

600 S Glenstone



600 S GLENSTONE AVE, SPRINGFIELD, MO 65802

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

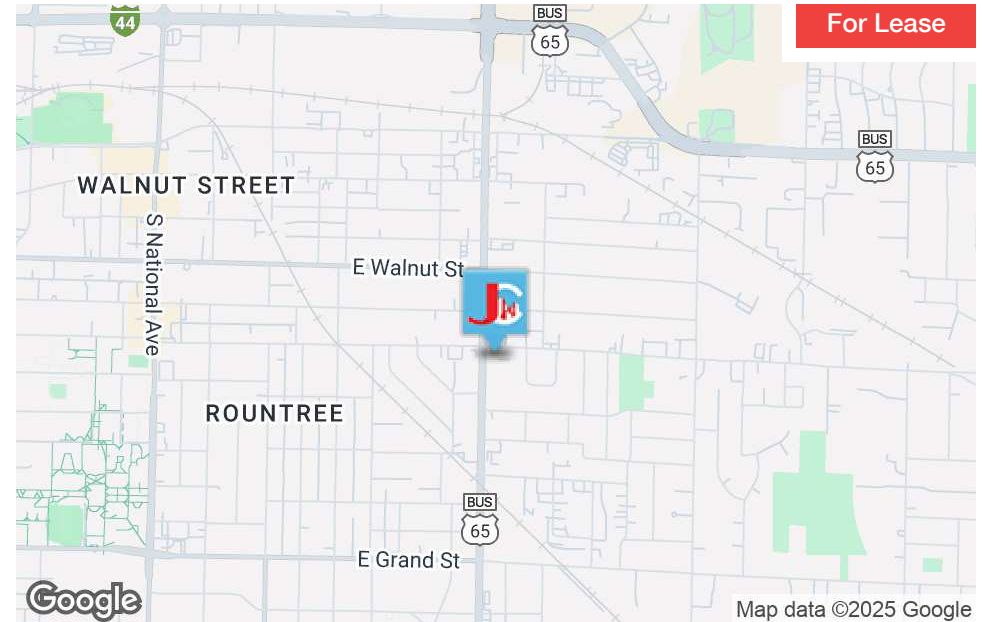
417.877.7900 x111

cjared@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



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.



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

For Lease



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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RETAILER MAP

For Lease



Google

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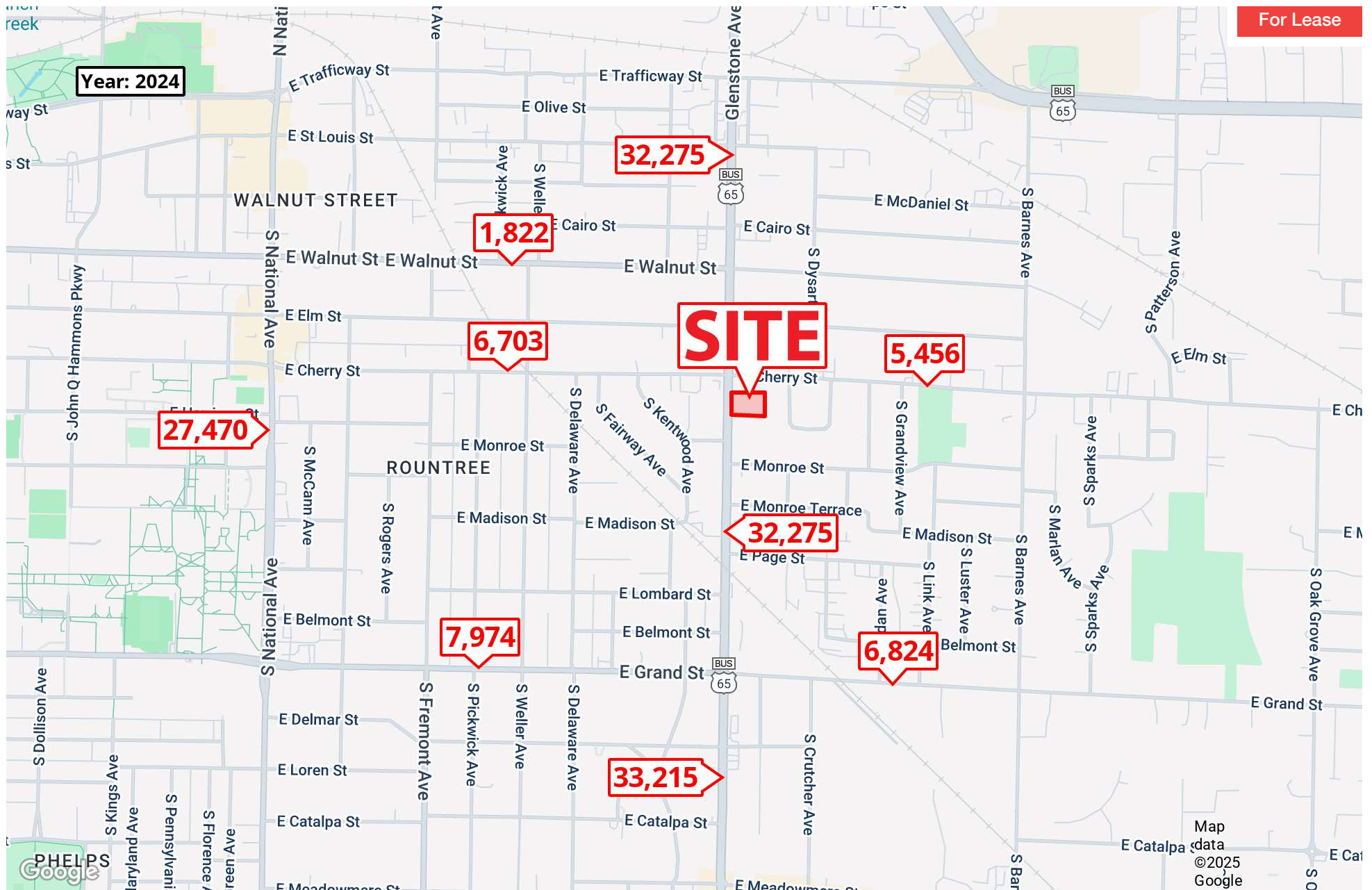
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TRAFFIC COUNT MAP

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DEMOGRAPHICS MAP & REPORT

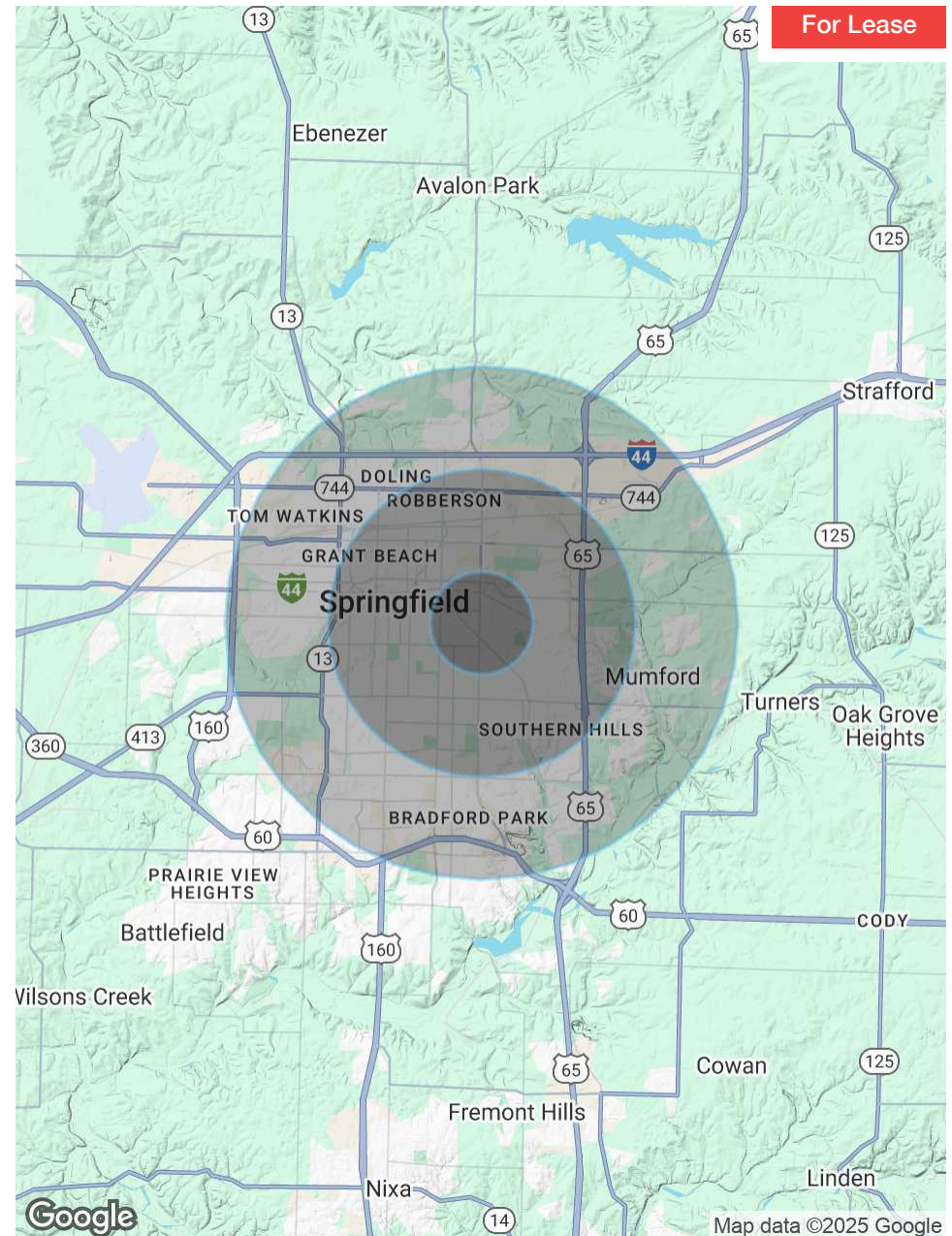
POPULATION

	1 MILE	3 MILES	5 MILES
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

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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

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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.

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For Lease



CURTIS JARED

President & CEO

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MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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