

FOR LEASE

3343 E. MONTCLAIR

Springfield, MO 65804

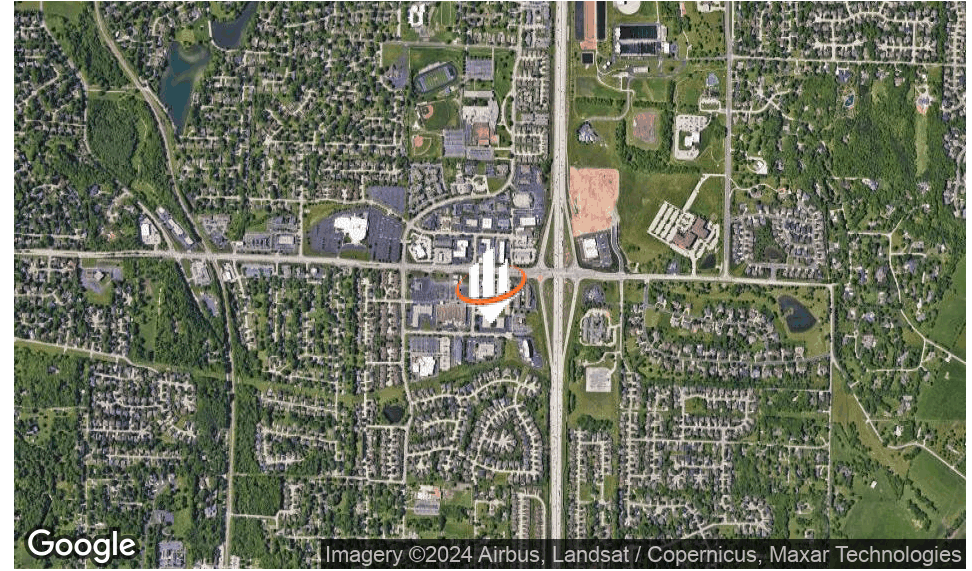
PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$12.50 SF/yr [NNN \$4.25/SF]
BUILDING SIZE:	±12,300 SF
LOT SIZE:	2 Acres
YEAR BUILT:	1994
ZONING:	Planned Development 7, Amendment 2
APN:	19-04-401-160

PROPERTY OVERVIEW

Office building for lease starting July 1, 2024. Includes ±12,300 SF in a single tenant building. The space features 10 offices, conference room, 2 open cubicle areas, multi-stall bathrooms and a large break room serving the entire building. Access from Montclair St. and Battlefield Rd. allowing direct access to Highway 65.

Springnet Fiber is available in the building currently.

PROPERTY HIGHLIGHTS

- Space Available July 1, 2024
- 2022 Average Annual Daily Traffic, E on Battlefield - 11,814
- 2022 Average Annual Weekday Daily Traffic, E on Battlefield - 12,121
- 2022 Average Annual Daily Traffic, W on Battlefield - 10,774
- 2022 Average Annual Weekday Daily Traffic, W on Battlefield - 11,054

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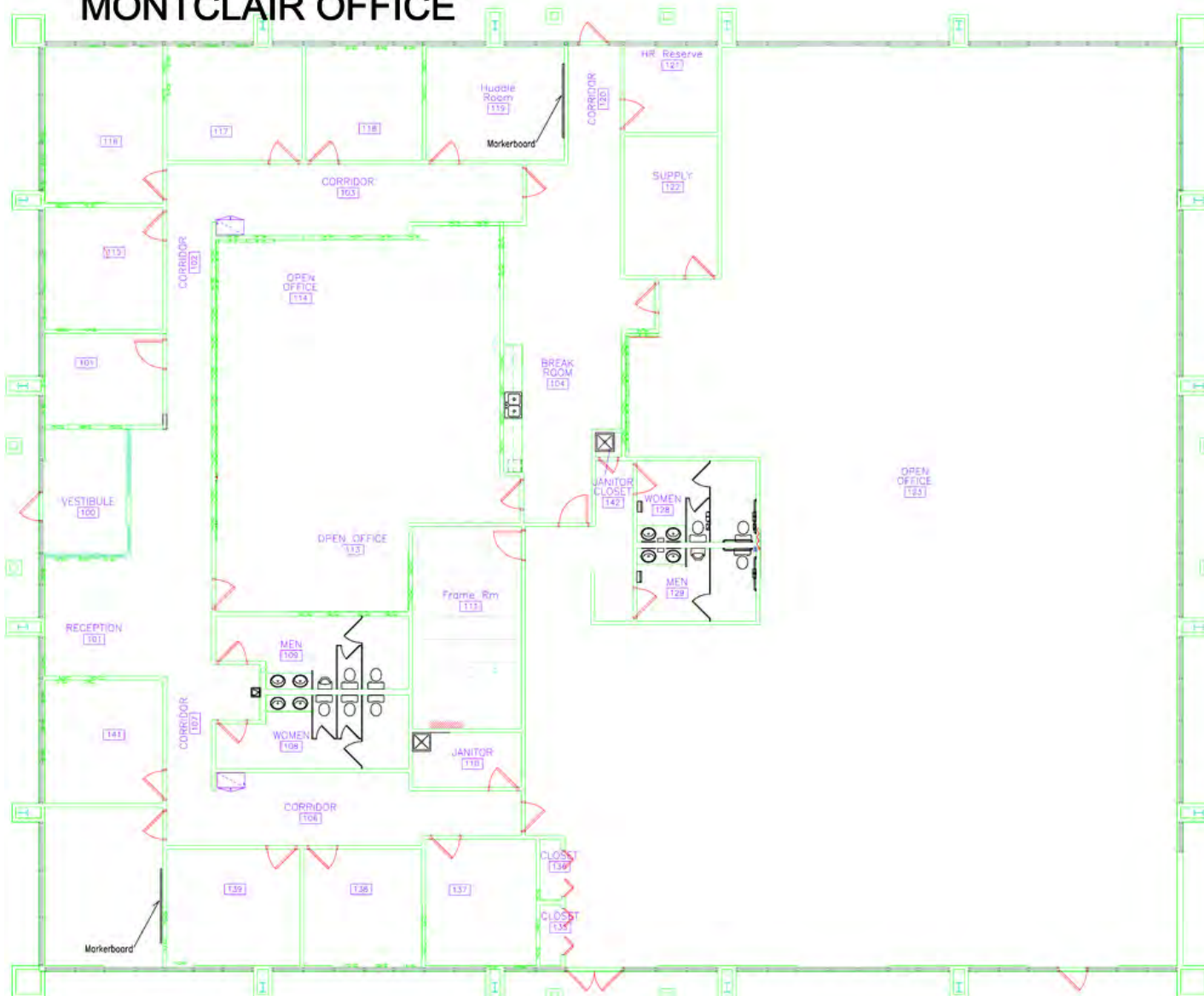


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MONTCLAIR OFFICE



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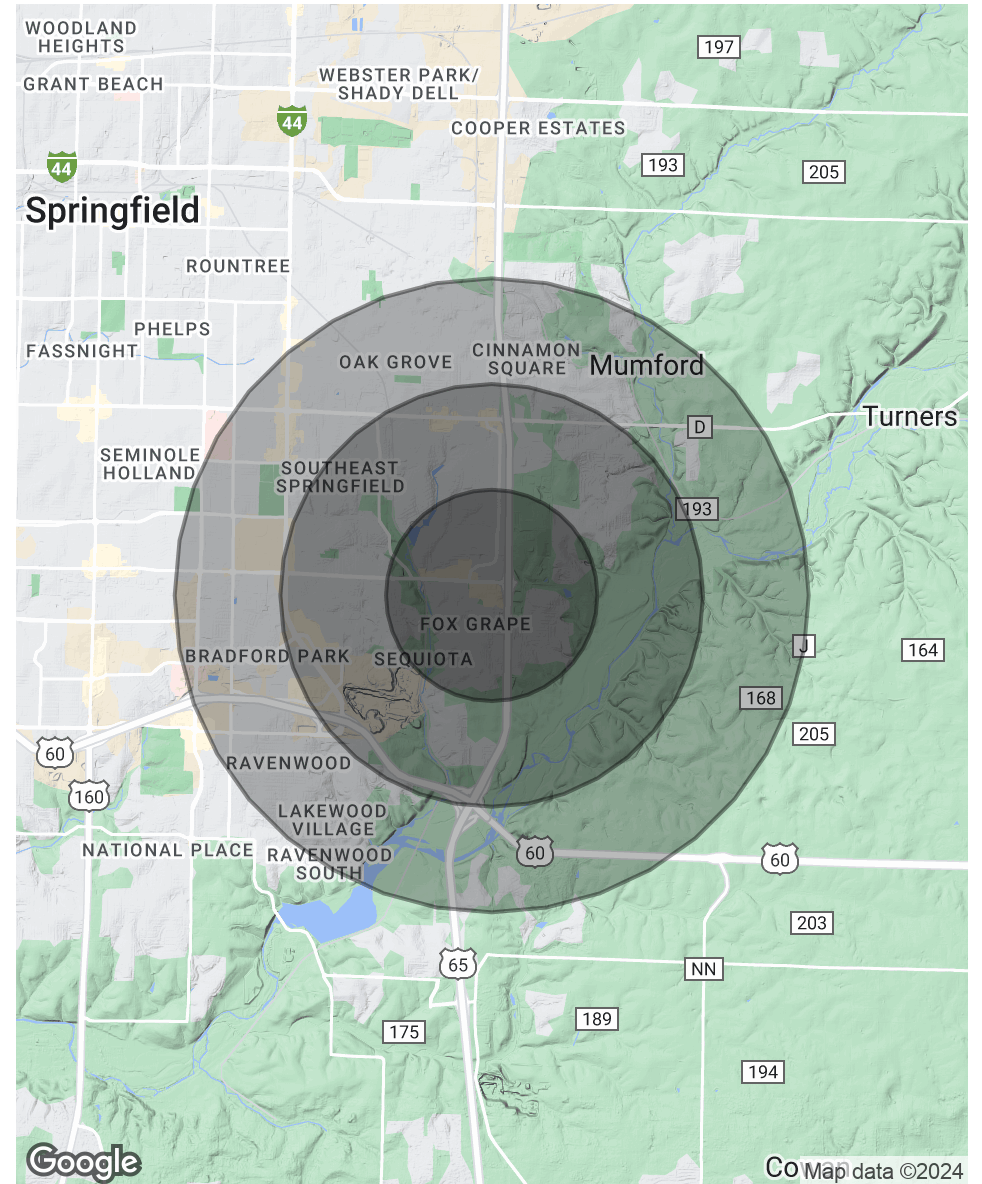
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,080	18,214	40,498
AVERAGE AGE	44.4	43.8	43.2
AVERAGE AGE (MALE)	42.5	41.1	41.0
AVERAGE AGE (FEMALE)	47.4	46.2	45.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,735	9,020	20,664
# OF PERSONS PER HH	1.9	2.0	2.0
AVERAGE HH INCOME	\$73,961	\$87,784	\$73,698
AVERAGE HOUSE VALUE	\$191,906	\$203,431	\$182,719

* Demographic data derived from 2020 ACS - US Census



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Senior Advisor

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PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 30 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors [SIOR], the Certified Commercial Investment Member Institute [CCIM]; the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves on the OTC Foundation Board, former chair on the board for City Utilities of Springfield, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

MEMBERSHIPS

Society of Industrial and Office REALTORS [SIOR] / Certified Commercial Investment Member [CCIM] / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / 2019 Chairman for Springfield Chamber of Commerce / Former Board Member Springfield Convention & Visitors Bureau, Inc / Local Issues Public Policy Task Force - Past Chairman / Development Issues Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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