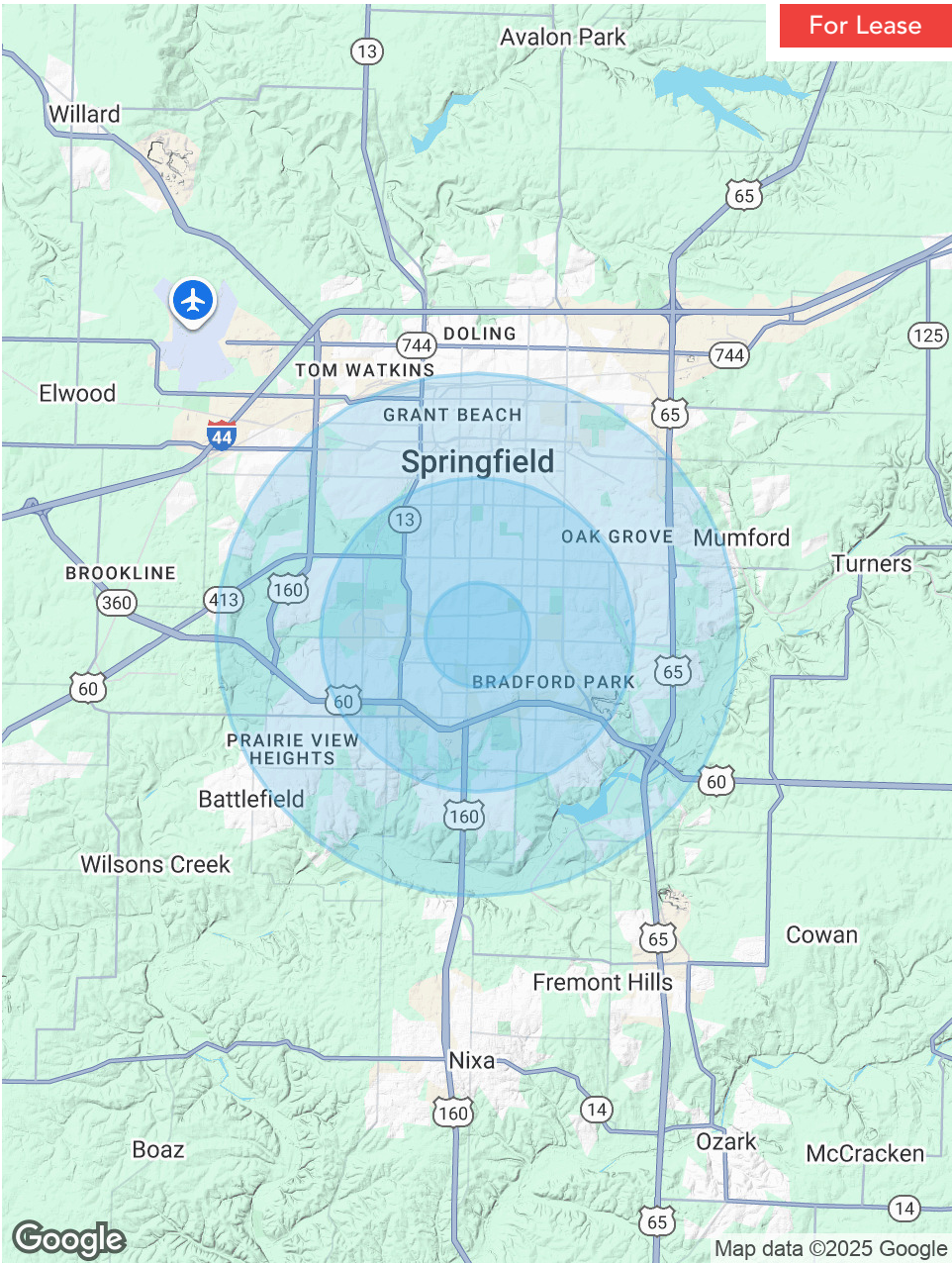
POPULATION

	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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DAVID HAVENS

Senior Broker

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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.

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CURTIS JARED

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EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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