

1615 S GLENSTONE AVE
SPRINGFIELD, MO 65804



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PROPERTY DESCRIPTION

Introducing the prime commercial opportunity at 1615 S Glenstone Ave, Springfield, MO, 65804. This outstanding property boasts exceptional visibility and effortless accessibility, ensuring that businesses can capture the attention of passersby and patrons. With high traffic counts, the location offers unparalleled exposure, driving valuable foot traffic for potential tenants. The property also features a generous 100 parking spaces, providing ample room for employees, guests, and clientele. Whether envisioned as a retail storefront or a bustling office space, this standout property is equipped to meet the diverse needs of businesses seeking a strategic and high-impact location.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- High Traffic Counts.
- 100 Parking Spaces.

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	2
Available SF:	9,314 SF
Lot Size:	1.775 Acres
Building Size:	16,068 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,516	41,113	77,810
Total Population	9,019	89,958	173,602
Average HH Income	\$84,763	\$68,702	\$73,559

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,314 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1615-102	Available	9,314 SF	NNN	\$15.00 SF/yr	South End-Cap.

LEASE SPACES

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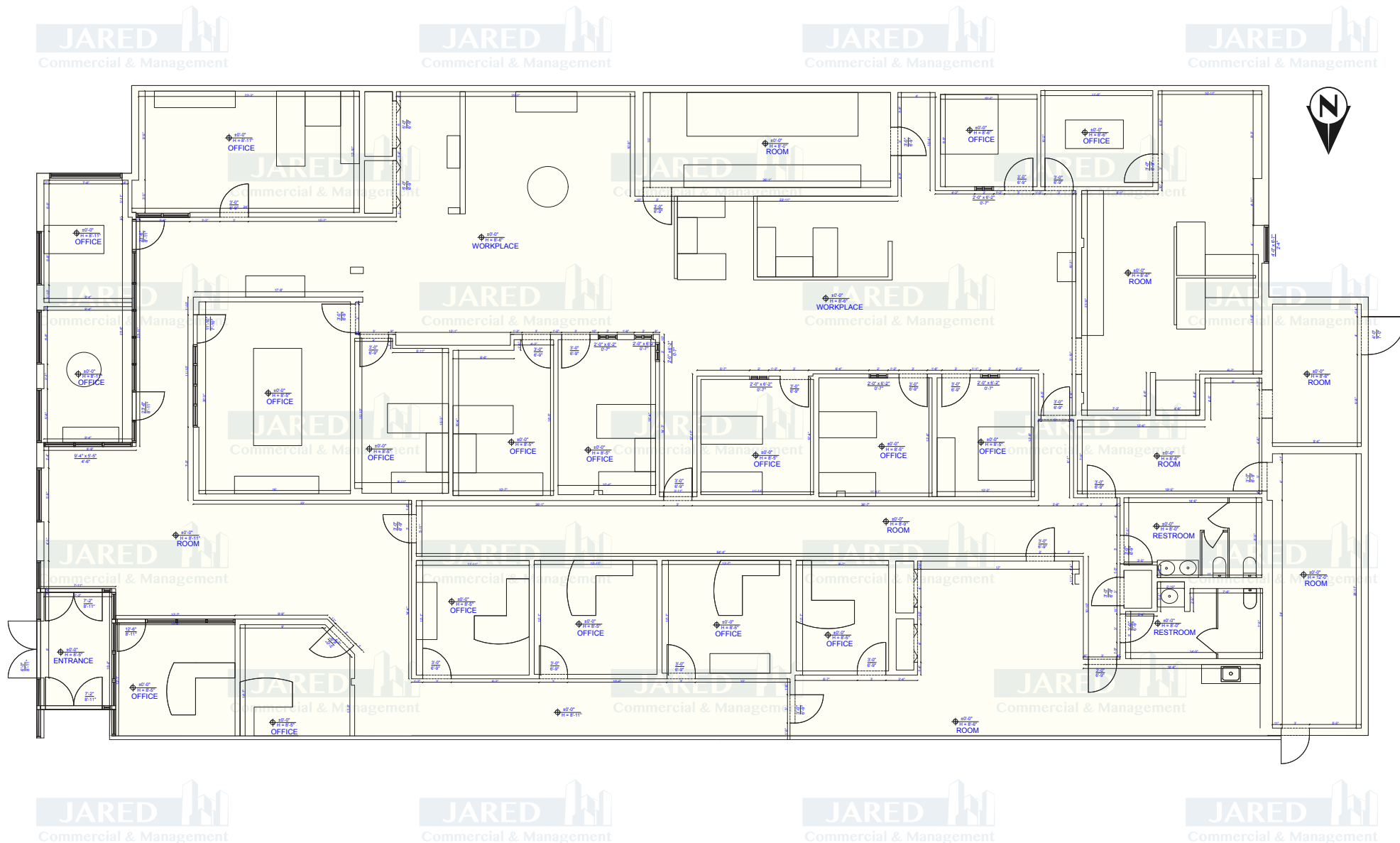
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SITE PLAN

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FLOOR PLAN



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RETAILER MAP



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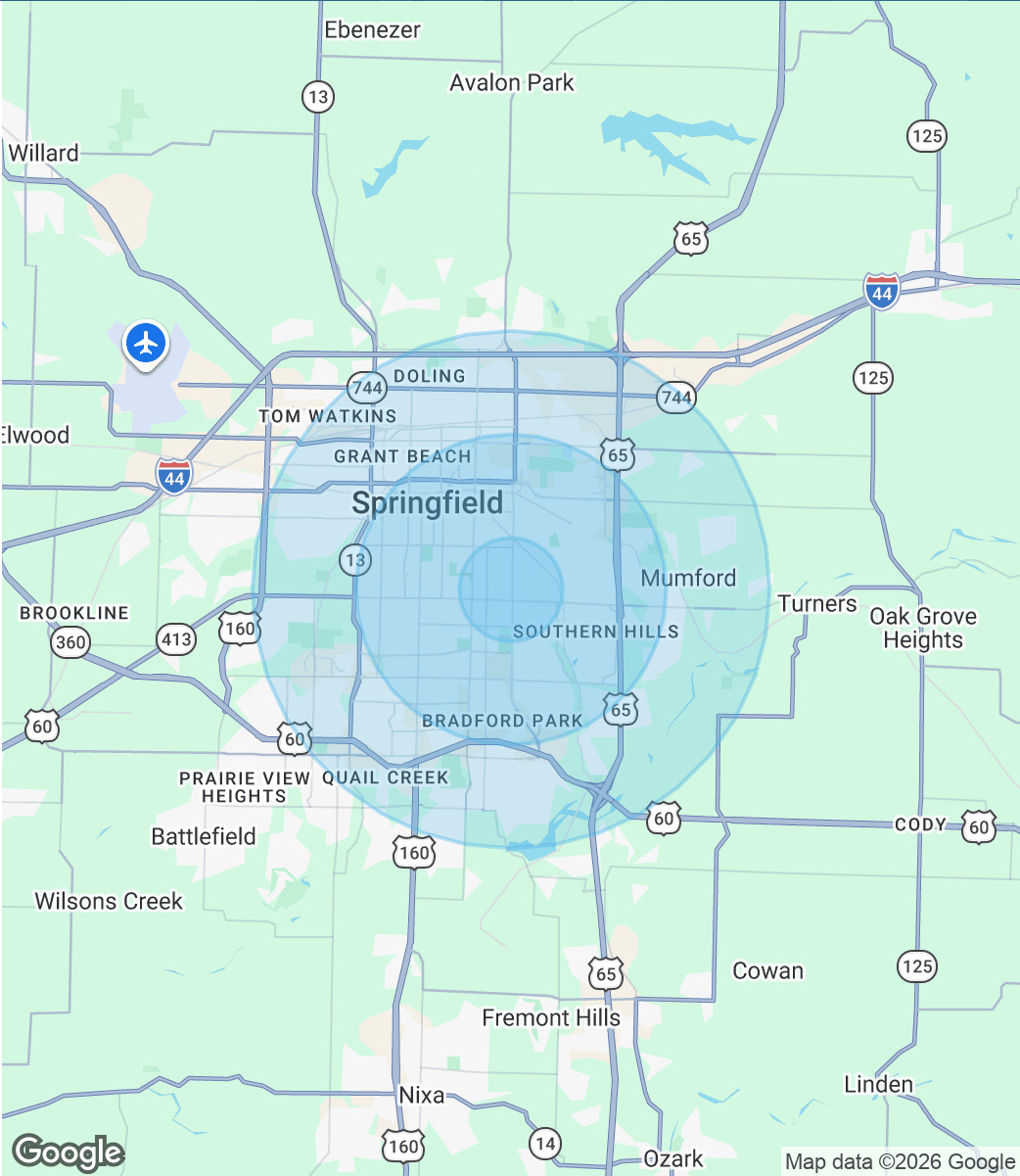
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,019	89,958	173,602
Average Age	39	38	40
Average Age (Male)	38	37	38
Average Age (Female)	41	39	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,516	41,113	77,810
# of Persons per HH	2	2.2	2.2
Average HH Income	\$84,763	\$68,702	\$73,559
Average House Value	\$240,874	\$224,030	\$224,159

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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DAVID HAVENS

Senior Broker

Direct: 417.877.7900 **Cell:** 417.350.4771
dhavens@jaredcommercial.com

MO #2015037234



CURTIS JARED

President & CEO

Direct: 417.877.7900 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985

MEET THE TEAM

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