

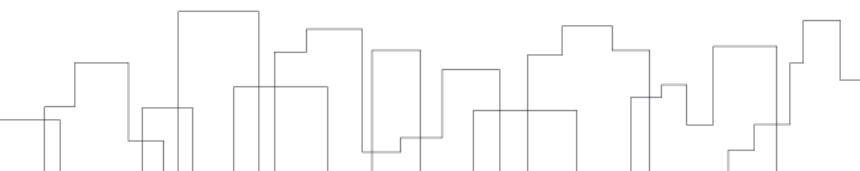


RETAIL/OFFICE SPACE FOR LEASE

RETAIL/OFFICE SPACE FOR LEASE | BATTLEFIELD AND FREMONT, SPRINGFIELD, MO 65804

- High visibility at Battlefield and Fremont
- Simon Battlefield Mall is just one block east
- Power retail center
- Located inside Springfield's Medical Mile
- Newly remodeled exterior
- Area retail sales: \$400 PSF
- Surplus parking

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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	1,600 SF
Lease Rate:	\$17.50 SF/yr (NN)
Lot Size:	6.92 Acres
Building Size:	55,610 SF
Year Built:	1978
Zoning:	General Retail
Cross Streets:	Battlefield and Fremont
Traffic Count:	over 40,000 cars daily
CAM Charge / SF	\$3.73 PSF (estimated - includes taxes & insurance)

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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PROPERTY OVERVIEW

Retail/office space available for lease in the Fremont Shopping Center. The property is located at the corner of Battlefield and Fremont and is surrounded by retail and restaurants along Battlefield Road. Springfield's only regional mall, the 1.2 million SF Simon Battlefield Mall, is located just one block away. This area supports retail sales in excess of \$400 PSF. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located at fully lit intersection at the corner of Battlefield and Fremont
- Surrounded by major national and power retail and restaurants along Battlefield Road
- Simon Battlefield Mall is one block east of subject property
- \$40M+ five-story mixed use addition to the development with 95 luxury apartment homes with a pool, rooftop fitness center, lounge, and a common space

Traffic Counts

Battlefield East and West of Fremont

over 40,000 cars daily

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Available Spaces

Lease Rate: \$17.50 SF/YR (NN)
Lease Type: NN

Total Space
Lease Term:
3,200 SF
Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1342 E. Battlefield	Retail Space	\$17.50 SF/YR	Modified Net	1,600 SF	Negotiable	1,600± SF retail space available for lease at \$17.50 PSF (NN). Tenant responsible for CAM, taxes, and insurance (estimated at \$3.73 PSF). Estimated monthly rent: \$2,830.67 (includes estimated CAM).
1314 E. Battlefield	Retail Space	\$17.50 SF/YR	Modified Net	1,600 SF	Negotiable	1,600± SF retail space available for lease at \$17.50 PSF (NN). Tenant responsible for CAM, taxes, and insurance (estimated at \$3.73 PSF). Estimated monthly rent: \$2,830.67 (includes estimated CAM).

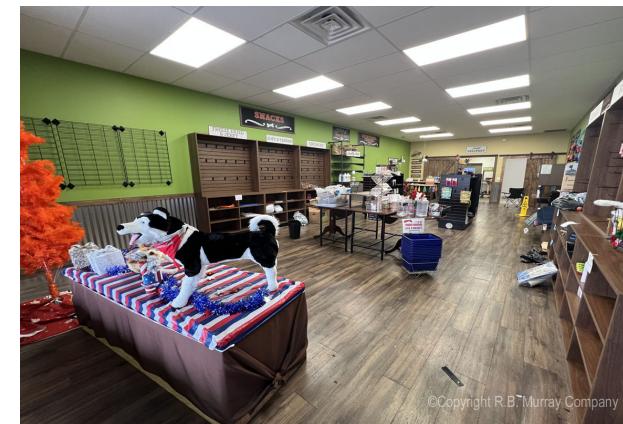
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100 years
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Additional Photos - Suite 1342



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Additional Photos - Suite 1314



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Neighboring Tenants



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Aerial



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Retailer Map



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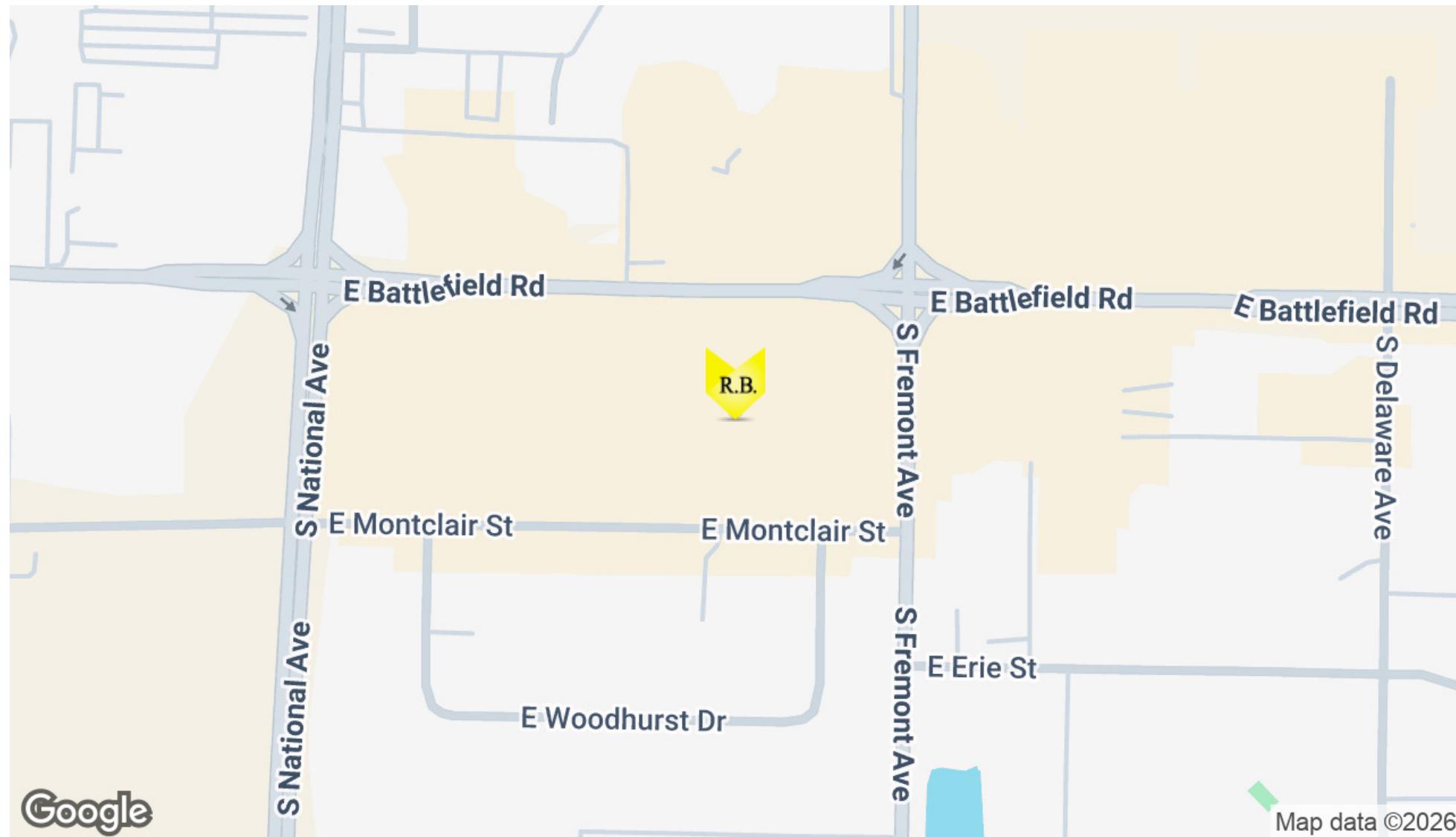
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Location Maps



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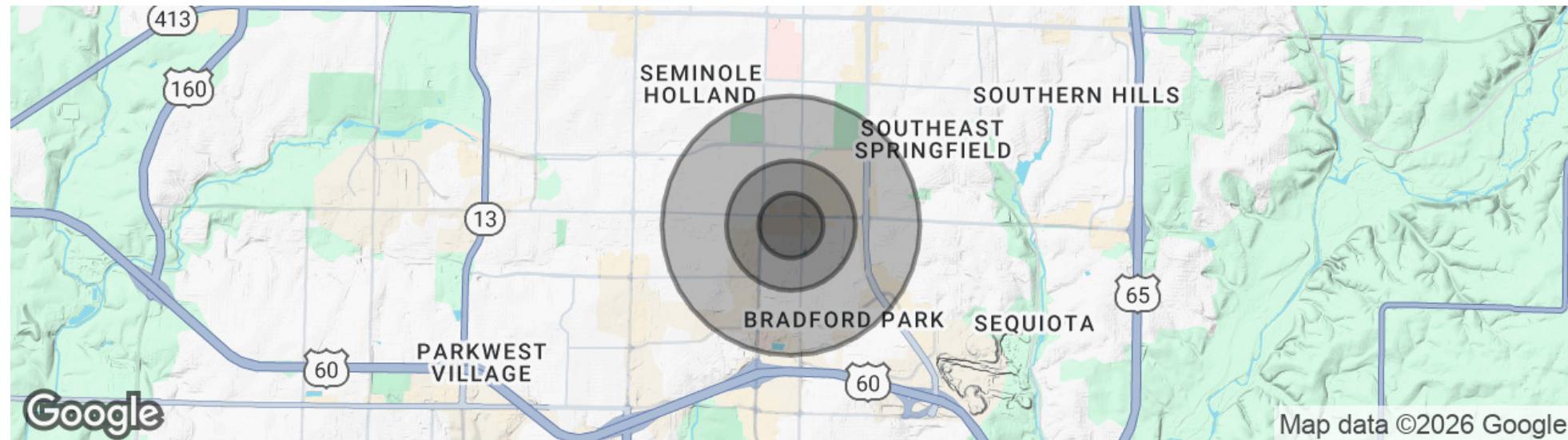
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	515	2,226	9,954
Median age	44.2	47.7	42.1
Median age (Male)	38.3	41.6	38.6
Median age (Female)	48.6	53.6	46.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	303	1,314	5,473
# of persons per HH	1.7	1.7	1.8
Average HH income	\$42,829	\$41,147	\$46,903
Average house value	\$36,411	\$98,183	\$127,343

* Demographic data derived from 2020 ACS - US Census

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COMMERCIAL & INDUSTRIAL REAL ESTATE

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM

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Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts.

Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

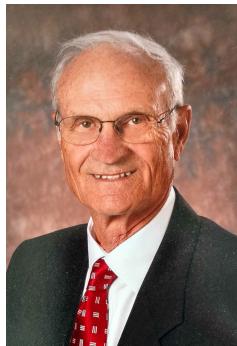
Commitment to Community

Ross exhibits his dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News-Leader's Economic Advisory Council. Springfield Executives Partnership, Broken Bow Country Club, Springfield Area Chamber of Commerce

Advisor Bio

ROBERT MURRAY, JR., SIOR

Chief Financial Officer



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Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

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