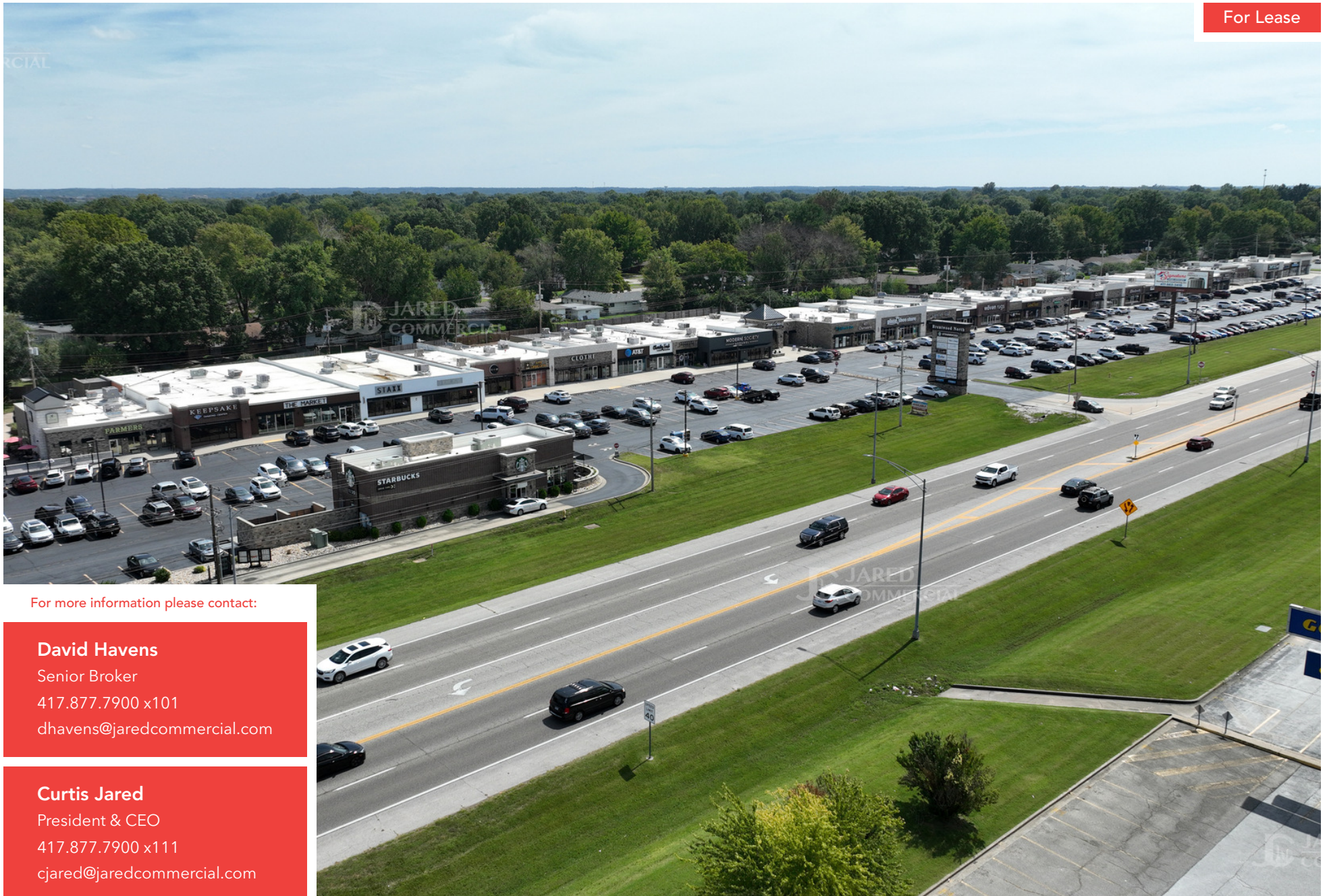


Brentwood Center North



2620-2740 S GLENSTONE AVE, SPRINGFIELD, MO 65804

For Lease



For more information please contact:

David Havens

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Curtis Jared

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Brentwood Center North



2620-2740 S GLENSTONE AVE, SPRINGFIELD, MO 65804

PROPERTY SUMMARY

For Lease



PROPERTY DESCRIPTION

Welcome to Brentwood Center North, an upscale retail strip center that redefines sophistication and convenience in the heart of Springfield. Nestled at the crossroads of two signalized intersections and boasting a strategic right-in, right-out access, this center is poised to offer a premium retail experience that's second to none. Anchored by Starbucks, Town & County, Plaza Shoe, and the contemporary style of Staxx, these anchors create an environment of trust and attraction.

Estimated NNN = \$4.25(retail); \$7.25 (office).

PROPERTY HIGHLIGHTS

- Signalized Corner Lot.
- High traffic count.
- 500 Parking Spaces.
- Located across from the Battlefield Mall.
- Great visibility & Easy access to center.
- Right in right out.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Number of Units:	40
Available SF:	789 - 3,400 SF
Lot Size:	9.09 Acres
Building Size:	113,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,575	36,284	69,865
Total Population	7,096	77,414	158,102
Average HH Income	\$53,307	\$50,672	\$51,166

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Brentwood Center North



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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 789 - 3,400 SF Lease Rate: \$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2682	Available	3,400 SF	NNN	\$25.00 SF/yr	In-Line.
2700	Available	2,000 SF	NNN	\$25.00 SF/yr	In-Line.
2740-102	Available	946 SF	NNN	\$25.00 SF/yr	Office-Space.
2740-106	Available	789 SF	NNN	\$25.00 SF/yr	Office-Space.

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SITE PLAN



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SUITE 2682 - FLOOR PLAN

For Lease



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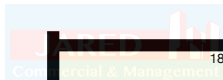
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SUITE 2700 - FLOOR PLAN

For Lease



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PYLON SIGN

For Lease

South Pylon

Brentwood North

2260

North Pylon

Brentwood North

2260

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JARED Commercial & Management

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ADDITIONAL PHOTOS



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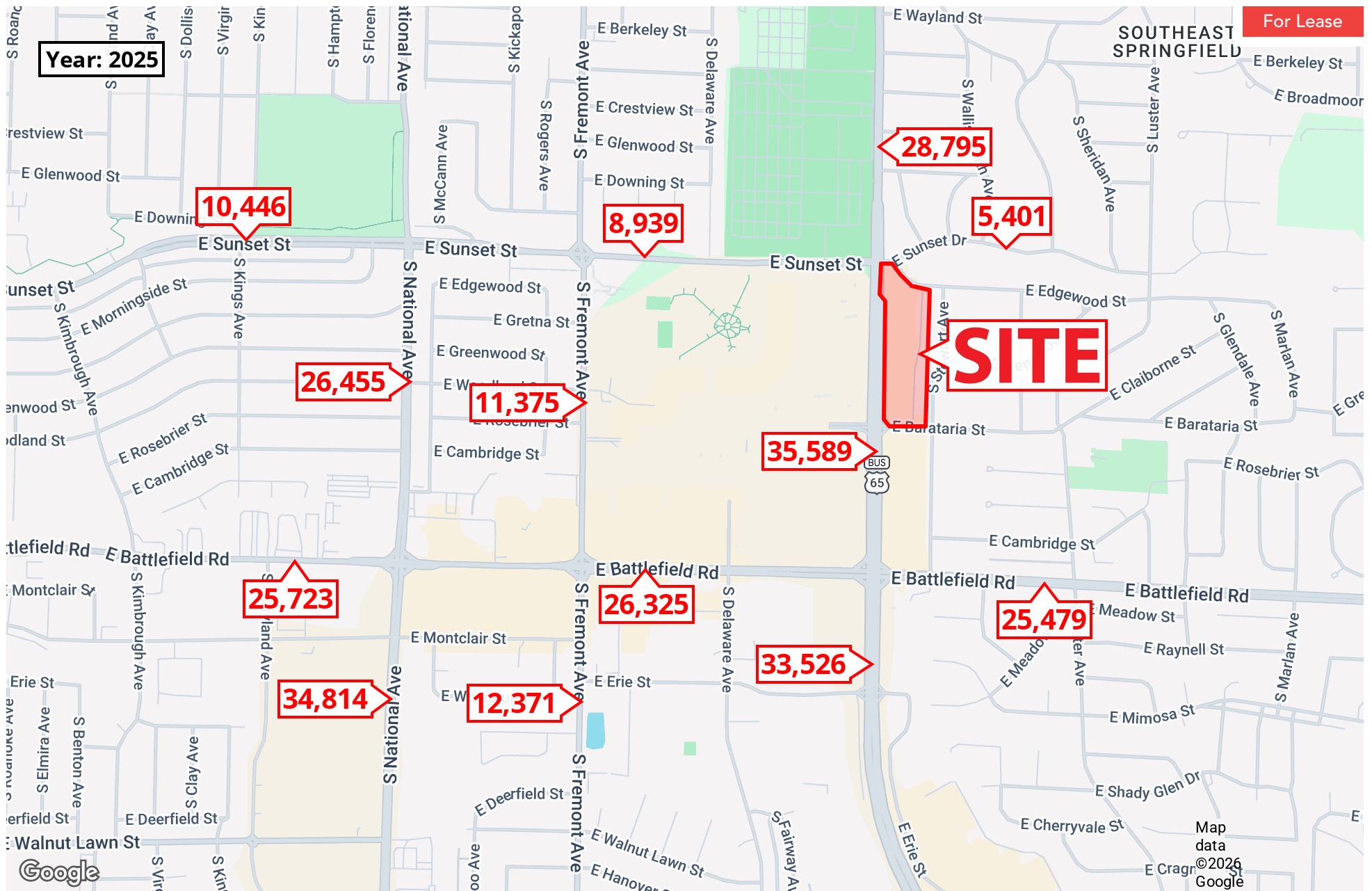
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

For Lease

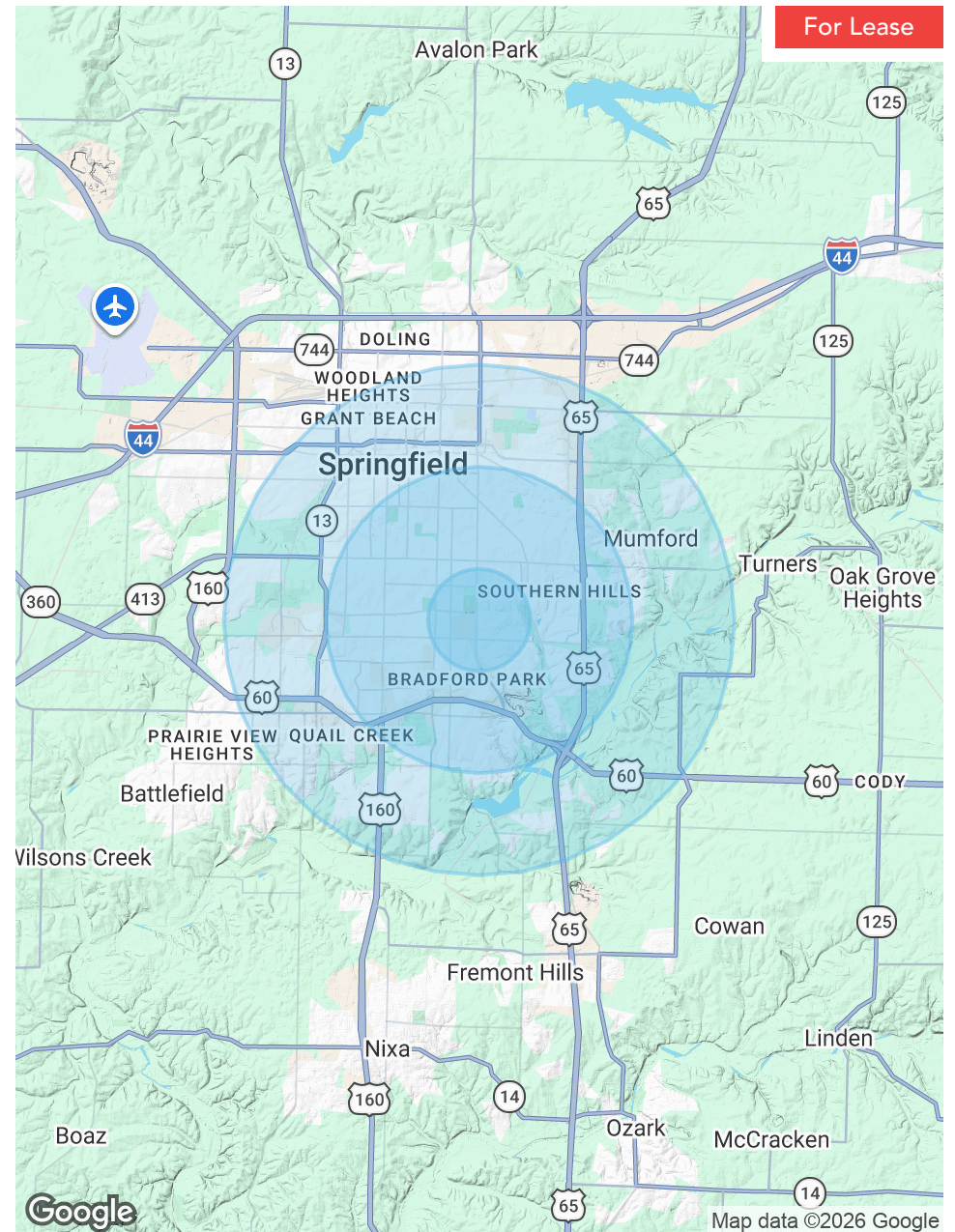
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,096	77,414	158,102
Average Age	44.2	36.6	35.4
Average Age (Male)	42.0	34.2	34.0
Average Age (Female)	46.6	38.8	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,575	36,284	69,865
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$53,307	\$50,672	\$51,166
Average House Value	\$101,538	\$155,817	\$177,843

2020 American Community Survey (ACS)



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For Lease



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