

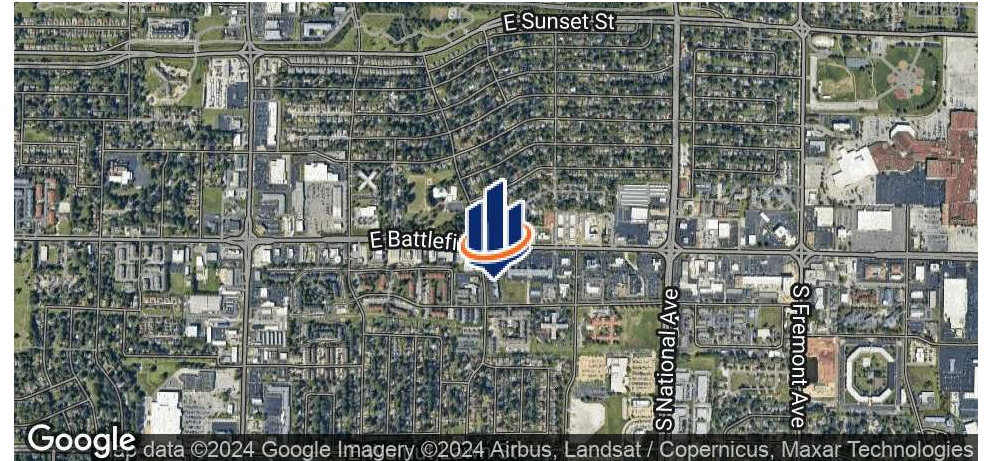


BATTLEFIELD MARKET PLACE

3046 S. KIMBROUGH
SPRINGFIELD, MO 65807

Arch Watson
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Property Summary



OFFERING SUMMARY

Available SF:	6,889 SF
Lease Rate:	\$12.00/psf
Lease Type:	NNN
Current Est. NNN's:	\$5.83/psf
Market:	Springfield
Submarket:	South Springfield
Cross Streets:	E Battlefield Rd. & Kimbrough Ave.

PROPERTY OVERVIEW

There is currently one available space facing Kimbrough. This suite has an open retail floor plan but could be converted to an office use. there is a large training room, two offices, 4 restrooms, a stockroom and large break room. The space is divisible, contact agent for details.

LOCATION OVERVIEW

Battlefield Market Place is situated in one of the most traveled areas in Springfield, with over 32,000 cars per day at the Battlefield Rd & Kimbrough Ave intersection. This part of Springfield is known for its retail shopping. This center is located one half mile west of the Battlefield Mall, which is a super regional mall for Southwest Missouri.

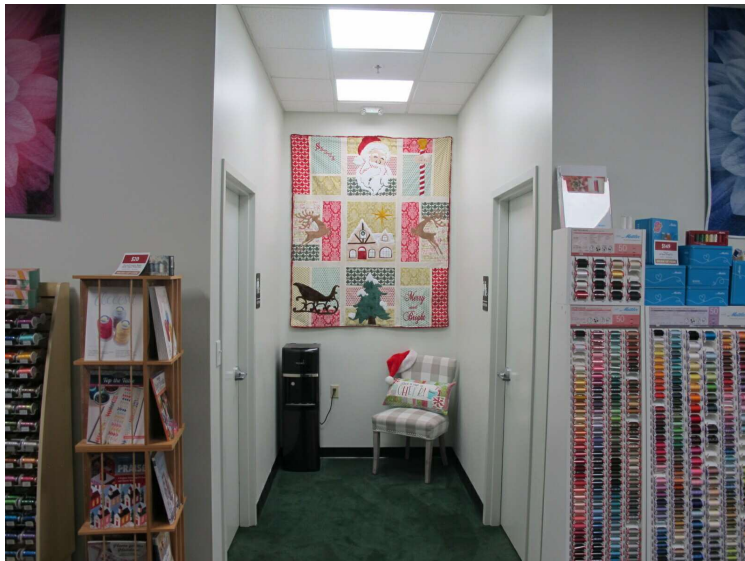
PROPERTY HIGHLIGHTS

- Excellent Mix of National & Local Retailers
- Traffic Count is Over 32,000 Cars Per Day at Battlefield & Kimbrough
- Located in the Medical Mile

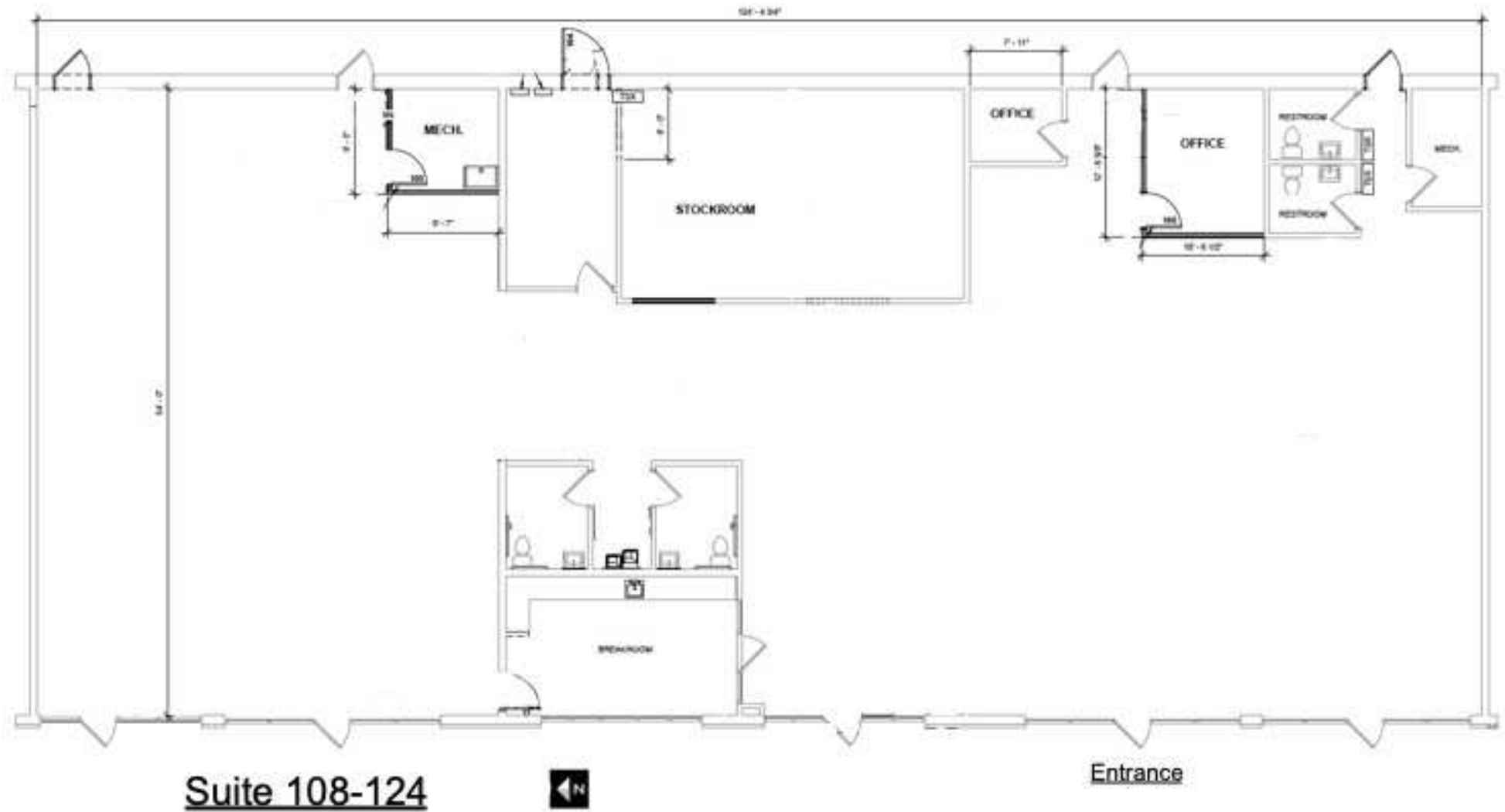
Suite 108-124 Photos



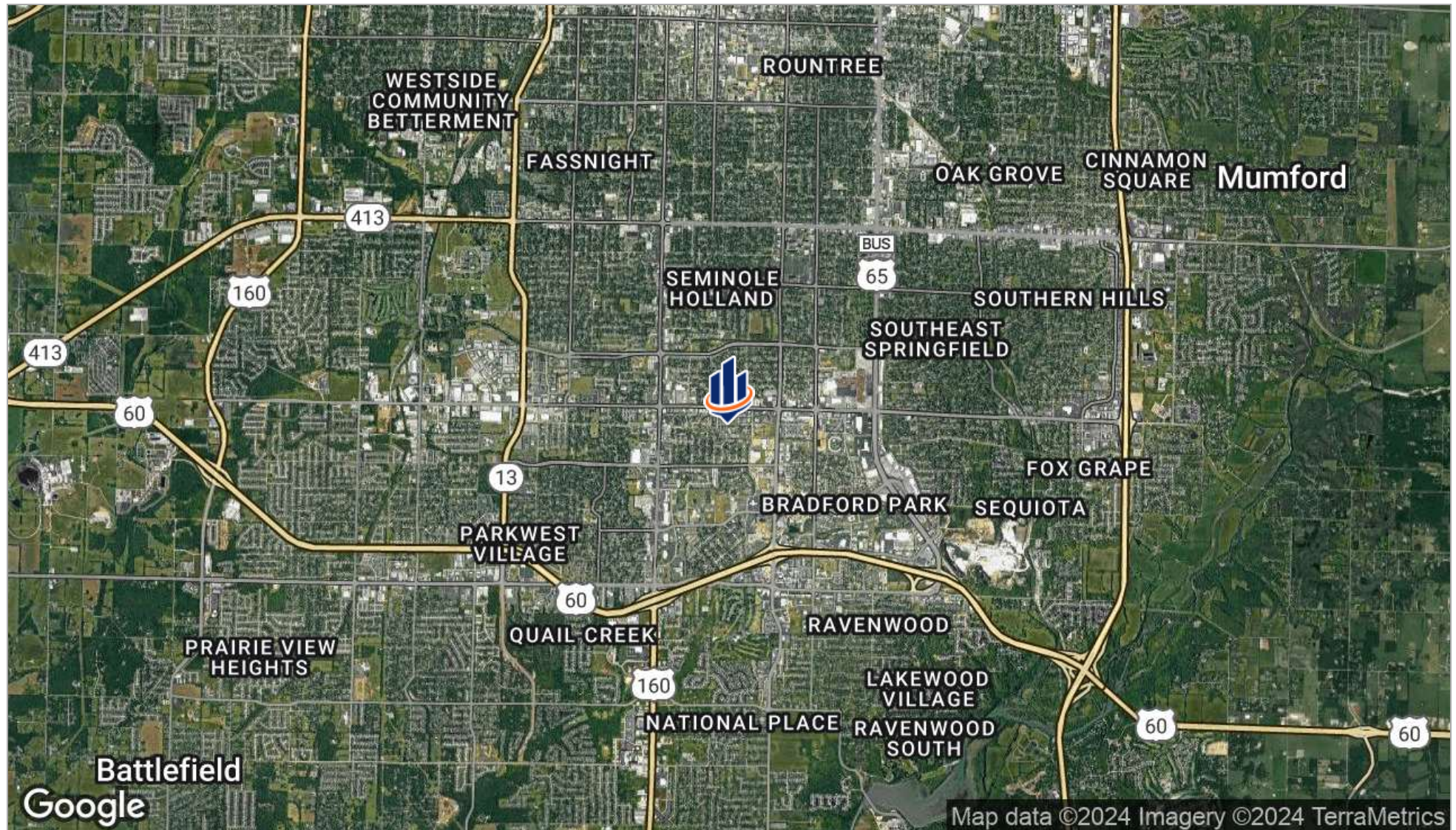
Suite 108-124 Photos



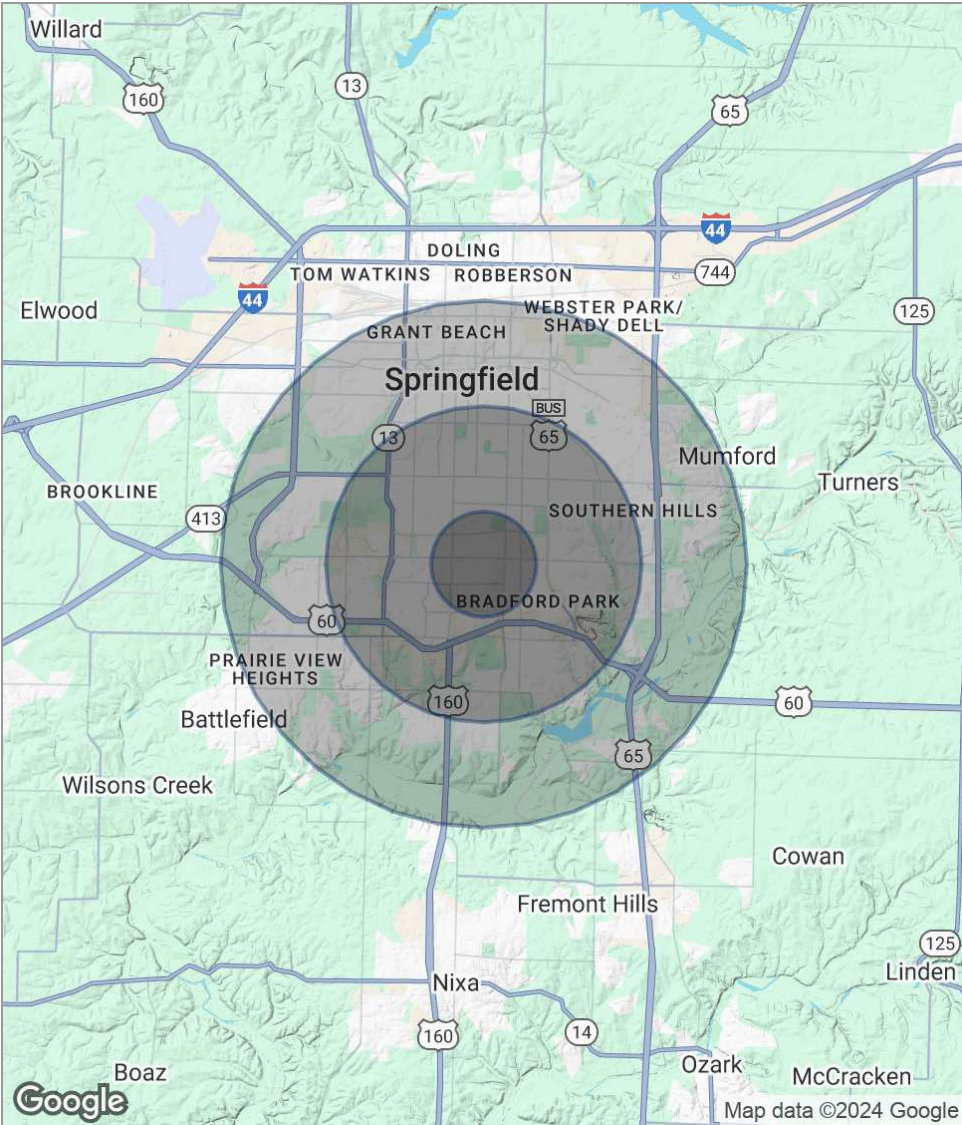
Suite 108-124 Floor Plan



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,823	76,546	172,046
Median age	38.1	37.4	35.3
Median age [Male]	34.1	35.2	33.8
Median age [Female]	40.7	39.4	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,727	36,252	75,991
# of persons per HH	1.9	2.1	2.3
Average HH income	\$40,034	\$49,821	\$50,376
Average house value	\$104,964	\$163,144	\$163,682

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

ARCH WATSON

Senior Advisor



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PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors
Missouri Association of Realtors
National Association of Realtors



Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.