

**11,796 SF**  
AVAILABLE  
**FOR SUBLEASE**

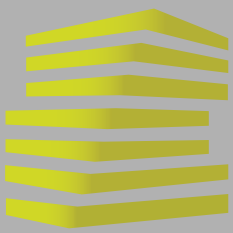
3500 SOUTH GLENSTONE AVENUE

SPRINGFIELD, MO



**LOCATION.**  
commercial real estate

**Gordon Brothers**  
1903



# 3500 S GLENSTONE AVE

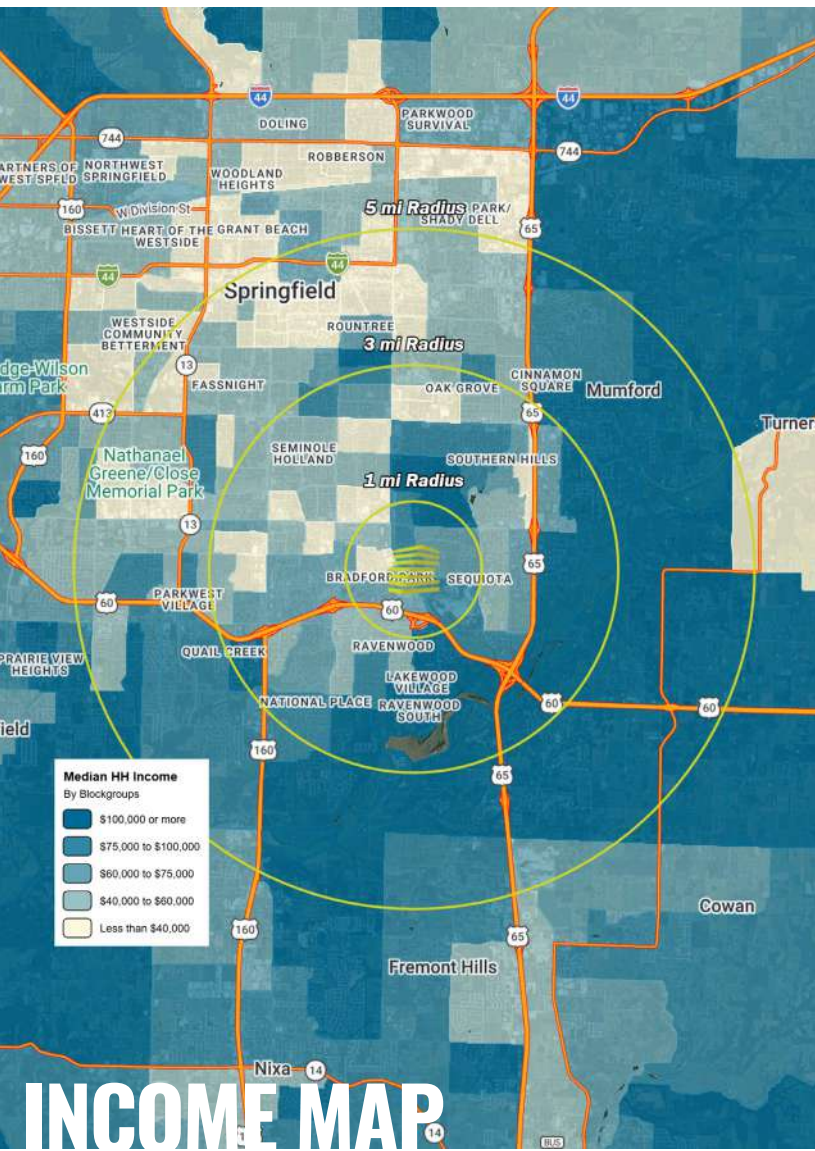
## NEIGHBORHOOD VIBE

BEN WEIS

BILL SIEMS

314.818.1563 (OFFICE)  
314.629.6532 (MOBILE)  
Ben@LocationCRE.com

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### TRADE AREA OVERVIEW

With more than 440,000 people in the metro area, Springfield is where the rolling hills of the Ozarks plateau form a surprisingly modern and green city. A “big, small town,” Springfield offers a great blend of fascinating attractions, historical treasures, sports excitement and cultural and leisure activities in a welcoming environment. The city has 102 parks, including a linear trail system that integrates with the city’s growing on-street bike route system. It has its own airport, art museum and zoo. Local sports teams include the Springfield Cardinals minor-league baseball team. Springfield is home to Bass Pro Shops, Brown Derby Liquors, Missouri State University, Drury University and Evangel University. Notable residents have included Brad Pitt, Bob Barker, John Goodman, Payne Stewart, Kathleen Turner and Stan Musial.

Springfield/Greene County is the only municipality in the nation with a Gold Medal Award-winning parks and recreation department.

You could call Springfield a college town, but the truth is education is the cornerstone of the community at all levels. More than 24,000 students attend the Springfield R-12 School District, Missouri’s largest fully accredited school system. Collegiately, Missouri State University and its more than 24,000 students call Springfield home, as do the students of Drury University, Ozarks Technical Community College and Evangel University.

Casual dining, upscale bars and restaurants, antique shops, trendy clothing, art galleries and a public art and sculpture tour make downtown Springfield a great place to live and visit.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	6,414	59,132	143,407
<b>HOUSEHOLDS</b>	3,210	28,396	65,844
<b>EMPLOYEES</b>	6,315	42,442	82,112
<b>MED HH INCOME</b>	\$62,127	\$65,956	\$64,657

### AREA RETAIL | RESTAURANTS

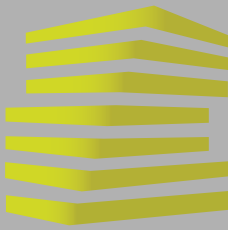


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# 3500 S GLENSTONE AVE

## SITE PLAN

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- APPROXIMATELY 11,796 SF
- SHOPPING CENTER ANCHORS INCLUDE ROSS DRESS FOR LESS, MARSHALLS, TOTAL WINE, BURLINGTON, ULTA, BEST BUY, AND PETSMART
- PRIMROSE MARKETPLACE IS ONE OF THE PREMIER CENTERS IN THE SPRINGFIELD TRADE AREA WITH STRONG CO-TENANCY
- EXCELLENT VISIBILITY TO OVER 34,000 VPD ON GLENSTONE AVE WITH EXCELLENT ACCESS
- CALL BROKER FOR LEASE AND TRIPLE NET RATES



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## MARKET AERIAL

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Office DEPOT  
MARDÉL  
BARNES & NOBLE  
HOBBY LOBBY

PRIMROSE MARKETPLACE  
PETSMART  
FIVE BELOW  
ROSS  
SHOE CARNIVAL  
Durlington  
KIRKLAND'S  
CHUCK E CHEESE'S  
Total Wine & More  
FORMER JOANN  
FORMER popshelf  
BEST BUY  
ULTA  
TJ-MAXX  
Marshalls  
Guitar Center

NATURAL GROCERS  
petco  
DSW  
BOOT BARN  
HomeGoods  
Target

LOWE'S

LAZBOY

Ashley

SUPA CITY

slumberland

JAMES RIVER TOWNE CENTER  
Michaels  
Walmart  
KOHLS  
Staples  
FAMOUS footwear  
PHOENIX  
THE HOME DEPOT  
MATTRESS FIRM  
Hallmark

SITE



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