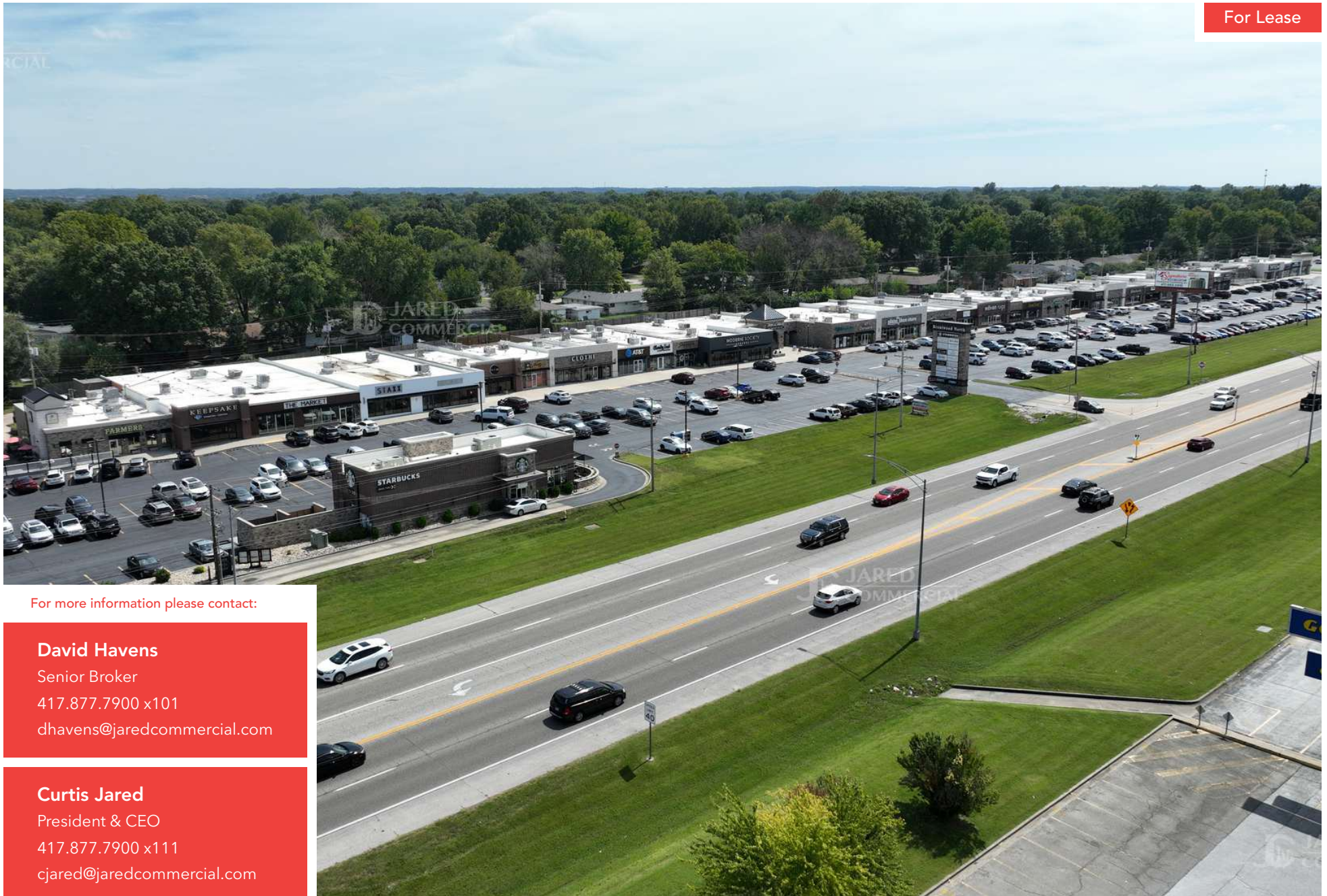


# Brentwood Center North



2620-2740 S GLENSTONE AVE, SPRINGFIELD, MO 65804

For Lease



For more information please contact:

**David Havens**

Senior Broker

417.877.7900 x101

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

**Curtis Jared**

President & CEO

417.877.7900 x111

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

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# Brentwood Center North



2620-2740 S GLENSTONE AVE, SPRINGFIELD, MO 65804

## PROPERTY SUMMARY

For Lease



### PROPERTY DESCRIPTION

Welcome to Brentwood Center North, an upscale retail strip center that redefines sophistication and convenience in the heart of Springfield. Nestled at the crossroads of two signalized intersections and boasting a strategic right-in, right-out access, this center is poised to offer a premium retail experience that's second to none. Anchored by Starbucks, Town & County, Plaza Shoe, and the contemporary style of Staxx, these anchors create an environment of trust and attraction.

Estimated NNN = \$4.25(retail); \$7.25 (office).

### PROPERTY HIGHLIGHTS

- Signalized Corner Lot.
- High traffic count.
- 500 Parking Spaces.
- Located across from the Battlefield Mall.
- Great visibility & Easy access to center.
- Right in right out.

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	40
Available SF:	789 - 3,400 SF
Lot Size:	9.09 Acres
Building Size:	113,000 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,575	36,284	69,865
Total Population	7,096	77,414	158,102
Average HH Income	\$53,307	\$50,672	\$51,166

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# Brentwood Center North



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LEASE SPACES



For Lease

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	789 - 3,400 SF	Lease Rate:	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2682	Available	3,400 SF	NNN	\$25.00 SF/yr	In-Line.
2740-102	Available	946 SF	NNN	\$25.00 SF/yr	Office-Space.
2740-106	Available	789 SF	NNN	\$25.00 SF/yr	Office-Space.

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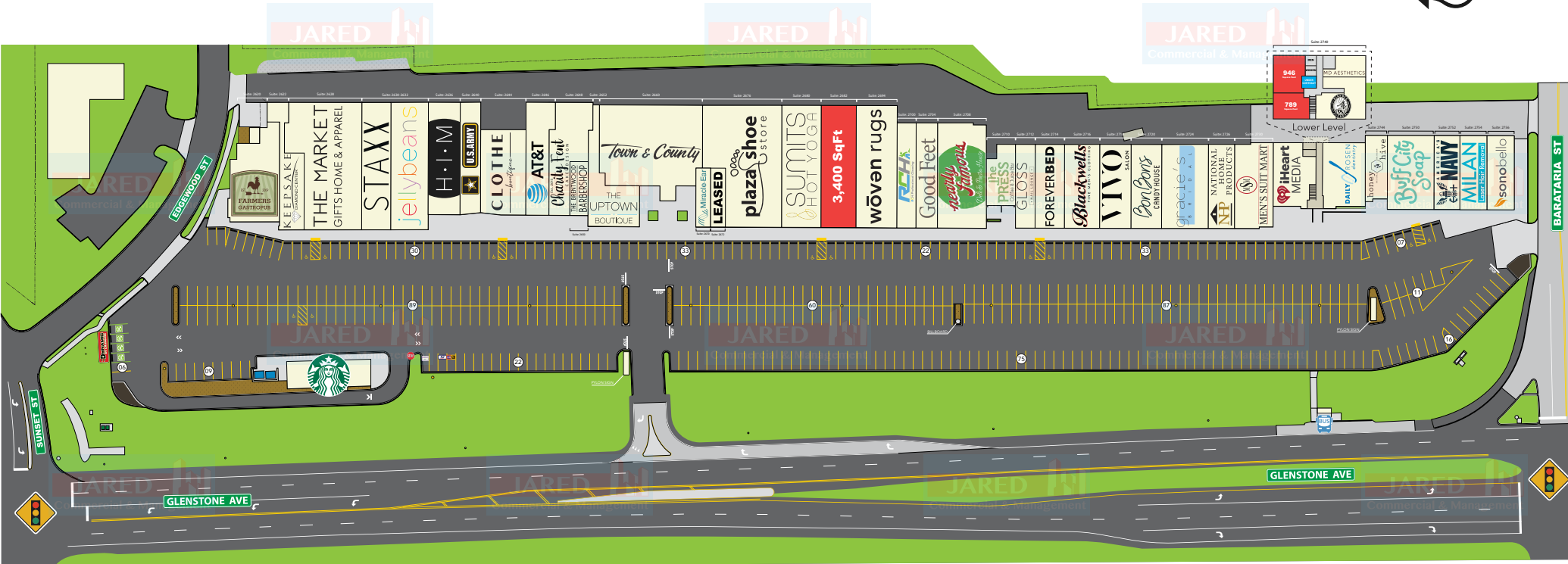
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SITE PLAN



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# Brentwood Center North



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PYLON SIGN

For Lease

South Pylon

## Brentwood North


2260

North Pylon

## Brentwood North


2260

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JARED  
Commercial & Management

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ADDITIONAL PHOTOS



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# Brentwood Center North



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## RETAILER MAP



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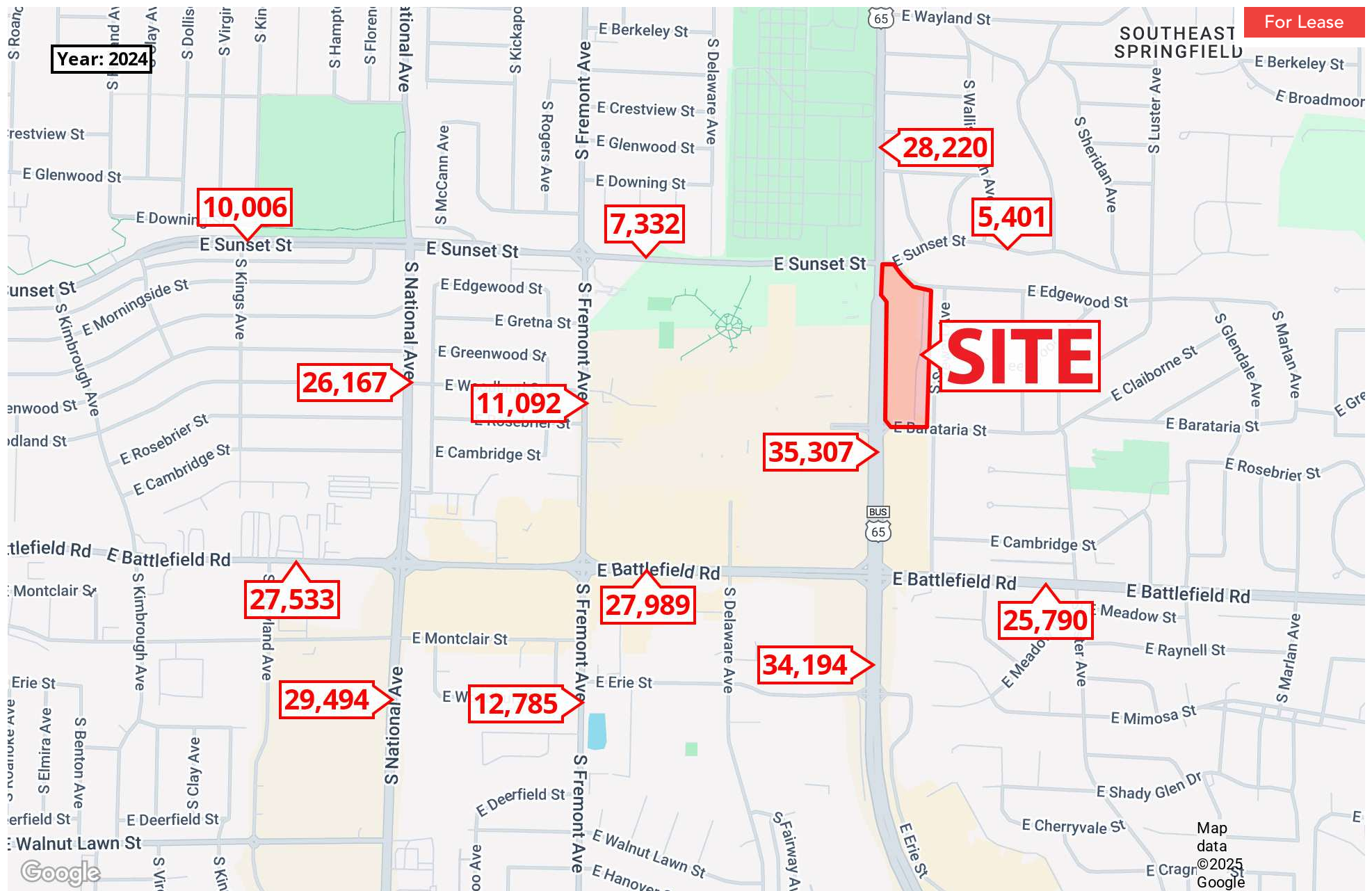


# Brentwood Center North



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TRAFFIC COUNT MAP



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# Brentwood Center North



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## DEMOGRAPHICS MAP & REPORT

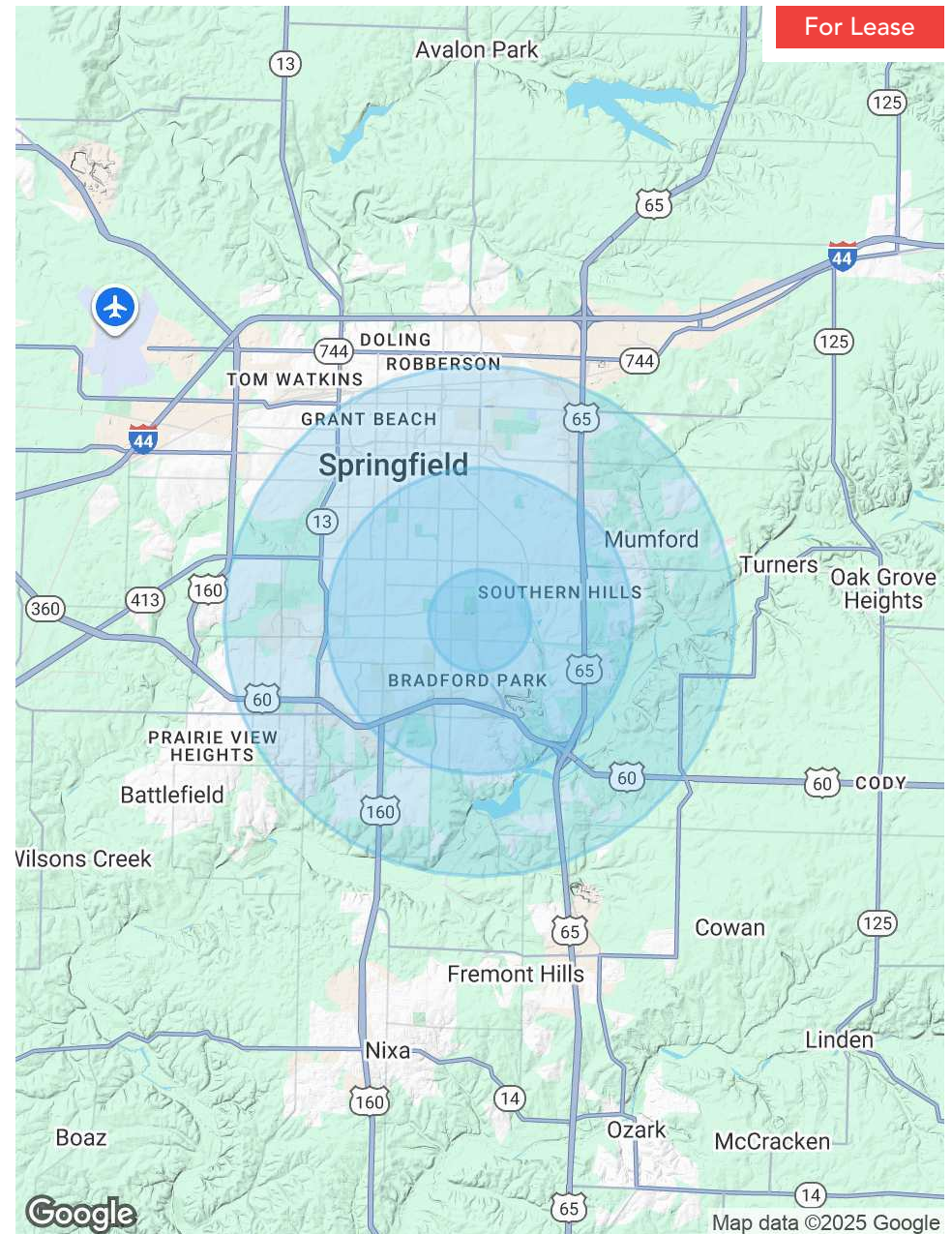
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,096	77,414	158,102
Average Age	44.2	36.6	35.4
Average Age (Male)	42.0	34.2	34.0
Average Age (Female)	46.6	38.8	36.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,575	36,284	69,865
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$53,307	\$50,672	\$51,166
Average House Value	\$101,538	\$155,817	\$177,843

2020 American Community Survey (ACS)



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# Brentwood Center North

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ADVISOR BIO

For Lease



## DAVID HAVENS

Senior Broker

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

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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