

Glenstone & Sunshine

SPRINGFIELD, MISSOURI



Size: 5,000/sf – 11,500/sf
Base Rent: \$16.25/sf
NNN: \$3.25/sf

**Retail Property
For Lease**

Galen Pellham | AIA | CCIM
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MURNEY COMMERCIAL
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

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Prime Redevelopment Opportunity at 1773 S Glenstone Ave

Located at the northwest corner of Glenstone & Sunshine, one of Springfield's busiest intersections. This highly visible property is being redeveloped with flexible leasing options. The 11,550 sq. ft. occupied by Midnight Rodeo is available for subdivision into two spaces ideal for smaller tenants. The middle space occupied by Vape 100 may be included to provide 14,140/sf.

This property offers businesses an exceptional opportunity for prime visibility and high-traffic exposure. The building's exterior will undergo renovations once tenants are confirmed, improving its curb appeal and modernizing the structure. Customizable infill allowances may also be available to meet tenant-specific needs.

With flexible space options and a prominent location at the corner of Glenstone and Sunshine, this redevelopment provides an ideal opportunity for businesses looking to capitalize on high vehicle traffic.

OFFERING SUMMARY

Lease Rate:	\$16.25/sf
NNN Rate:	\$3.25/sf
Available sf:	5,000/sf to 11,550/sf
Lot Size:	65,405/sf
Building Size:	18,633/sf

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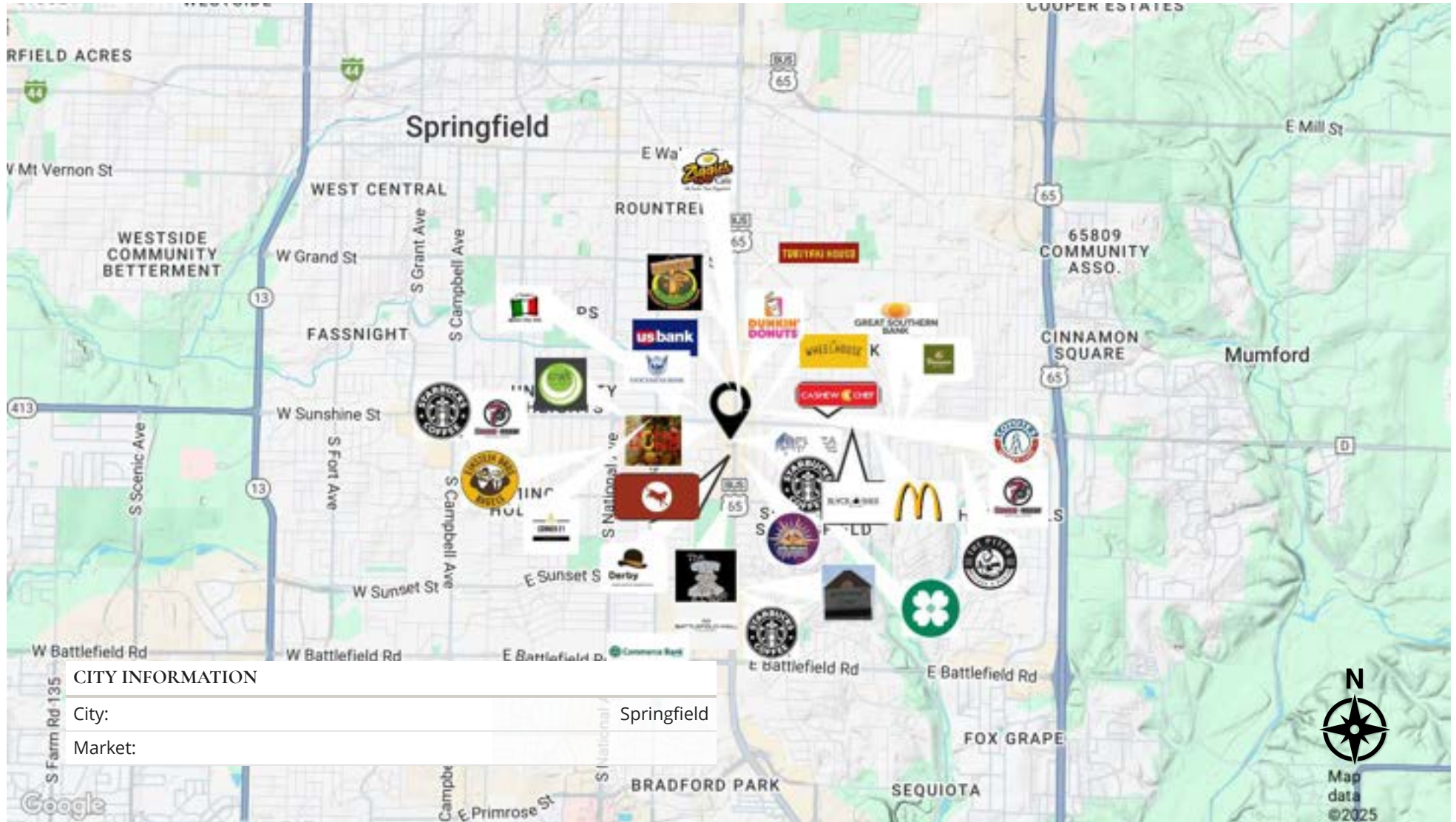
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CITY INFORMATION

City:

Springfield

Market:

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EXHIBIT A-2

SITE PLAN OF PREMISES AND PROPERTY



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CONTACT

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Murney Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Murney Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

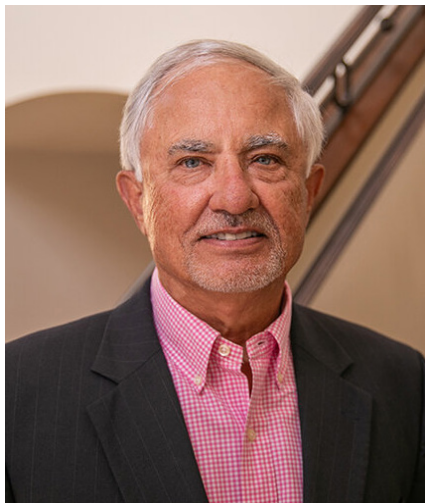
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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

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- **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.

Galen Pellham | AIA | CCIM

- 1971** • **Bachelor of Architecture:** University of Arkansas
- 1975** • **AIA:** American Institute of Architects
- 1979** • **Pellham-Phillips:** Architects & Engineers
- 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.
- 2007-Present** • **Murney Associates, Realtors®**
 - \$1.6 Billion Annual Sales Volume, 600 agents, 4 locations.
 - RealTrends: Top 50 Independent R.E. Brokerages in the U.S.
- 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 Advisers, & Realtors

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**



POWERBROKER™

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