

For
Lease

1272 E Battlefield Road
Springfield, mo



GALEN PELLHAM, AIA, CCIM
417.839.0156 | gpellham@murney.com

CHRIS PELLHAM, REALTOR®
417.872.5617 | cpellham@murney.com



MURNEY COMMERCIAL
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

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Offering Summary

Building Size: 2,690 sf

Lot Size: 0.86 +/- Acres

Lease Rate: \$130,000/yr -- \$10,833.00

Absolute NNN

Tenant responsible for property taxes, insurance, utilities, CAM, and maintenance.

Property Description

Prime Drive-Thru Location – Former Wendy's on E Battlefield Rd! This highly visible and versatile commercial space is perfect for a fast-food or drive-thru restaurant. Strategically located on E Battlefield Rd., between National & Fremont, the building features two drive-thru windows and flexible leasing options to suit your vision.

Tenant Options:

- 1 Lease the building and site "as-is."
- 2 Renovate and modify the building to fit your needs.
- 3 Demolish and build a new building.

Don't miss this rare opportunity in a high-traffic area!

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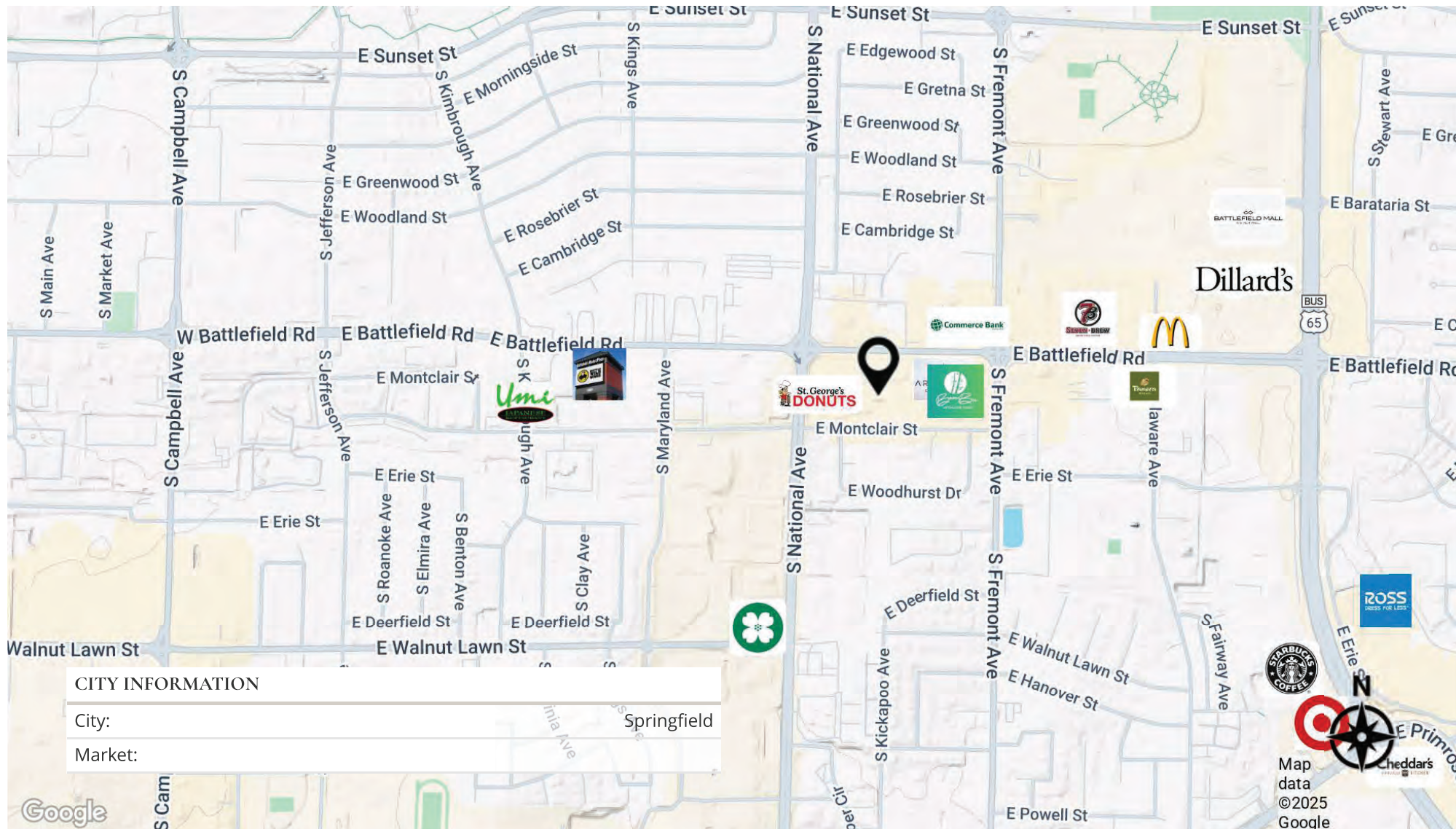
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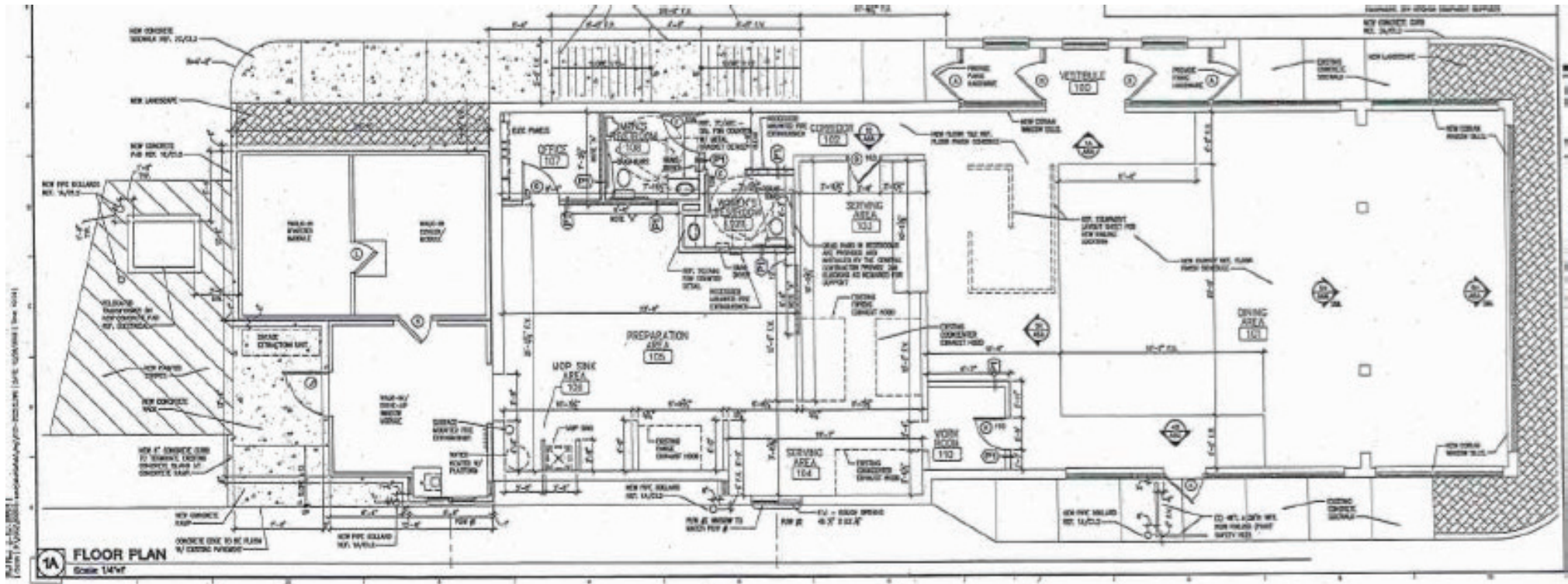
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CONFIDENTIALITY & DISCLAIMER

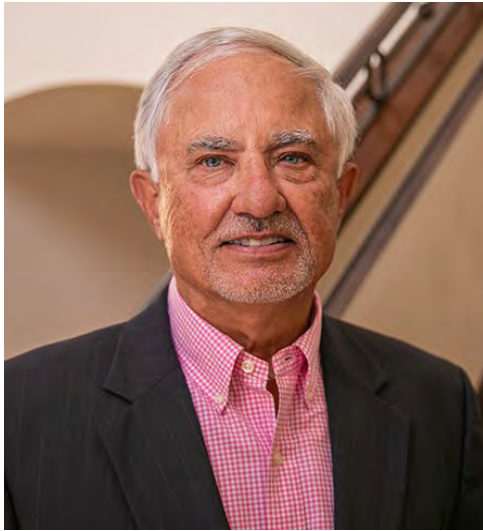
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Murney Commercial in compliance with all applicable fair housing and equal opportunity laws



GALEN PELLHAM AIA, CCIM

SBJ Trusted Adviser

- 1971** • **Bachelor of Architecture:**University of Arkansas
- 1975** • **AIA:**American Institute of Architects
- 1979** • **Pellham-Phillips:**Architects & Engineers
- 1984** • **White Rock Marathon, Dallas TX:**
26.2 miles, 3:14 Hours, 7:24/Mile.
- 1985** • **Pellham-Phillips-Hagerman:**Architects & Engineers
- 1999** • **Brokers License:**Missouri Real Estate Commission
- 2000** • **CJR Commercial:**
Top Producer of 354 Carol Jones/CJR Commercial Agents.
- 2001** • **CCIM:**Certified Commercial Investment Member:
Recognized Expert in the Discipline of Commercial and Investment Real Estate Specializing in Market, Financial, and Investment Properties.
- 2012** • **Gold Medal, Lifetime Member:**
1 of 5 Recipients of 1,700 Springfield Board of Realtors Agents
Based upon \$8m-\$16m sales volume for 3 consecutive years.
- 2022** • **Platinum Medal, Lifetime Member:**
1 of 17 Recipients of 2,600 Springfield Board of Realtors Agents.
Based upon \$25m sales volume and 35 transactions.
- 2023** • **Trusted Advisers:** Springfield Business Journal
1 of 20 Recipients Selected by the Springfield Business Journal for Accountants, Attorneys, Bankers, Financial Professionals, & Realtors

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- **Murney Associates, Realtors®**
 - \$1.6 Billion Annual Sales Volume, 600 agents, 4 locations.
 - RealTrends:Top 50 Independent R.E. Brokerages in the U.S.
- **Pellham-Phillips-Hagerman (PPH)**
 - PPH designed many of Springfield's and Branson's notable projects and several other projects in 21 states, including:

Springfield

- Busch Municipal Building - City of Springfield
- Techouse - City Utilities of Springfield
- Hammon's Hall for the Performing Arts
- Landers Theater Historical Restoration
- Ozark Technical Community College
- John Q. Hammons Office Building
- Schweitzer Church, Sanctuary
- St. Elizabeth Ann Seaton Church
- Second Baptist Church
- James River South Campus

Branson

- Branson City Hall & Addition
- Roy Clark Theater
- Jim Strafford Theater Renovation
- Glen Campbell Theater
- Dixie Stampede
- White River Landing - Branson Belle
- Great Geyser Treehouse - Silver Dollar City
- Ripley's Believe It or Not! Museum
- Top of the Rock Restaurant - Bass Pro Shops
- Chateau on the Lake - John Q. Hammons

Hotels

- Holidome, Stockton, CA.
- Collins Plaza, Cedar Rapids, IA.
- Bowling Green Plaza, Bowling Green, KY.
- Radisson Hotel, Davenport, IA.
- Kansas City Station Hotel, Kansas City, MO.
- Holiday Inn, Springdale, AR.
- Embassy Suites, Montgomery AL.
- Embassy Suites, Greensboro, NC.
- Embassy Suites, Columbia, SC.
- Embassy Suites, Des Moines, IA.

Pellham has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property.

As an Architect, Pellham has a "creative" approach to the real estate market, able to "visualize" uses of properties.

To expand on his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions Investment Analysis** (determining a client's investment strategy).

I have added running the White Rock Marathon to my Bio. For 2 years, I would run 3-6 miles 4 to 5 days a week, adding longer runs (11-21 miles) months before the marathon. This required running in the heat, rain, and cold, which required commitment and perseverance. Running the 26.2 miles was challenging, hitting the "wall" at 23 miles, but sprinting to the finish line.

With that same commitment and perseverance, I serve my clients.



Platinum
Medal

CoStar
POWERBROKER™



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