



## RETAIL PROPERTY FOR LEASE

RETAIL SPACE FOR LEASE | 3405 E BATTLEFIELD RD, SPRINGFIELD, MO 65804

- Surrounded by retail, restaurants, hotels and Class-A offices
- Excellent street exposure at corner of Battlefield and Hwy 65

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
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Executive Summary



**PROPERTY SUMMARY**

Available SF:	1,440 - 1,620 SF
Lease Rate:	\$18.00 - 20.75 SF/yr (NN)
Lot Size:	1.63 Acres
Building Size:	14,400 SF
Year Built:	2008
Parking:	89± spaces shared
Condition:	Existing
Zoning:	General Retail
Market:	SE Springfield
CAM Charge / SF	\$4.16 PSF

**PROPERTY OVERVIEW**

Retail/restaurant space for lease in a newer high quality constructed retail strip center located at the corner of Hwy 65 and E Battlefield Rd. This strip center has excellent street exposure and is one of the few recently built retail properties with space available in this area. This property is under new ownership and landlord will provide either a white box finish or an infill allowance for a credit term tenant. The property is surrounded by several large hotels, retailers, restaurants, and professional Class-A office district.

**PROPERTY HIGHLIGHTS**

- Excellent street exposure at corner of Battlefield and Hwy 65
- Landlord will provide white box finish or infill allowance for credit term tenant
- Surrounded by retail, restaurants, hotels and Class-A offices
- NN Lease, Estimated CAM covers taxes, insurance and maintenance
- Spaces are in shell condition

**Traffic Counts**

Battlefield East of Ingram Mill

25,798 (2011)



The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

Available Spaces

**Lease Rate:** \$18.00 - 20.75 SF/YR (NN)  
**Lease Type:** NN

**Total Space:** 3,060 SF  
**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 112	Retail	\$18.00 SF/YR	Modified Net	1,620 SF	Negotiable	1,620± SF available for lease at \$18.00 PSF (NN). CAM Estimated at \$4.16 PSF.
Suite 124	Restaurant	\$20.75 SF/YR	Modified Net	1,440 SF	Negotiable	1,440± SF available for lease at \$20.75 PSF (NN). CAM Estimated at \$4.16 PSF.

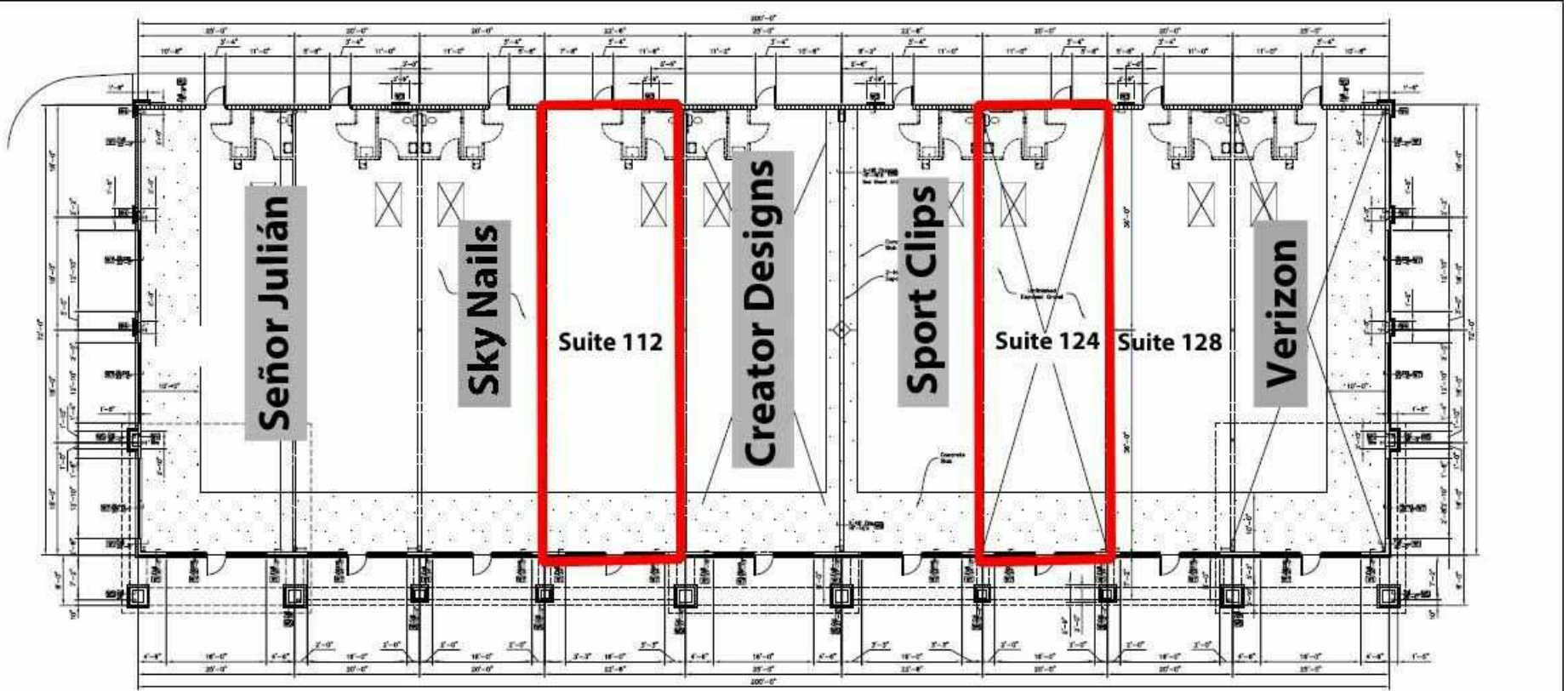
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Site Plans



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Retailer Map



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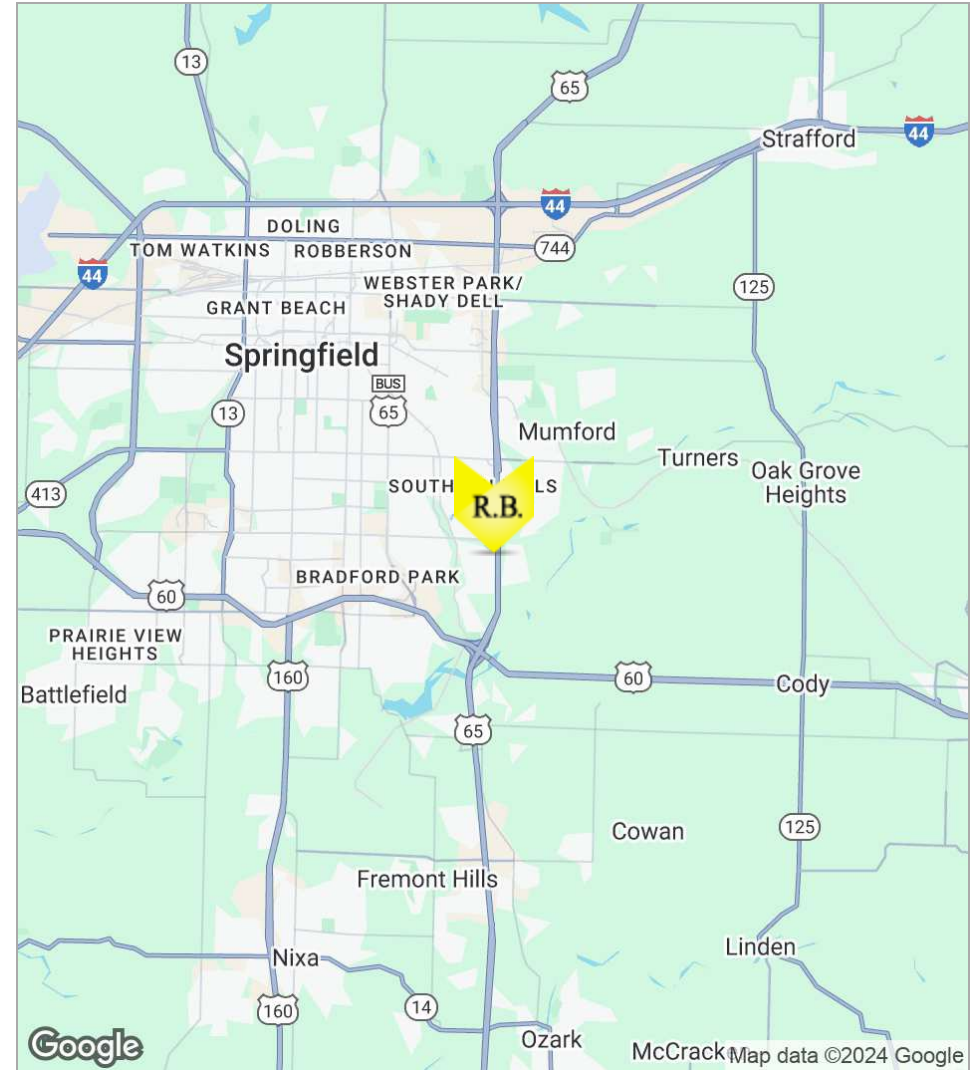
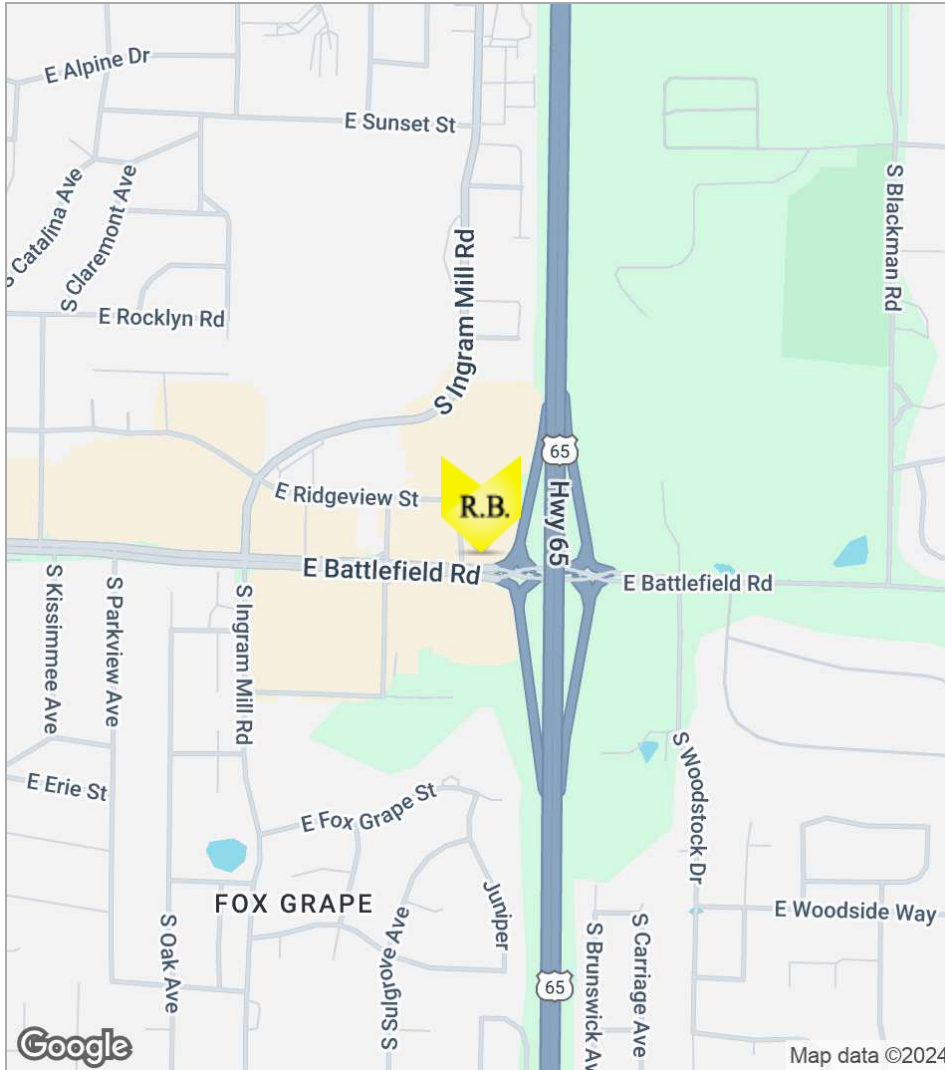
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Location Maps



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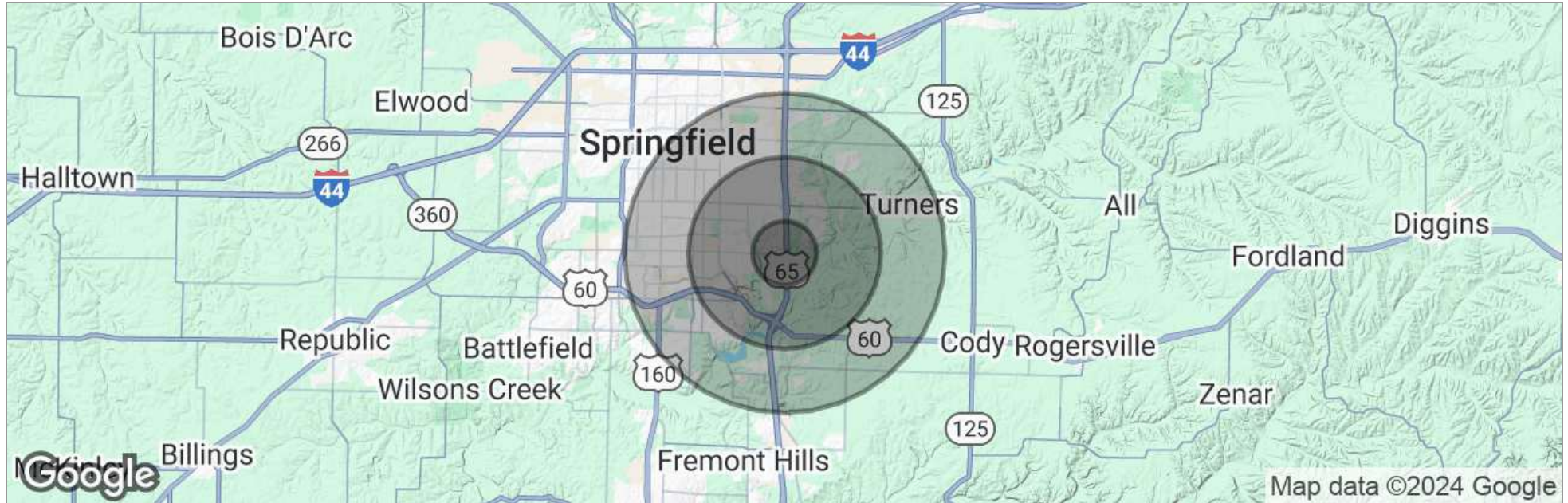
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,785	37,115	101,341
Population Density	1,523	1,313	1,290
Median Age	39.1	41.0	38.3
Median Age (Male)	36.1	38.7	36.4
Median Age (Female)	41.1	42.8	40.0
Total Households	2,263	17,001	45,678
# of Persons Per HH	2.1	2.2	2.2
Average HH Income	\$61,497	\$66,097	\$62,225
Average House Value	\$210,316	\$211,264	\$213,454

\* Demographic data derived from 2020 ACS - US Census

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**R.B. | MURRAY COMPANY**  
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Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

**Chief Executive Officer**



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**Professional Background**

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

**Memberships & Affiliations**

SIOR, CCIM, LEED AP, CPM