



## 521 S Glenstone Ave

521 S Glenstone Ave, Springfield, MO 65802



### Kelly Lee

Kelly Lee Rentals

525 S Glenstone Ave, Springfield, MO 65802

[kkinney@hotmail.com](mailto:kkinney@hotmail.com)

(417) 838-3532



## 521 S Glenstone Ave

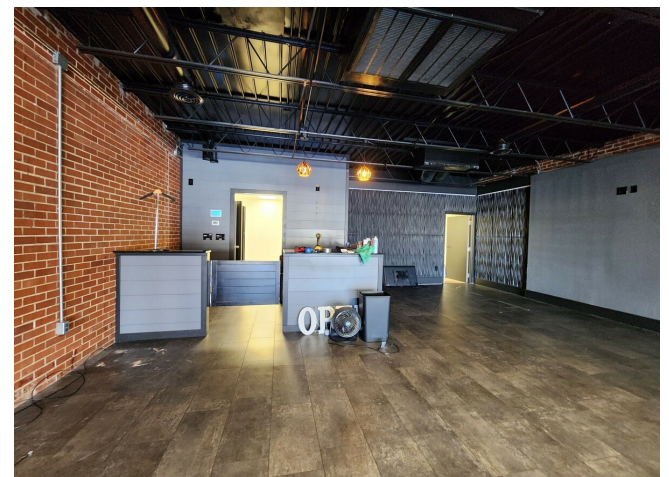
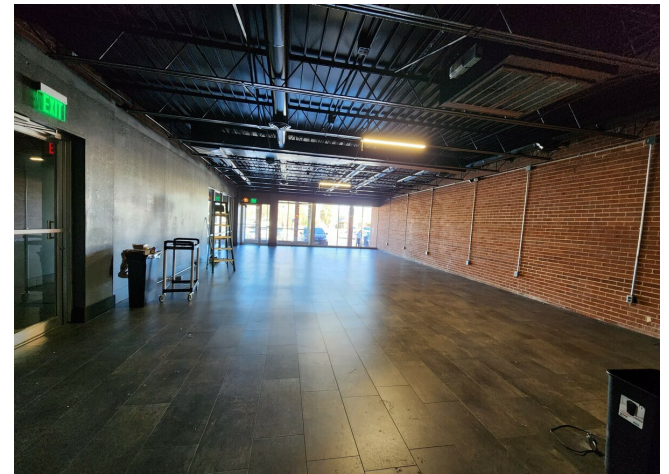
\$12.00 /SF/YR

Now leasing an outstanding retail opportunity in a bustling, high-visibility shopping center. Strategically located next to the Glenstone License Office, this space benefits from exceptional daily foot traffic—approximately 700+ visitors—providing built-in exposure for your business.

521 Suite A - ±2,344 sq. ft. Newly renovated and move-in ready! This modern retail space boasts contemporary finishes and a flexible floor plan, allowing you to design a layout that suits you.

Don't miss the chance to capitalize on the significant foot traffic and establish your presence. Your ideal retail opportunity awaits!...

- Open floor plan
- Basement storage available
- 2021 Average Daily Traffic Count: Glenstone Ave - 40,100
- Over 700 unique visitors to the shopping center daily



Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Gross Leasable Area:	28,581 SF
Year Built:	1962
Walk Score ®:	74 (Very Walkable)
Rental Rate Mo:	\$1.00 /SF/MO

1

1st Floor Ste 521

Space Available	2,344 SF
Rental Rate	\$12.00 /SF/YR
Date Available	December 03, 2025
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

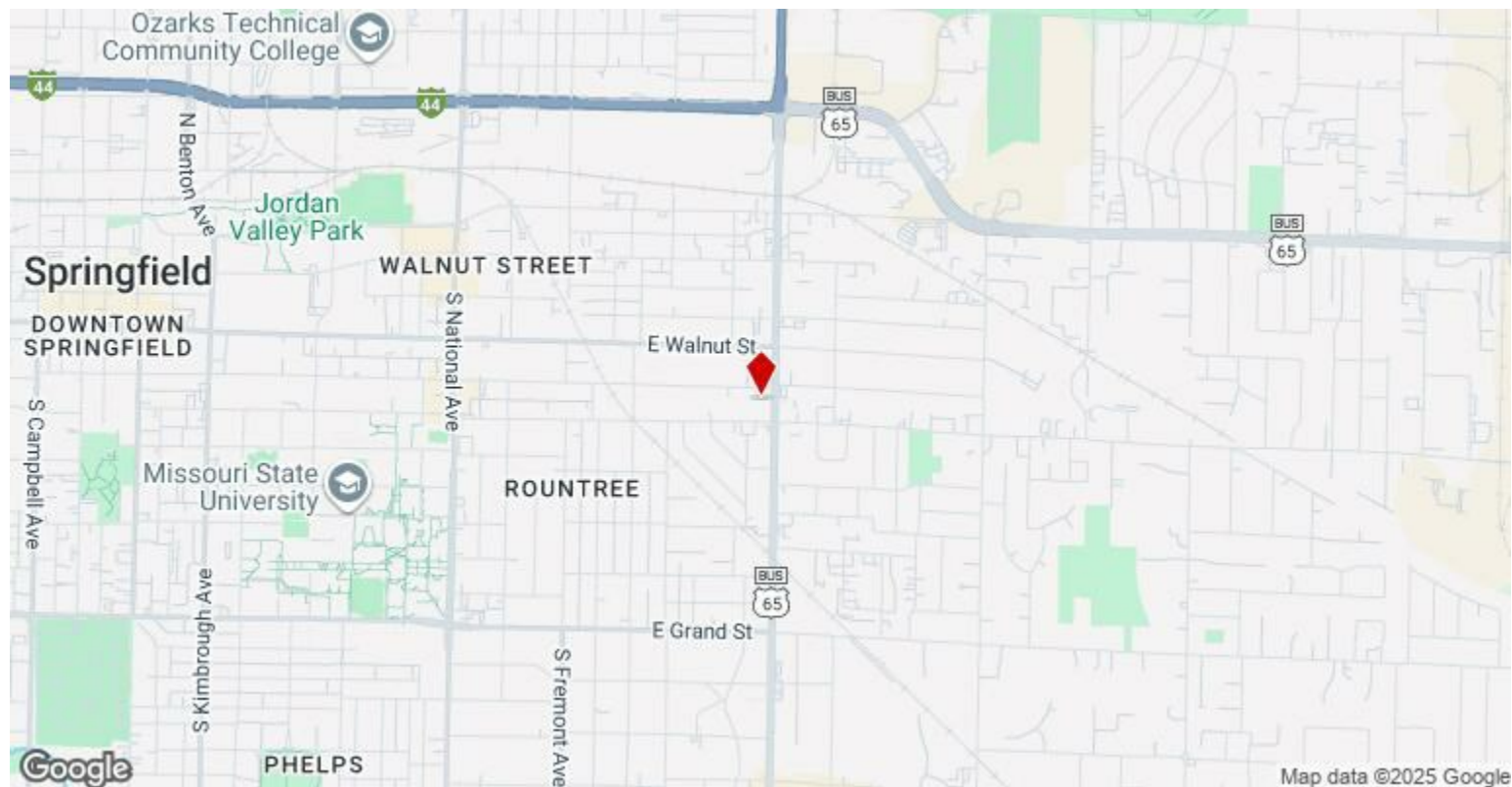
---

## Major Tenant Information

---

Tenant	SF Occupied	Lease Expired
Divine Design Nail Salon	-	
Glenstone License Office DMV	-	July 2028
Kinney Amusement	-	
Kinney Billiard Sales	-	





## 521 S Glenstone Ave, Springfield, MO 65802

Now leasing an outstanding retail opportunity in a bustling, high-visibility shopping center. Strategically located next to the Glenstone License Office, this space benefits from exceptional daily foot traffic—approximately 700+ visitors—providing built-in exposure for your business.

521 Suite A - ±2,344 sq. ft. Newly renovated and move-in ready! This modern retail space boasts contemporary finishes and a flexible floor plan, allowing you to design a layout that suits you.

Don't miss the chance to capitalize on the significant foot traffic and establish your presence. Your ideal retail opportunity awaits!







## Property Photos

