

# 600 S Glenstone

600 S GLENSTONE AVE, SPRINGFIELD, MO 65802

COVER PAGE

For Lease



For more information please contact:

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Senior Broker

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President & CEO

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**JARED**  
Commercial & Management

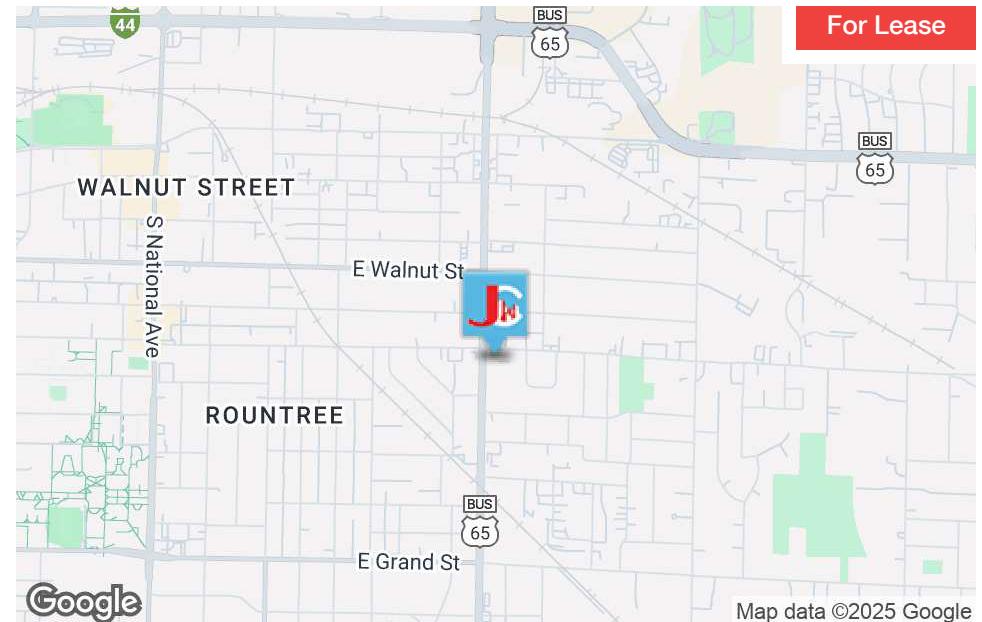
The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove 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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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.45 Acres
Lot Size:	1.45 Acres
Number of Units:	1
Year Built:	1983
Zoning:	Commercial
Market:	Springfield, MO

### PROPERTY OVERVIEW

Unveiling a premier leasing opportunity at 600 S Glenstone in Springfield, MO. This property offers unparalleled visibility and convenient access, situated at a signalized intersection that ensures maximum exposure. Featuring the option for tailored customization with a build-to-suit offering, this space is optimized for meeting diverse business requirements. With its advantageous proximity to MSU, the property presents an attractive prospect for businesses seeking to tap into a vibrant and dynamic market. This prime location, combined with its standout features, positions the property as an ideal choice for those looking to establish a strong commercial presence in Springfield.

### PROPERTY HIGHLIGHTS

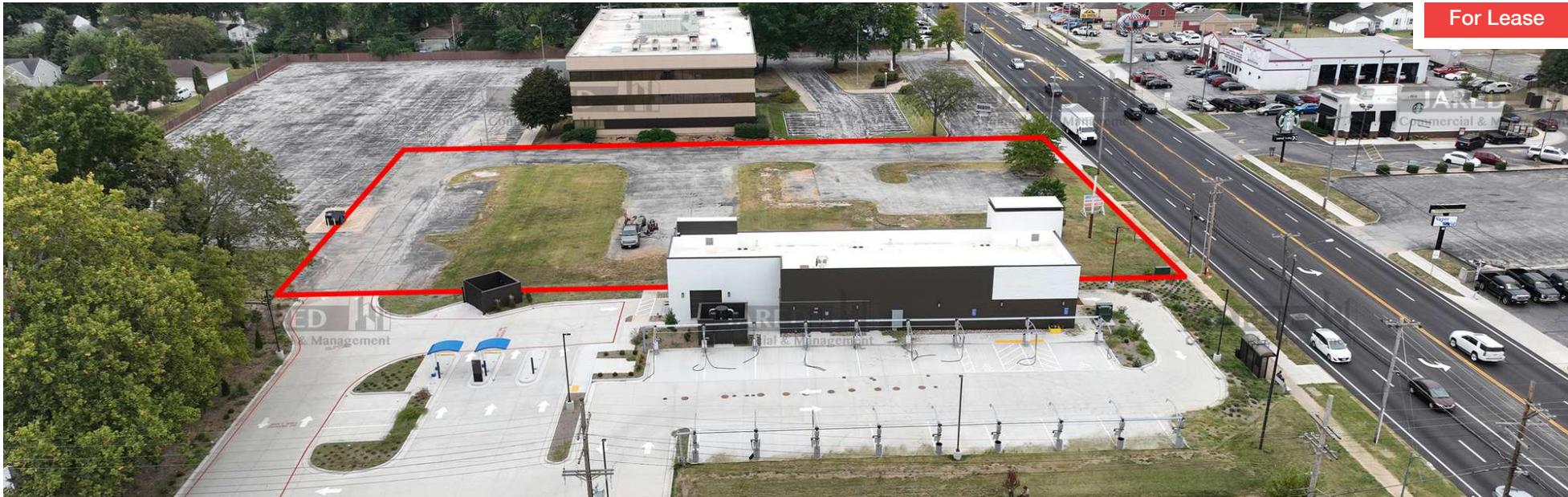
- Great Visibility & Easy Access.
- Signalized Intersection.
- Build to Suit.
- Close Proximity to MSU.

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LEASE SPACES



## LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1.45 Acres

Lease Rate:

Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lot 2	Available	1.45 Acres	NNN	Negotiable	Build to suite land lease.

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SITE PLAN

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RETAILER MAP

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## TRAFFIC COUNT MAP



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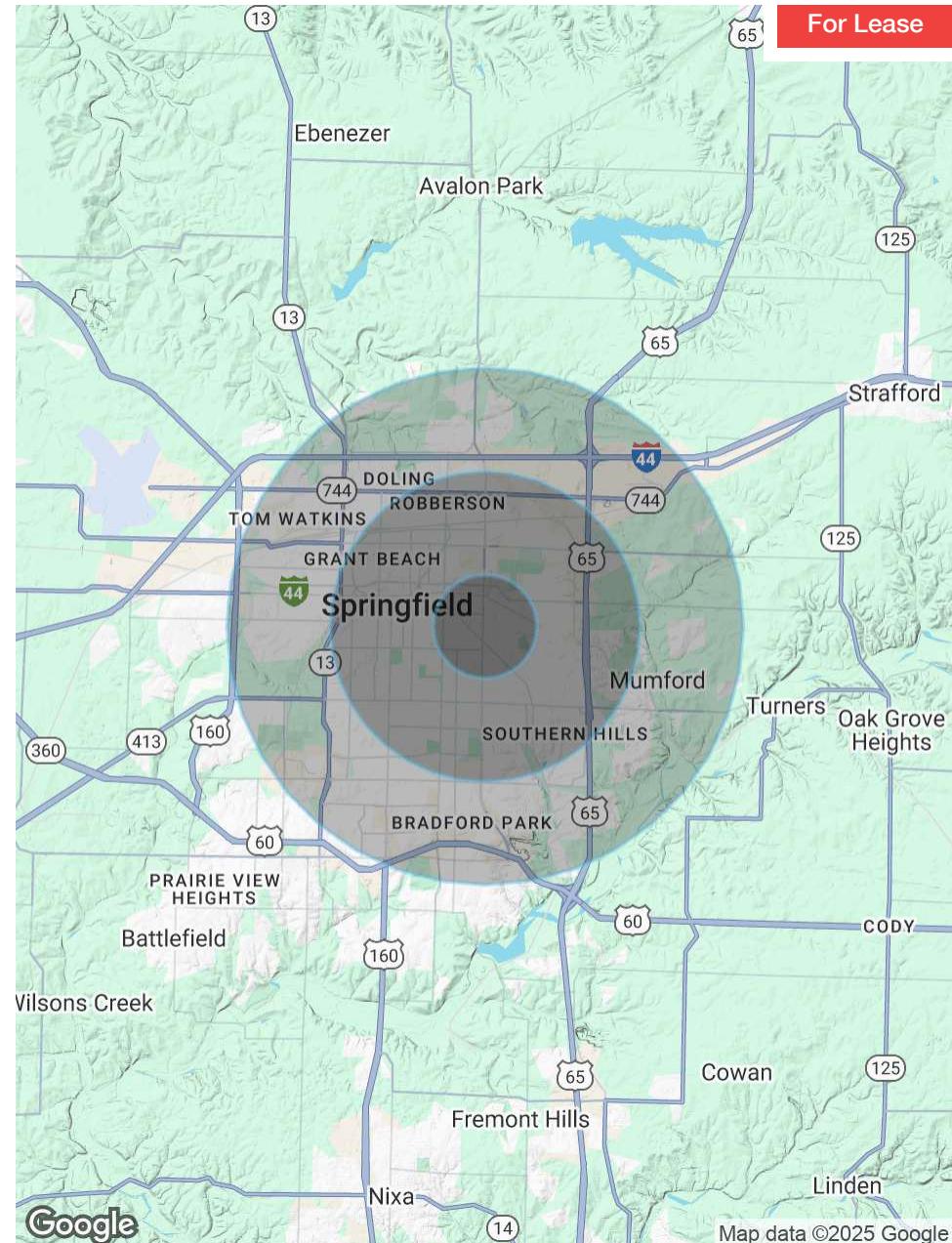


## DEMOGRAPHICS MAP & REPORT

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	9,781	82,249	165,368
Average Age	28.9	30.6	34.7
Average Age (Male)	28.7	29.9	33.4
Average Age (Female)	28.7	31.6	36.0
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	4,671	34,675	73,096
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$44,042	\$41,270	\$44,730
Average House Value	\$160,587	\$129,110	\$129,162

\* Demographic data derived from 2020 ACS - US Census

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For Lease



### DAVID HAVENS

Senior Broker

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

**Direct:** 417.877.7900 x101 | **Cell:** 417.350.4771

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.

**Jared Commercial**  
2870 S Ingram Mill Rd Ste A  
Springfield, MO 65804  
417.877.7900

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ADVISOR BIO

For Lease



## CURTIS JARED

President & CEO

[cjared@jaredcommercial.com](mailto:cjared@jaredcommercial.com)

**Direct:** 417.877.7900 x111 | **Cell:** 417.840.9001

MO #2012016985

## EDUCATION

BA - Drury University

Real Estate License

## MEMBERSHIPS

BOMA International

ICSC

Missouri Realtors

National Association of Realtors

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