

# RETAIL SPACE ON BATTLEFIELD!

1258 E Battlefield, Suite A, Springfield, MO 65804



**Mark Patrick, CCIM**

Reece Commercial Real Estate  
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BATTLEFIELD!**

**1258 E Battlefield, Suite  
A Springfield, MO 65804**

**PROPERTY  
INFORMATION**

**ANNUAL RENT**  
*\$15.00/ per SQ. FT.*

**PROPERTY ADDRESS**  
*Suite A1258 E Battlefield, Suite A,  
Springfield, MO 65804*

**YEAR BUILT**  
*2010*

**RENTABLE AREA**  
*3,850 Sq. Ft.*

**Company Disclaimer**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.





# PROPERTY OVERVIEW

Great retail location between Wendy's and Mister Car Wash, with signage on the building and a lighted pylon sign. Over 50,000 vehicles/day through the intersection of Battlefield and National. The neighboring tenant is Plato's Closet. Lease rate of \$15.00/sf with the estimated NNN expenses of \$4.50/sf, a total of \$6,256/month. Shared parking is located in the front and back of the building for 53 cars.



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# PROPERTY PHOTOS

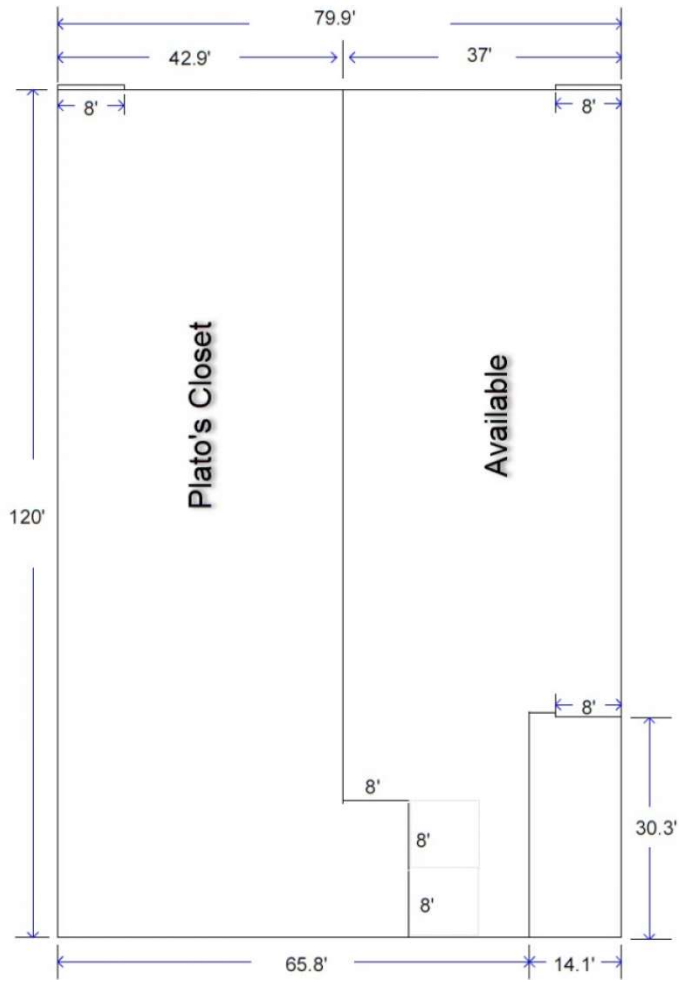


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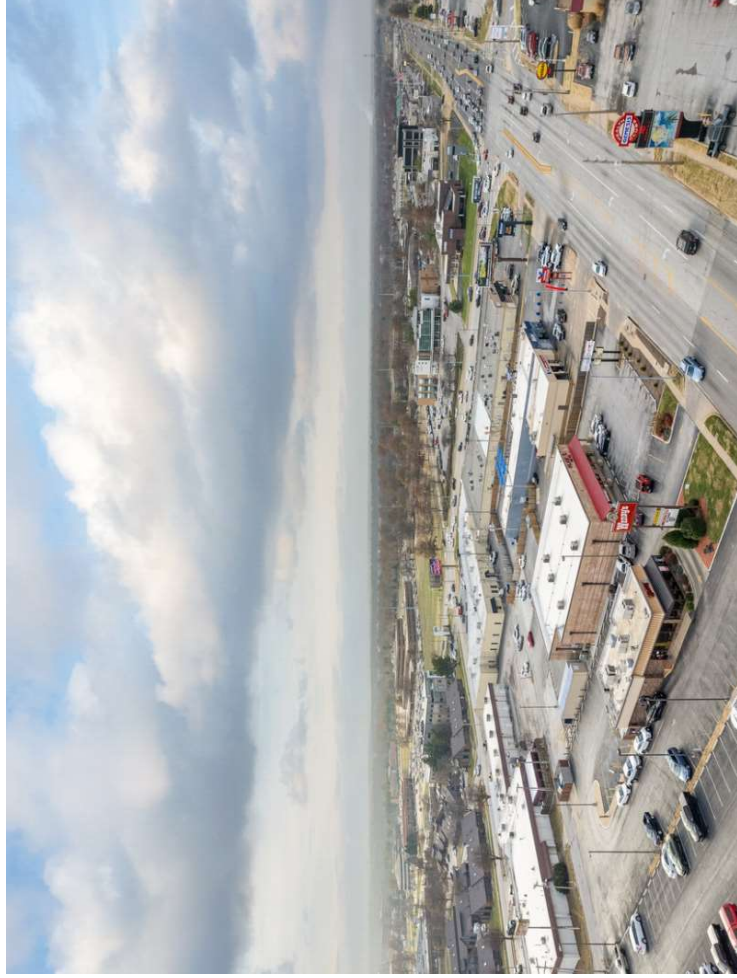
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# AERIAL ANNOTATION MAP



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# CONTACT



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