



# BATTLEFIELD OFFICE BUILDING

2914-2950 E. BATTLEFIELD  
SPRINGFIELD, MO 65804

Arch Watson  
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# Property Summary



## OFFERING SUMMARY

Available SF:	4,354 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Current Est. NNN's	\$5.00 SF/yr
Year Built:	2001
Zoning:	Office District
Market:	Springfield
Submarket:	South Springfield

## PROPERTY OVERVIEW

There is currently only one space available at Battlefield Office Building. Suite 2942 has 7 Offices, a Conference Room and room for additional work stations, break room, IT/Storage Room, Reception Area and 2 restrooms. There is a backdoor to the space with parking in back.

## LOCATION OVERVIEW

Highly desirable SE Springfield office location. Located on East Battlefield just 1/2 mile from Highway 65. Many restaurants servicing the area including Metropolitan Grill, Catrina's, Amazin Asian and Dublins Pass.

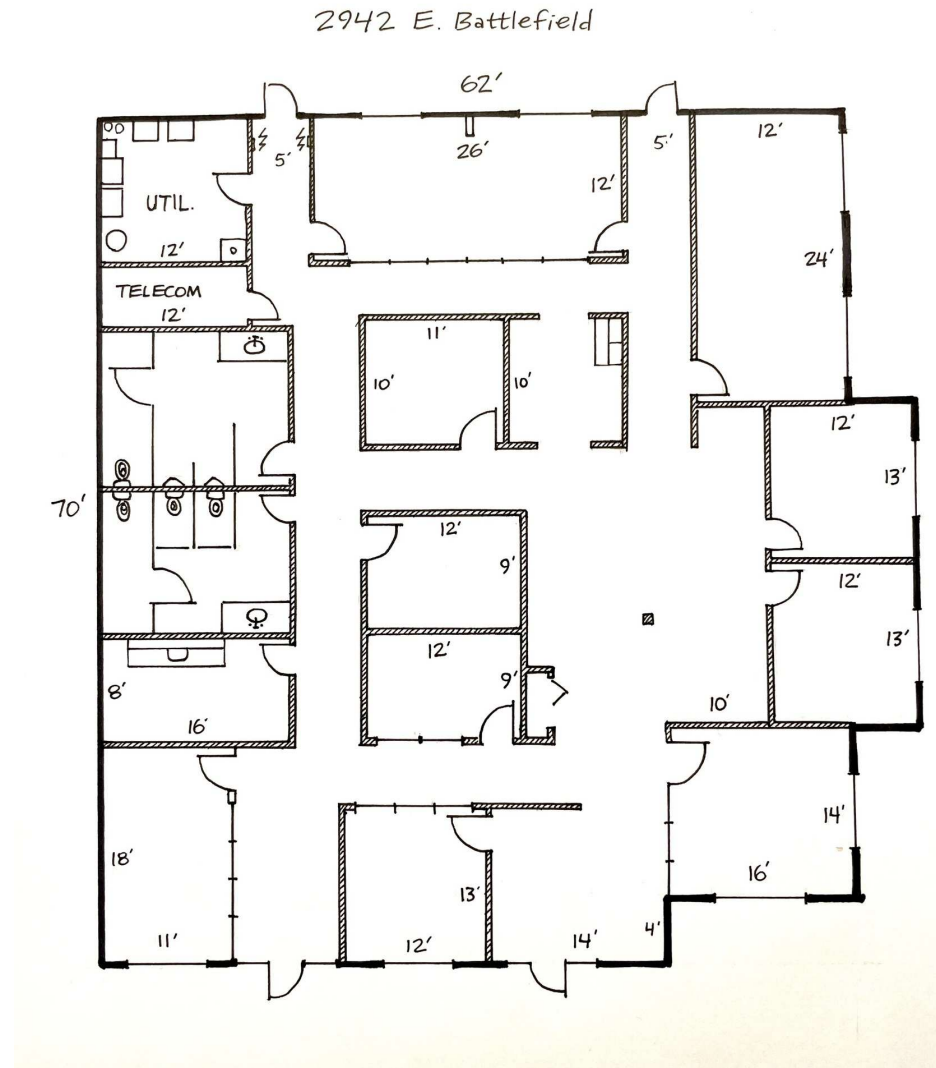
# Suite 2942 Photos



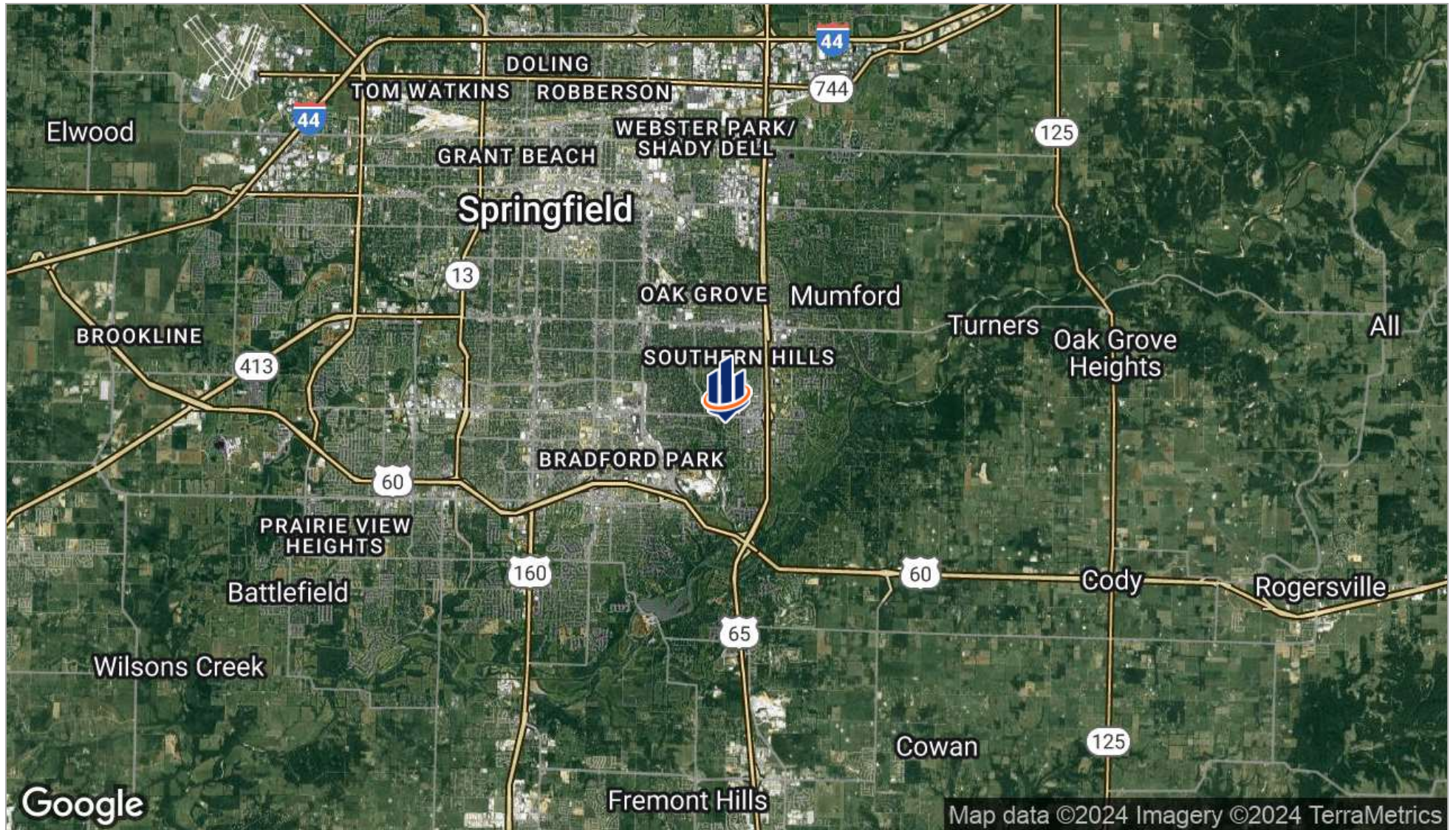
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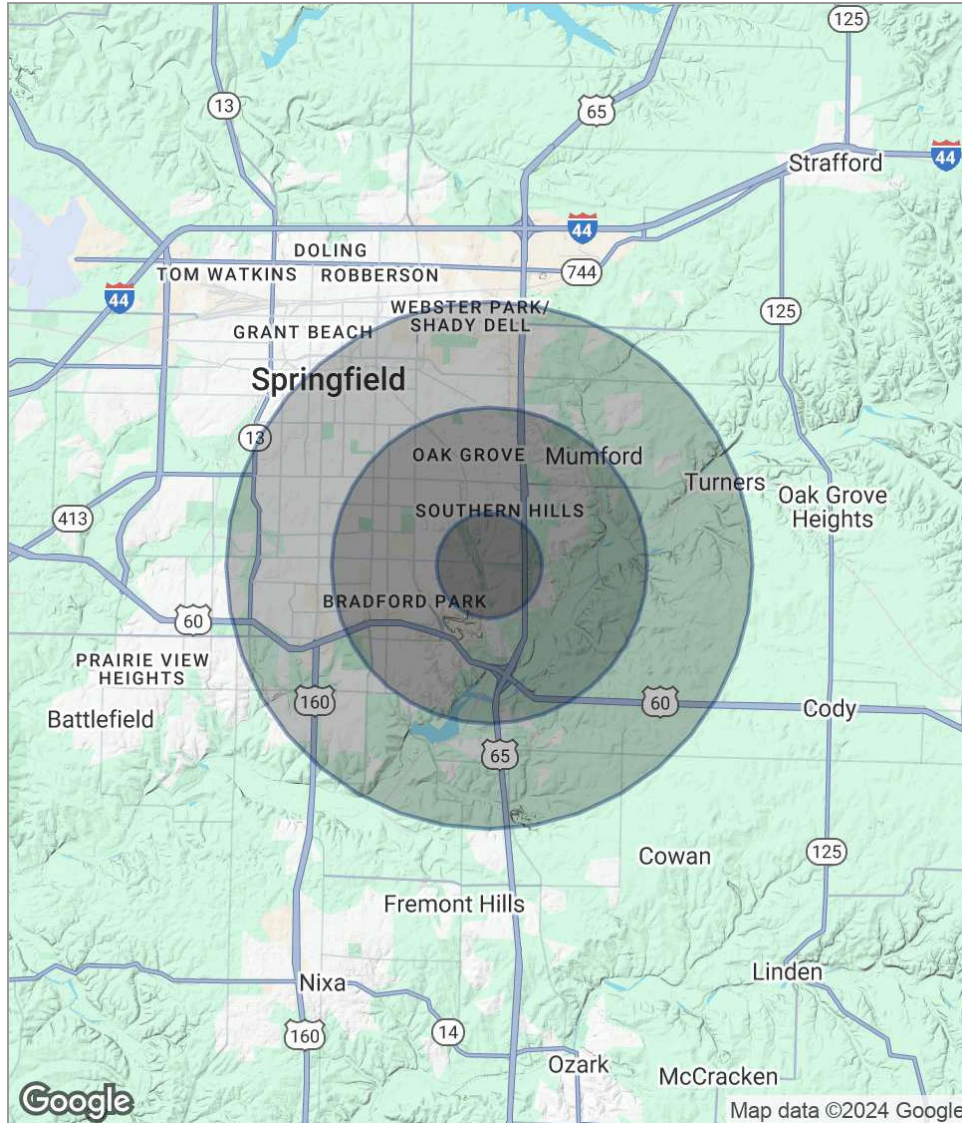
# Floor Plan



# Location Maps



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,373	45,538	121,857
Median age	40.9	40.6	37.3
Median age (Male)	38.4	38.1	35.5
Median age (Female)	42.6	42.5	38.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,497	21,638	54,541
# of persons per HH	2.1	2.1	2.2
Average HH income	\$60,715	\$60,832	\$58,061
Average house value	\$163,678	\$190,442	\$206,695

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio & Contact 1

## ARCH WATSON

Senior Advisor



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## PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

## EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

## MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors  
Missouri Association of Realtors  
National Association of Realtors



# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

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