



LONG DRIVE CENTER

Suites A, B, C, and D are available for lease.
Retail/Office Space located near Big Shots Golf

Karen Cowan

Broker/Agent

1675 E. Seminole St. Suite B,
Springfield, MO 65804

the **WOOTEN COMPANY**
LLC

Lease Brochure

Property Snapshot

Building Highlights

Building Renovation 2021-2022

Located next to Big Shots Golf

New Landscape

Heavy daytime foot traffic

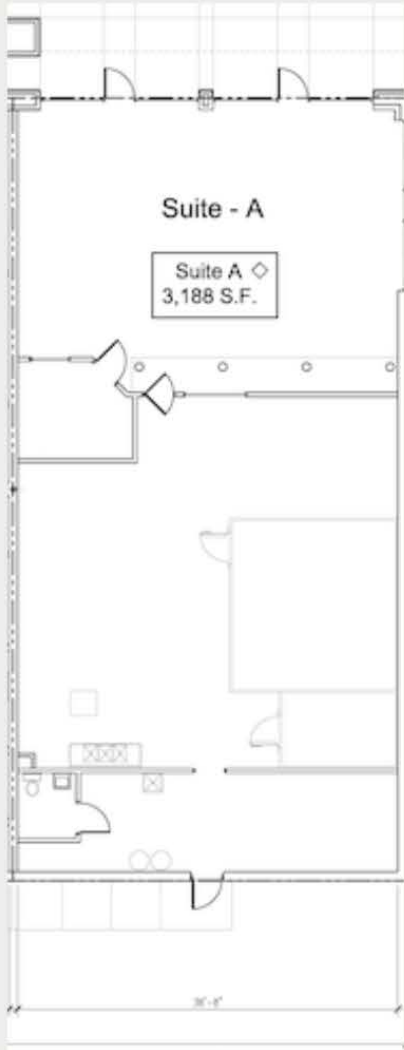
Building Details

- **Property Type** Retail/Office
- **Total Building SQFT** 11,280
- **Total Building Suites** 5
- **Vacant SQFT** 8,080
- **Land Acres** 1.04
- **Class** C
- **Year Built** 1979
- **Year Renovated** 2022
- **Stories** 1
- **Taxes (cost per SQFT)** \$1.06
- **Total Parking Spaces** 60
- **Elevators** No
- **Cross Street** Kearney St.
- **Zoning** Highway Commercial
- **APN** 12-08-201-503
- **County** Greene County
- **Submarket** Kearney-Glenstone
- **Submarket Cluster** Northeast

Building Description

Long Drive Center is a longstanding commercial building located near one of the busiest intersections (Glenstone and Kearney) in Springfield. The visitation of the area holds steady at roughly 230,500 per year. Located off Highway 44, Long Drive Center boasts an impressive remodel of the building's facia, landscape, and eventual parking area to give visitors an experience that can only be provided by the property. In addition, the center shares a parking lot with Big Shots Golf and is located across from a Walmart Supercenter making this property an attractive prospect for your business's location. Signage is available on the Big Shots Sign, monthly charges will apply.

Suite A - Interior Photos



Suite A - Summary

Offering Summary

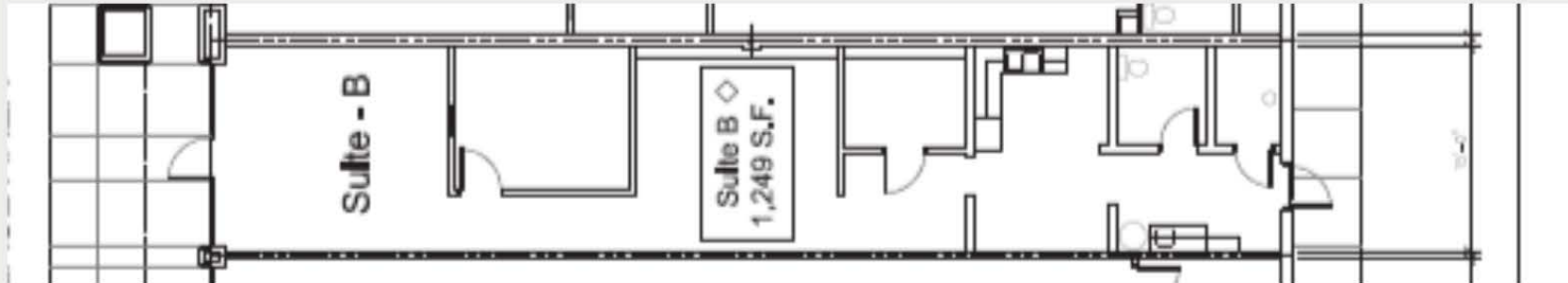
Unit	Suite A
Rentable Square Footage	3,188
Rate (Per SF)	\$10
Lease Type	NNN
Total NNN	\$778.40
Total Monthly Rent	\$2,656.67
Expense Rate (Per SF/YR)	\$2.93
Lease Term	Negotiable



Suite Description

Unlock your business potential in this expansive 3,188 sq ft commercial space! Featuring large windows that flood the interior with natural light, this versatile area is perfect for retail, office, or creative use. Located in a prime, high-traffic area, it offers excellent visibility for your brand. Don't miss out—schedule a tour today!

Suite B - Floor Plan & Interior Photos



Suite B - Summary

Offering Summary

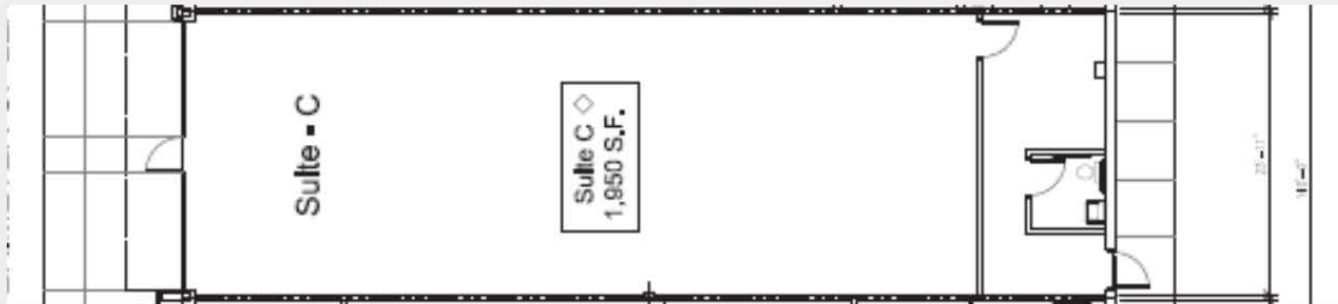
Unit	Suite B
Rentable Square Footage	1249
Rate (Per SF)	\$8
Lease Type	NNN
Total NNN	\$304.96
Total Monthly Rent	\$832.67
Expense Rate (Per SF/YR)	\$2.93
Lease Term	Negotiable



Suite Description

This move-in ready suite has been recently updated, including a kitchen area and utility area with full cabinetry. New windows that provide natural light with a transaction window centered at the front of the suite. The space layout would be great for a waiting area with two offices and a breakroom. Sprinkler system shut off for the building is located in the back.

Suite C - Floor Plan & Interior Photos



Suite C - Summary

Offering Summary

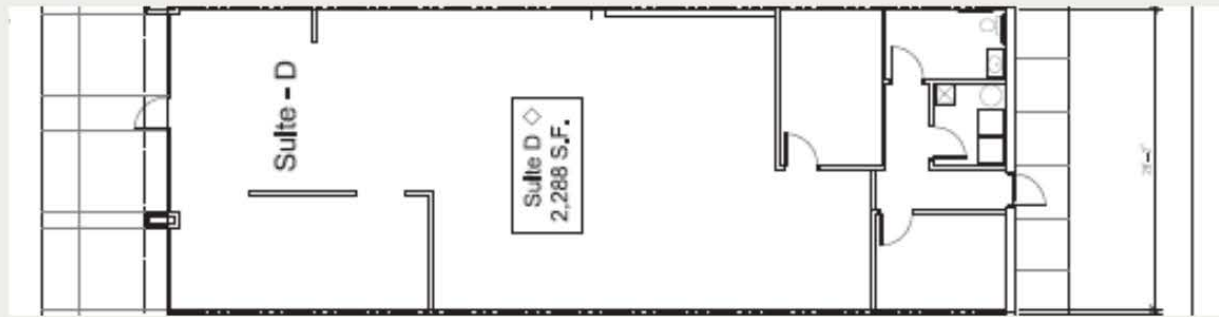
Unit	Suite C
Rentable Square Footage	1950
Rate (Per SF)	\$10
Lease Type	NNN
Total NNN	\$476.13
Total Monthly Rent	\$1,625.00
Expense Rate (Per SF/YR)	\$2.93
Lease Term	Negotiable



Suite Description

This move-in ready suite has been recently updated, including new windows that provide an ample amount of natural light and add value to your storefront. The open floor plan would be perfect for any business opportunity. Long Drive Center is professionally managed and staffed by The Wooten Company, LLC. Groundskeeping, maintenance, and management are readily available to serve you while giving your business the ultimate chance at success.

Suite D - Floor Plan & Interior Photos



Suite D - Summary

Offering Summary

Unit	Suite D
Rentable Square Footage	2240
Rate (Per SF)	\$10
Lease Type	NNN
Total NNN	\$546.93
Total Monthly Rent	\$1,866.67
Expense Rate (Per SF/YR)	\$2.93
Lease Term	Negotiable



Suite Description

This move-in ready suite has been recently updated, including new windows that provide an ample amount of natural light and add value to your storefront. The space layout has multiple outlets, additional plumbing options, and a nice built-in waiting area. The back also has options for a washer and dryer hookup, next to the restroom. Add to that a Wal-Mart Super Center across the street and Big Shots Golf in the same parking lot makes this property very attractive for any business.

Google Earth View



Google

Long Drive Center | 1845 E Turner St. Springfield, MO 65803

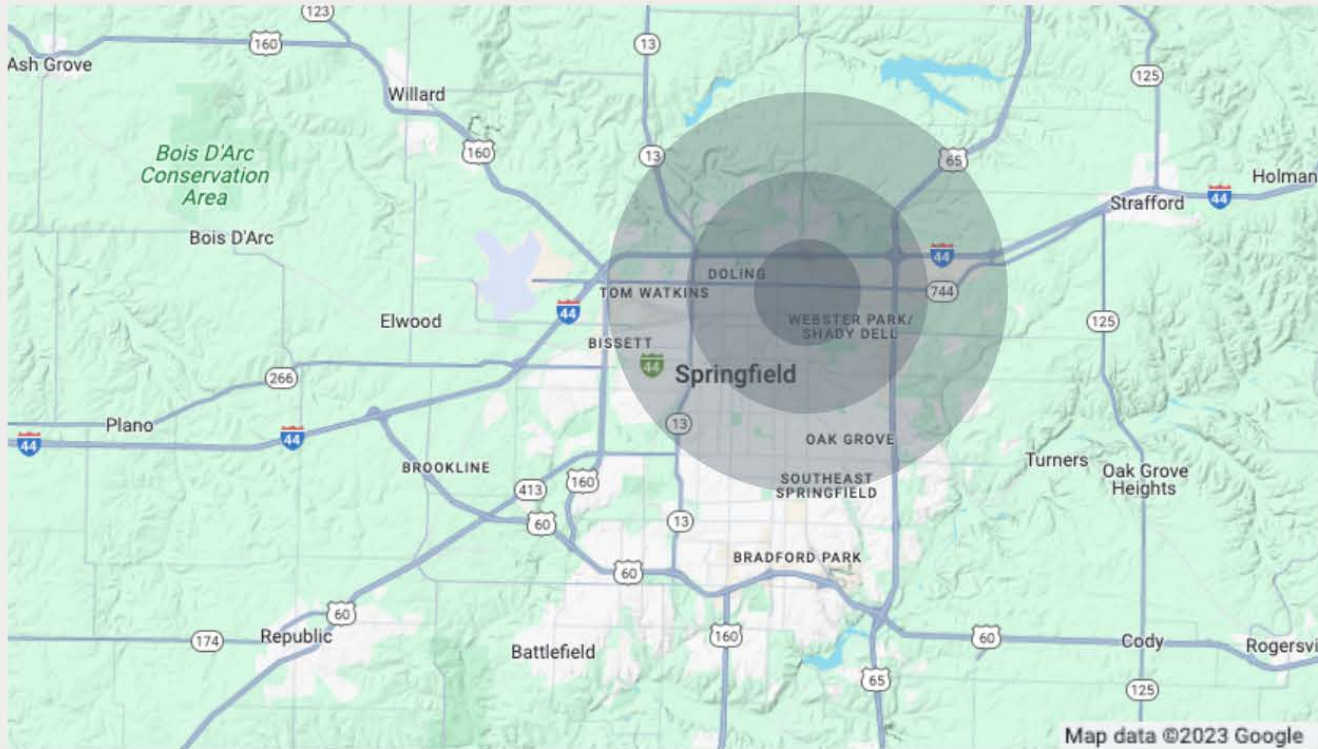
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Retailer Map



Demographics



	1 Mile	3 Mile	5 Mile
Population	21k	90.8k	170k
Average Household Income	48.1k	37.5k	40.9k
Median Age	35	31	33

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