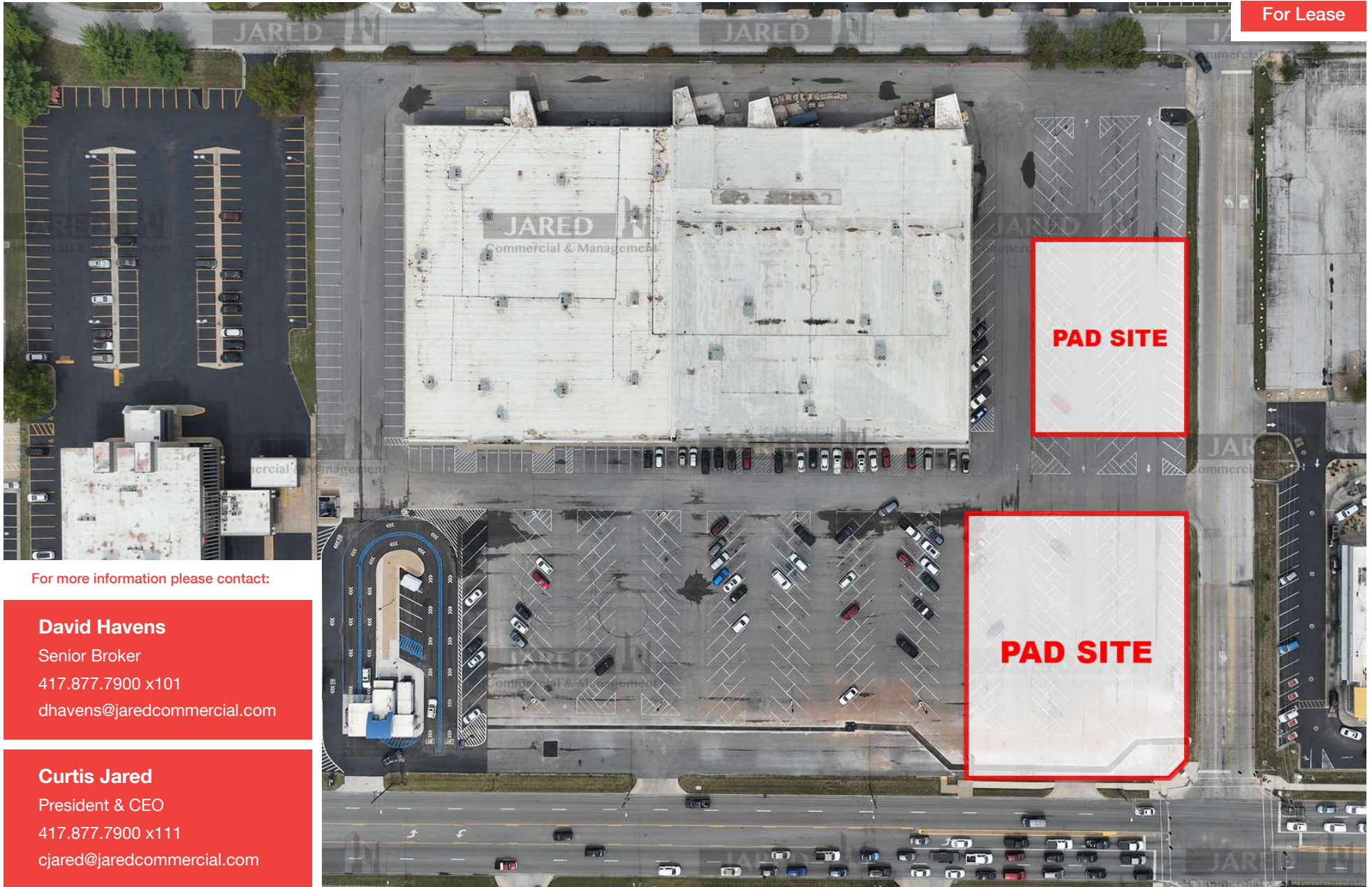




For Lease



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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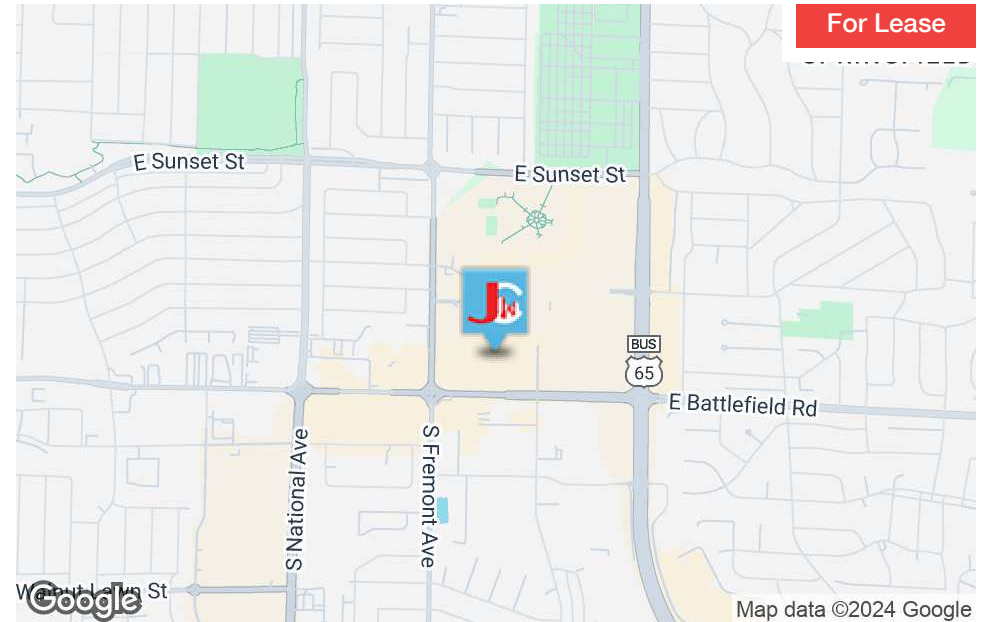
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# 1533 E Battlefield



1533 E BATTLEFIELD RD, SPRINGFIELD, MO 65804

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	95,890 SF
Available SF:	20,000 - 25,000 SF
Lot Size:	7.43 Acres
Number of Units:	1
Year Built:	1973
Zoning:	Commercial
Market:	Springfield, MO

### PROPERTY OVERVIEW

Welcome to an unparalleled opportunity in Springfield, Missouri — Retail Pad Sites perfectly positioned along Battlefield Rd, just in front of the esteemed Battlefield Mall. This premium location, at a signalized intersection with high traffic counts and exceptional visibility, offers a gateway to success for businesses seeking to thrive in this bustling retail market.

### PROPERTY HIGHLIGHTS

- Signalized Intersection.
- Great Visibility & Easy Access.
- Anchored by Gabe's.
- 475 Parking Spaces.
- High Traffic Counts.

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LEASE SPACES



## LEASE INFORMATION

Lease Type: NNN      Lease Term: Negotiable  
Total Space: 20,000 - 25,000 SF      Lease Rate: Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
South Pad Site.	Available	25,000 SF	NNN	Negotiable	Pad-Site.
North Pad Site	Available	20,000 SF	NNN	Negotiable	Pad-Site.

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SITE PLAN

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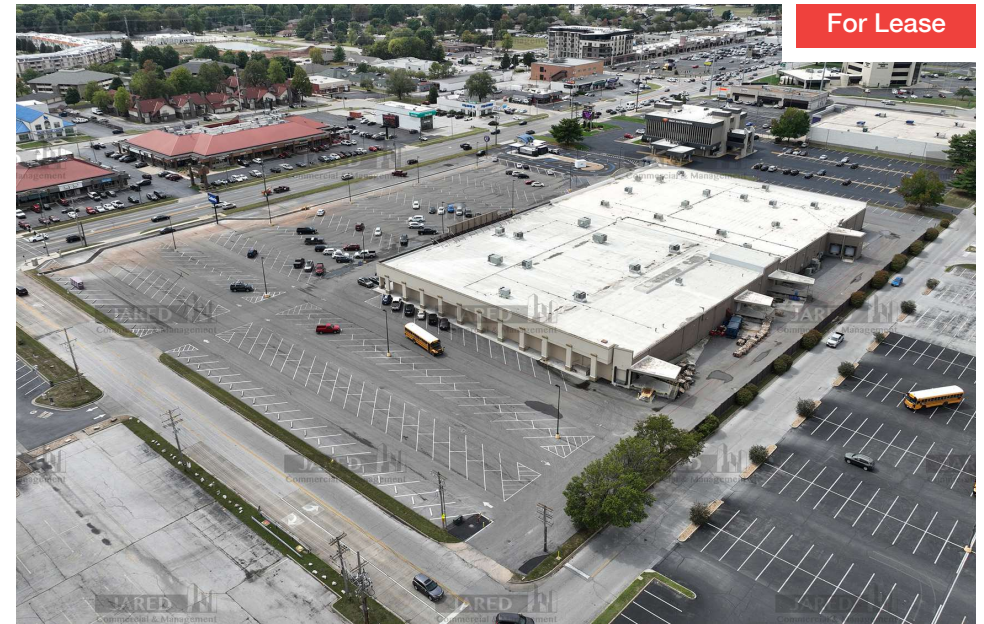
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ADDITIONAL PHOTOS



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RETAILER MAP

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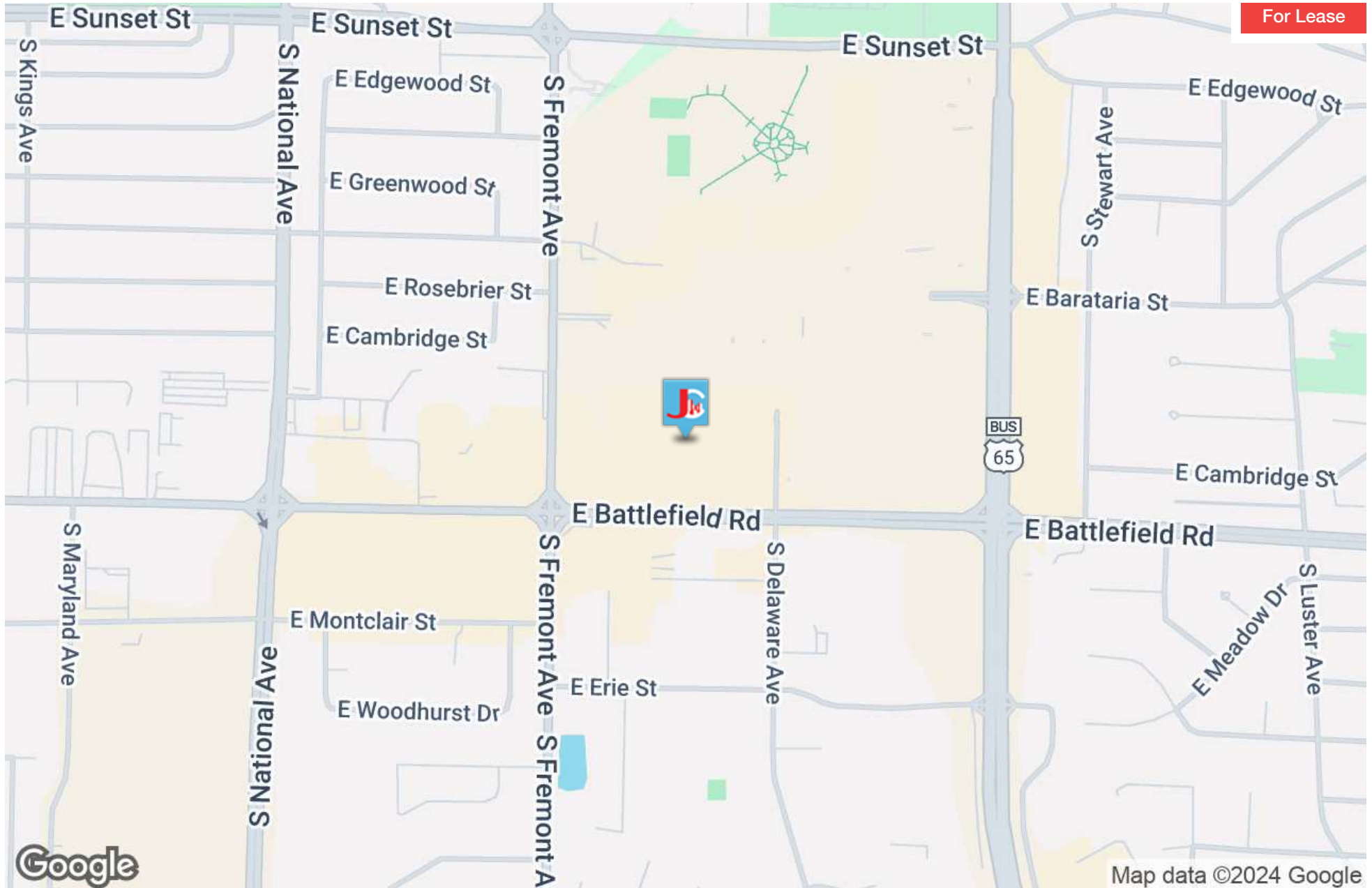
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LOCATION MAP

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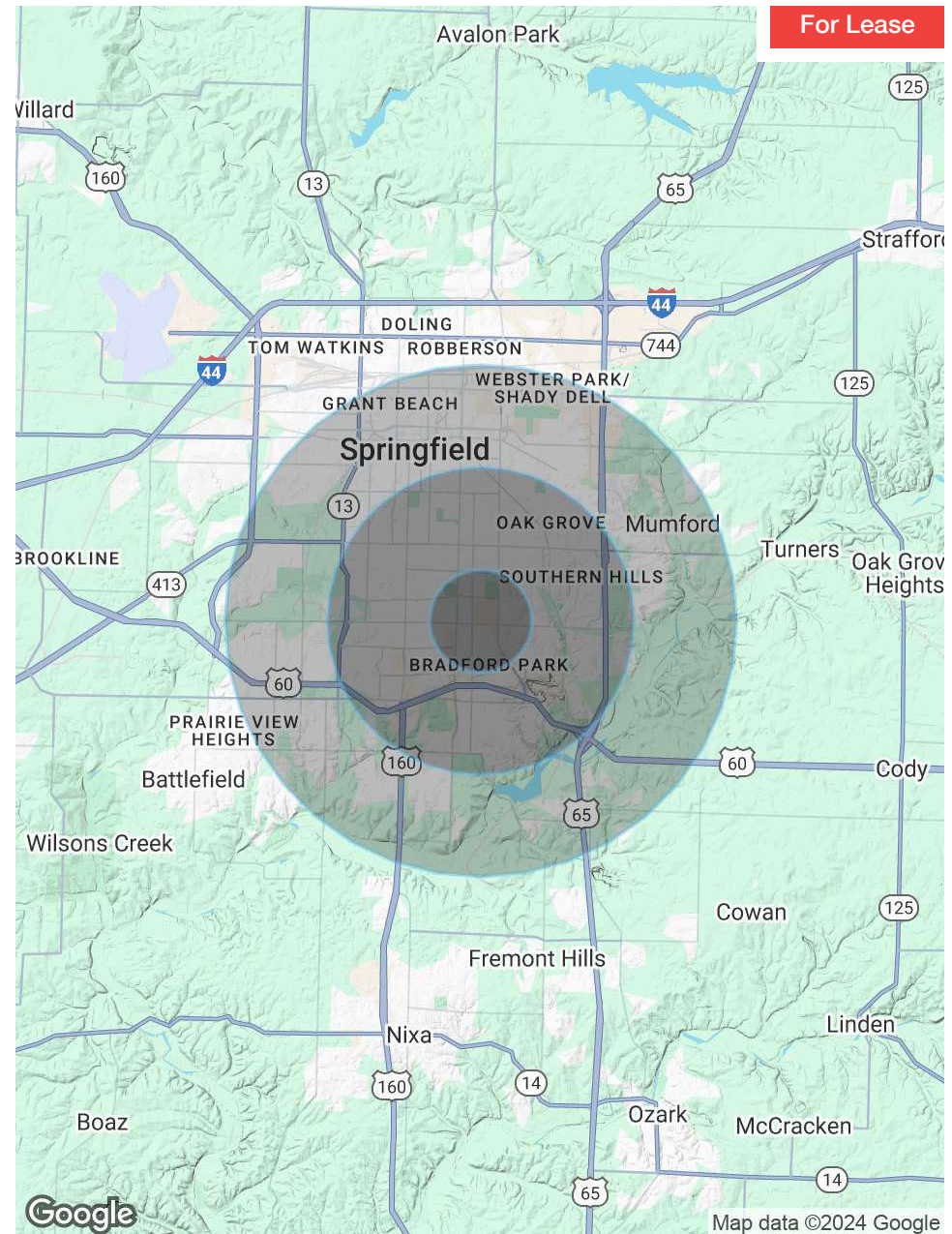
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,199	81,323	170,342
Average Age	44	41	40
Average Age (Male)	42	39	39
Average Age (Female)	46	43	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,992	38,505	75,944
# of Persons per HH	2	2.1	2.2
Average HH Income	\$69,730	\$76,628	\$79,230
Average House Value	\$201,343	\$242,322	\$242,019

Demographics data derived from AlphaMap







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](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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