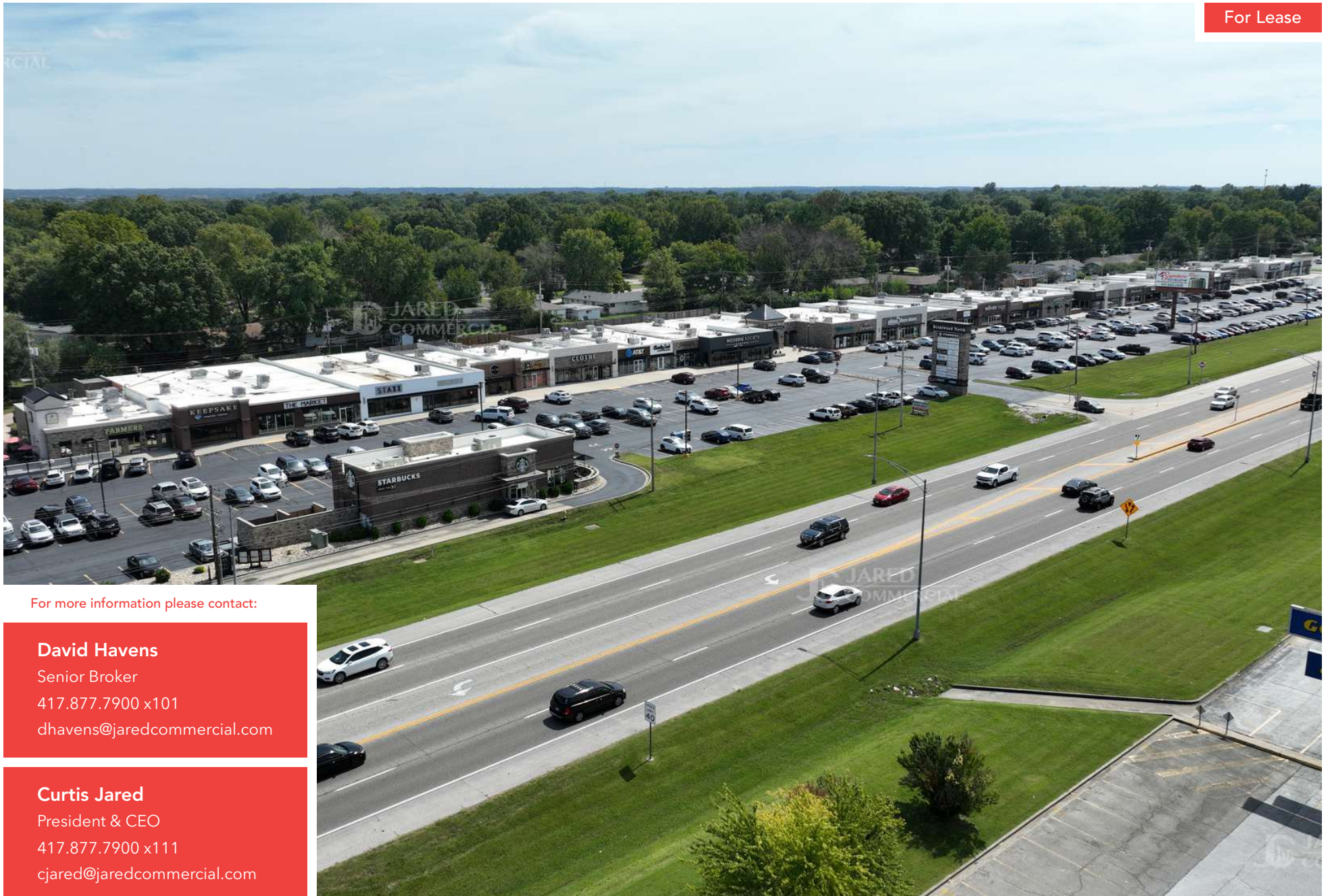


Brentwood Center North



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

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

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Brentwood Center North



2620-2740 S GLENSTONE AVE, SPRINGFIELD, MO 65804

PROPERTY SUMMARY

For Lease



VIDEO

360° VIRTUAL TOUR

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.

OFFERING SUMMARY

Lease Rate:	\$25.00 - 30.00 SF/yr (NNN)
Number of Units:	40
Available SF:	506 - 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: 506 - 3,400 SF Lease Rate: \$25.00 - \$30.00 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.
2714	Available	2,325 SF	NNN	\$28.00 SF/yr	In-Line.
2740-102	Available	750 SF	NNN	\$25.00 SF/yr	Office Space.
2740-105	Available	506 SF	NNN	\$25.00 SF/yr	Office Space.
2740-106	Available	789 SF	NNN	\$25.00 SF/yr	Office Space.
2756	Available	1,795 SF	NNN	\$30.00 SF/yr	End Cap.

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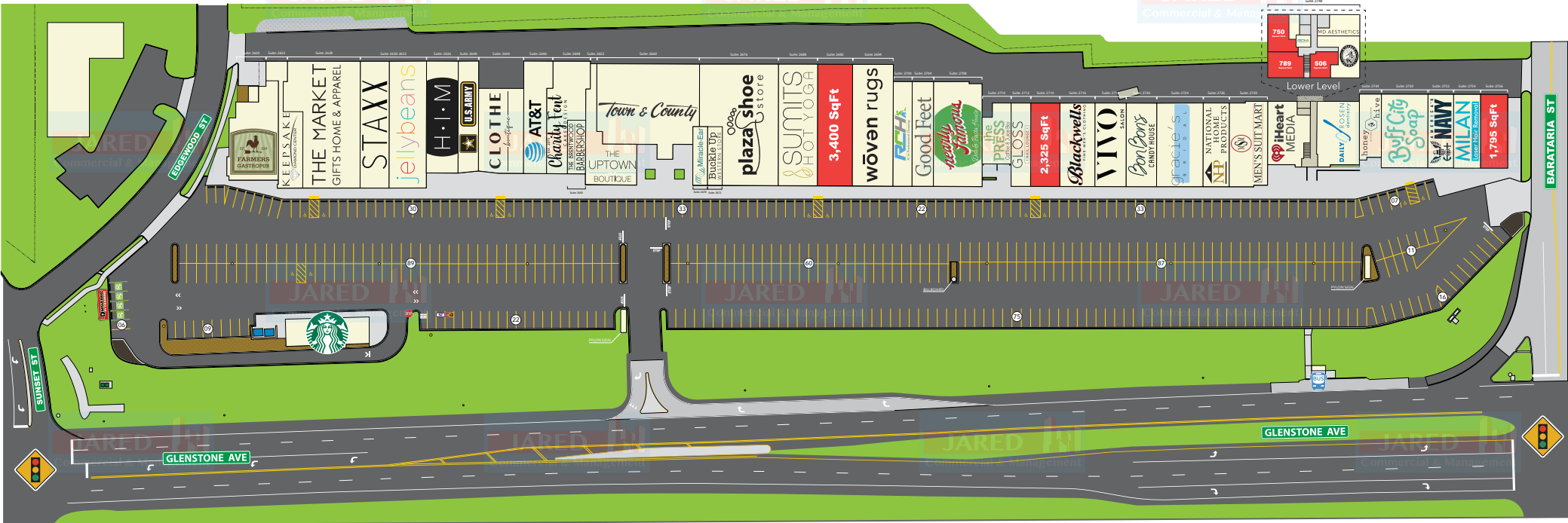
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SITE PLAN



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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

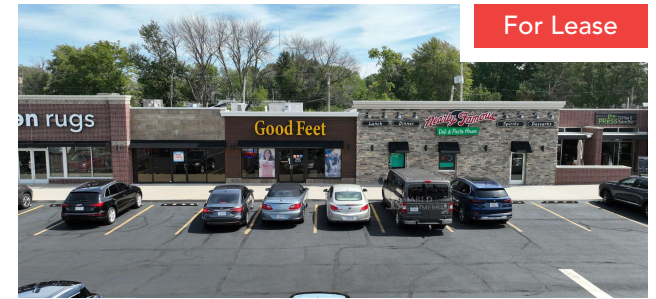
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ADDITIONAL PHOTOS



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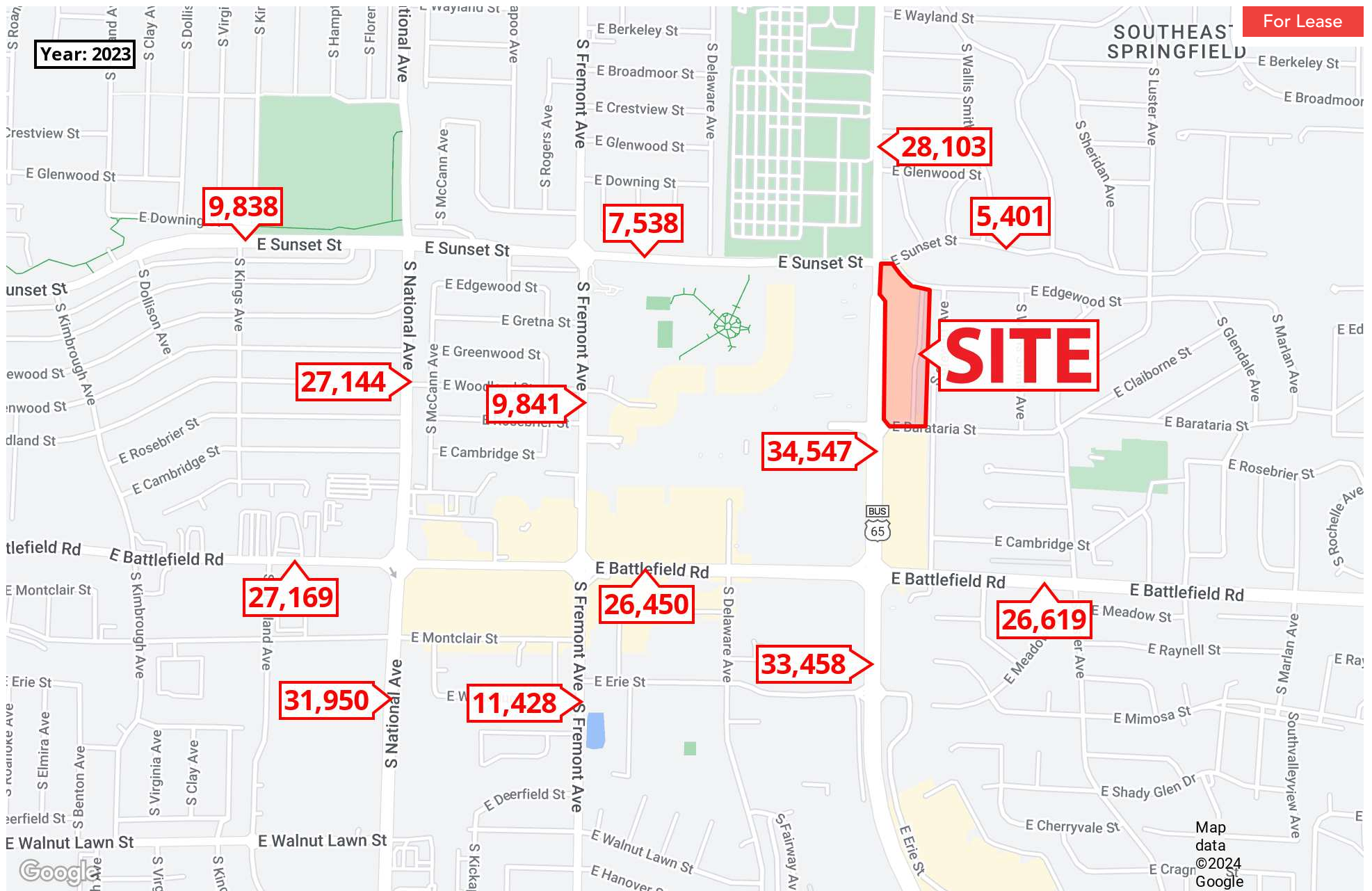
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

For Lease

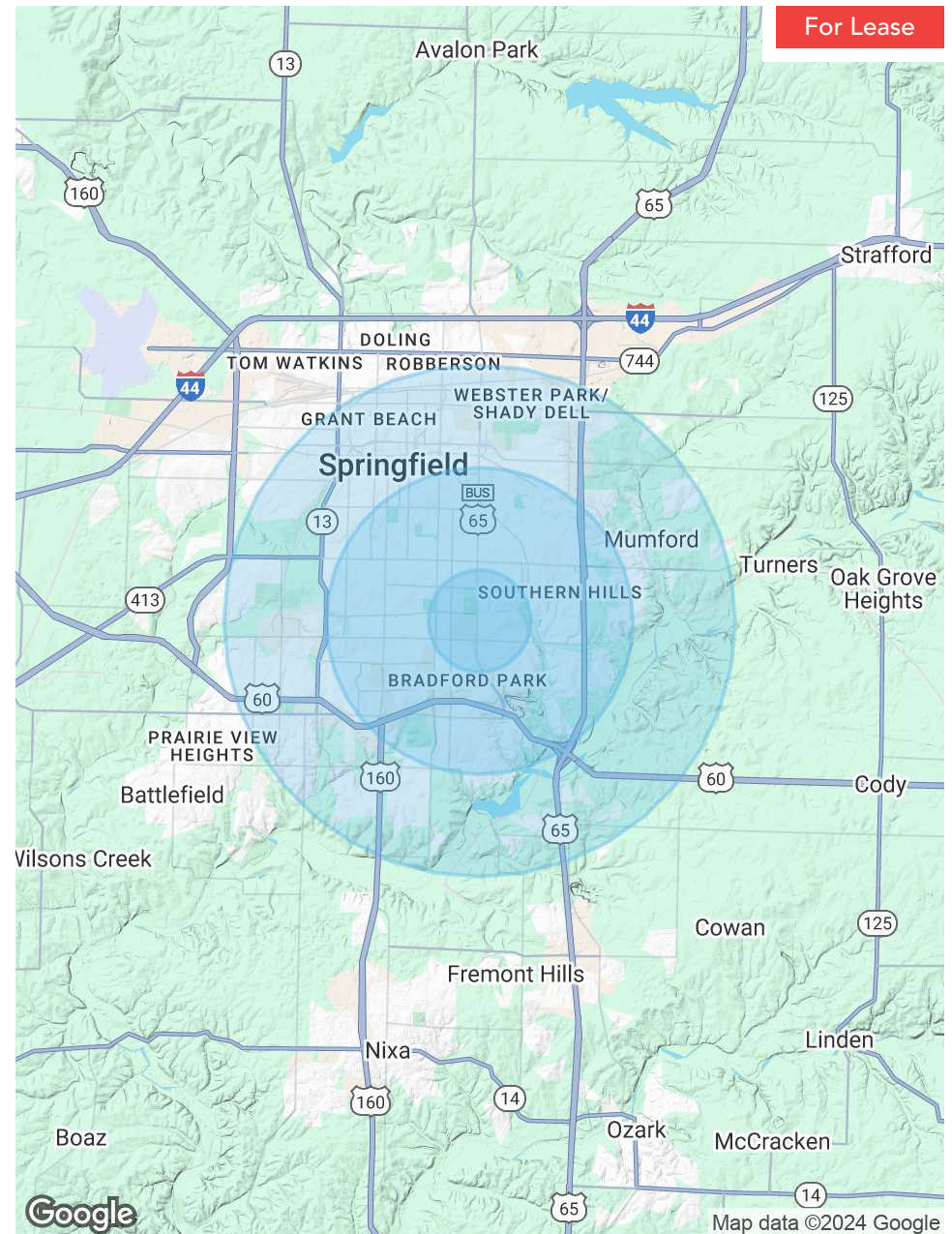
POPULATION

	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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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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