

301-321 E BATTLEFIELD RD
SPRINGFIELD, MO 65807



BATTLEFIELD PLAZA

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PROPERTY DESCRIPTION

Introducing an unparalleled leasing opportunity at 301-321 E Battlefield Rd, Springfield, MO, 65807. This prime commercial space is situated on a signalized corner lot, boasting unrivaled visibility in a high-traffic area. Anchored by Food 4 Less, the property offers 809 parking spaces for effortless accessibility. With its strategic location and great visibility, this space presents an exceptional opportunity for businesses seeking a dynamic, high-exposure environment. Don't miss out on the chance to establish your presence in this coveted location.

PROPERTY HIGHLIGHTS

- High traffic area.
- Signalized Corner Lot.
- Anchored by Food 4 Less.
- 809 Parking Spaces.
- Great Visibility & Easy Access.

OFFERING SUMMARY

Lease Rate:	\$15.00 - \$30.00 SF / year (NNN)
Number of Units:	28
Available SF:	1,500 - 2,800 SF
Lot Size:	14.75 Acres
Building Size:	165,595 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,967	40,370	81,680
Total Population	11,971	86,108	185,393
Average HH Income	\$57,138	\$72,007	\$78,325

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:	1,500 - 2,800 SF	Lease Rate:	\$15 - \$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
319-P	Available	2,800 SF	NNN	\$15.00 SF/yr	In-Line.
321-108	Available	1,500 SF	NNN	\$30.00 SF/yr	End-Cap.

LEASE SPACES

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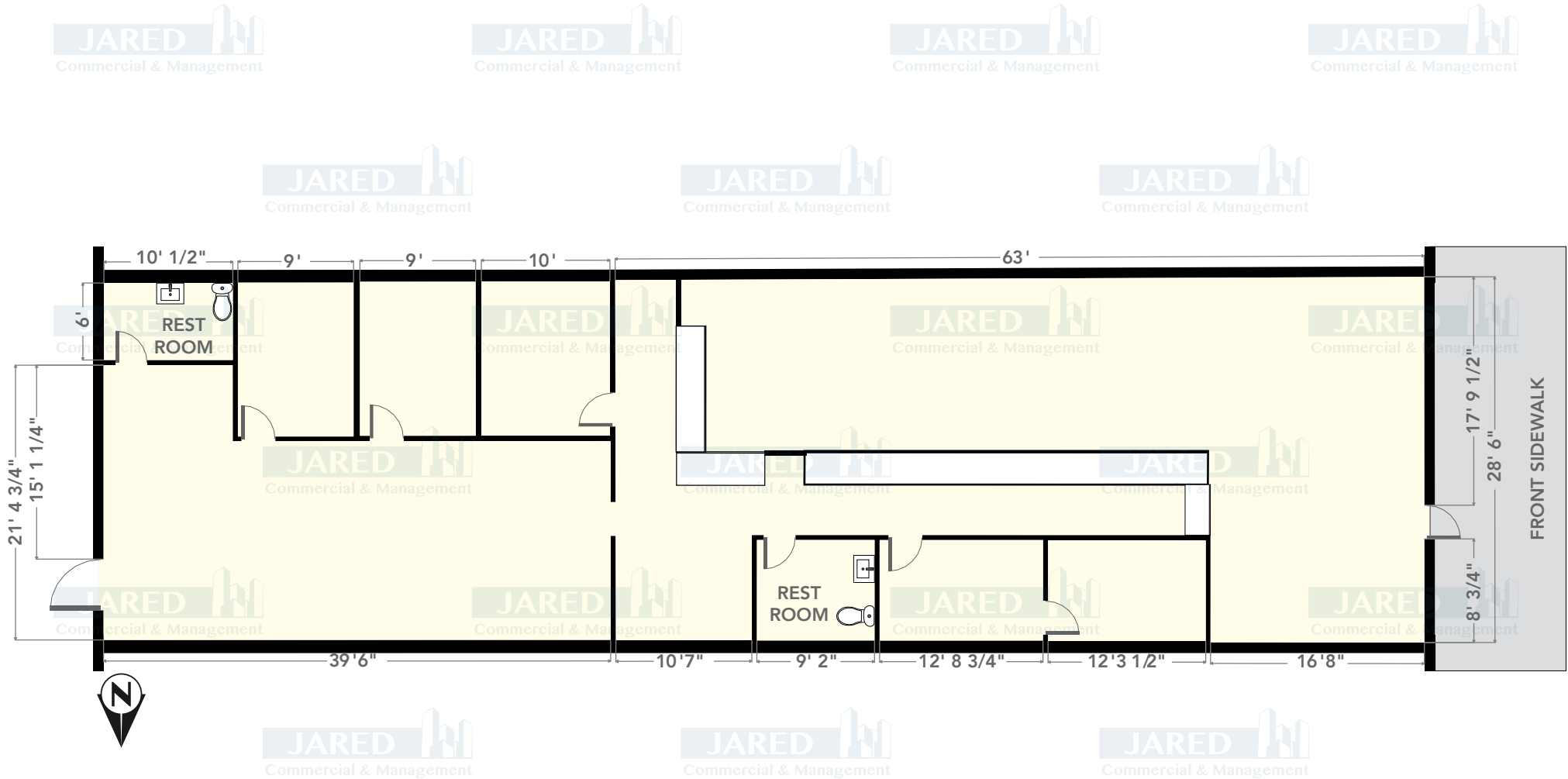
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SITE PLAN

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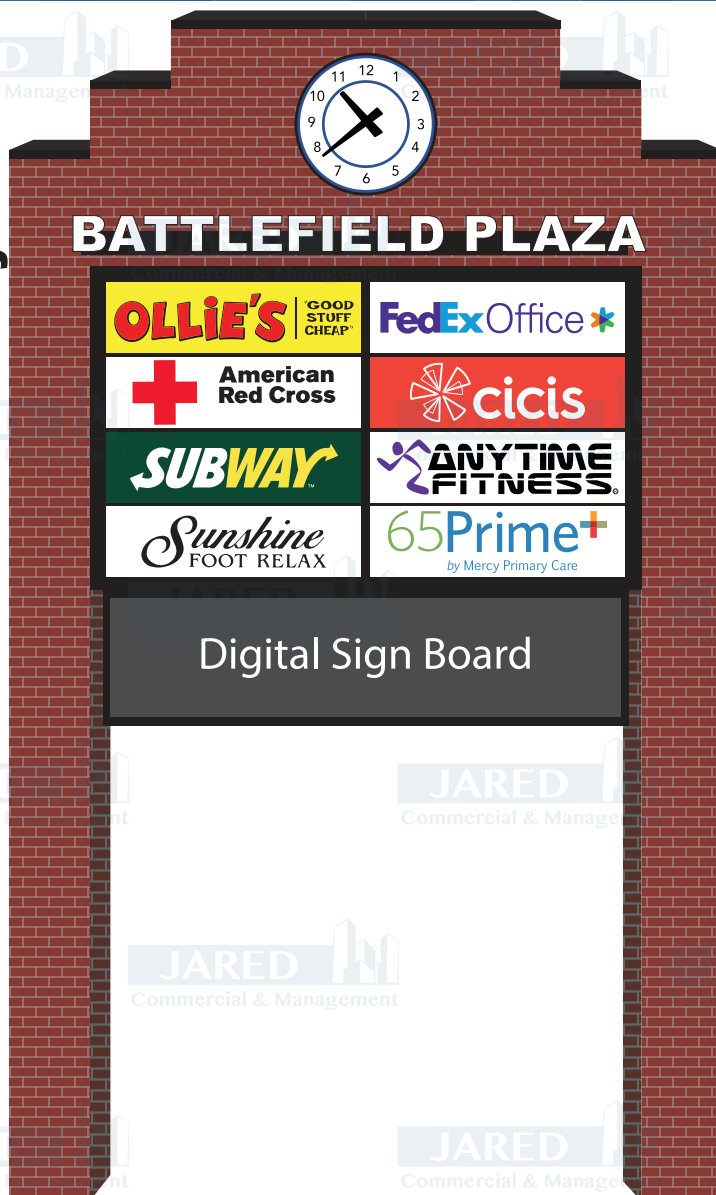


319-P FLOOR PLAN

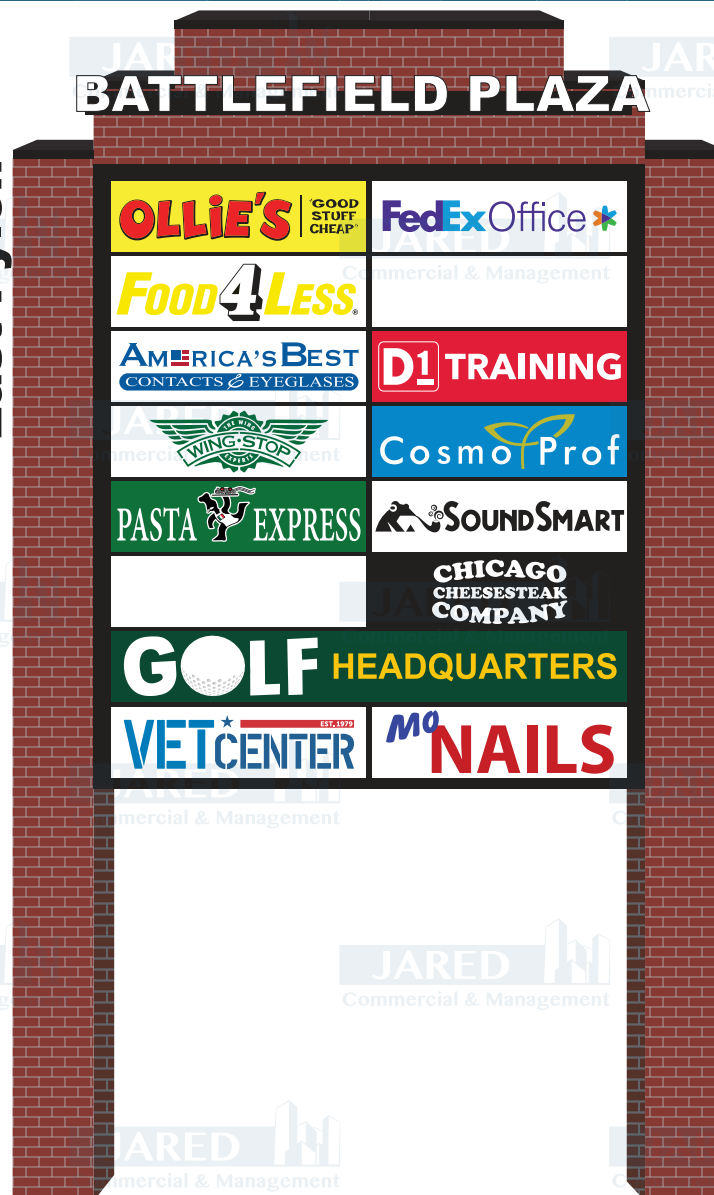
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West Pylon



East Pylon



PYLON SIGNS

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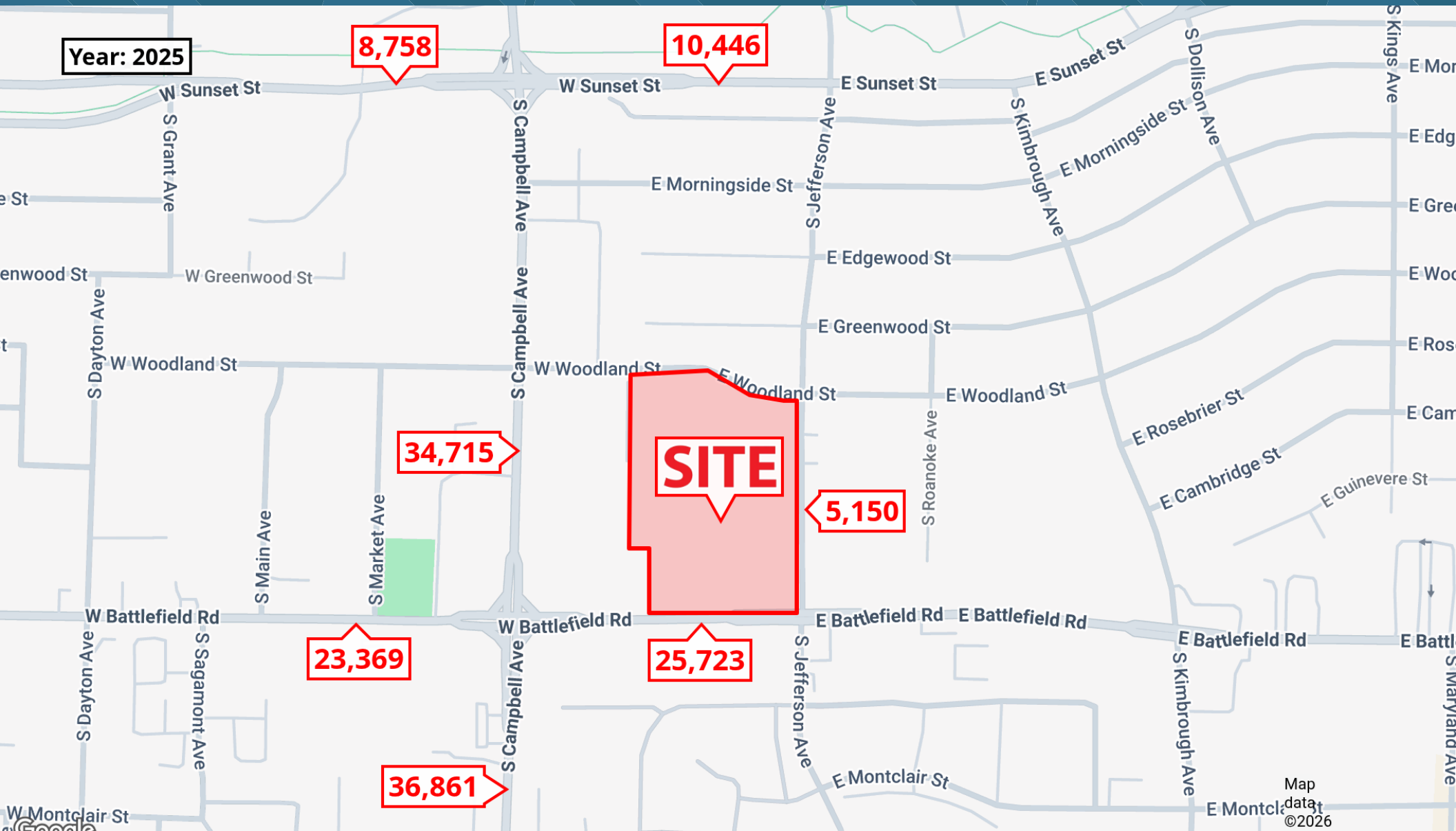
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RETAILER MAP

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TRAFFIC COUNT MAP

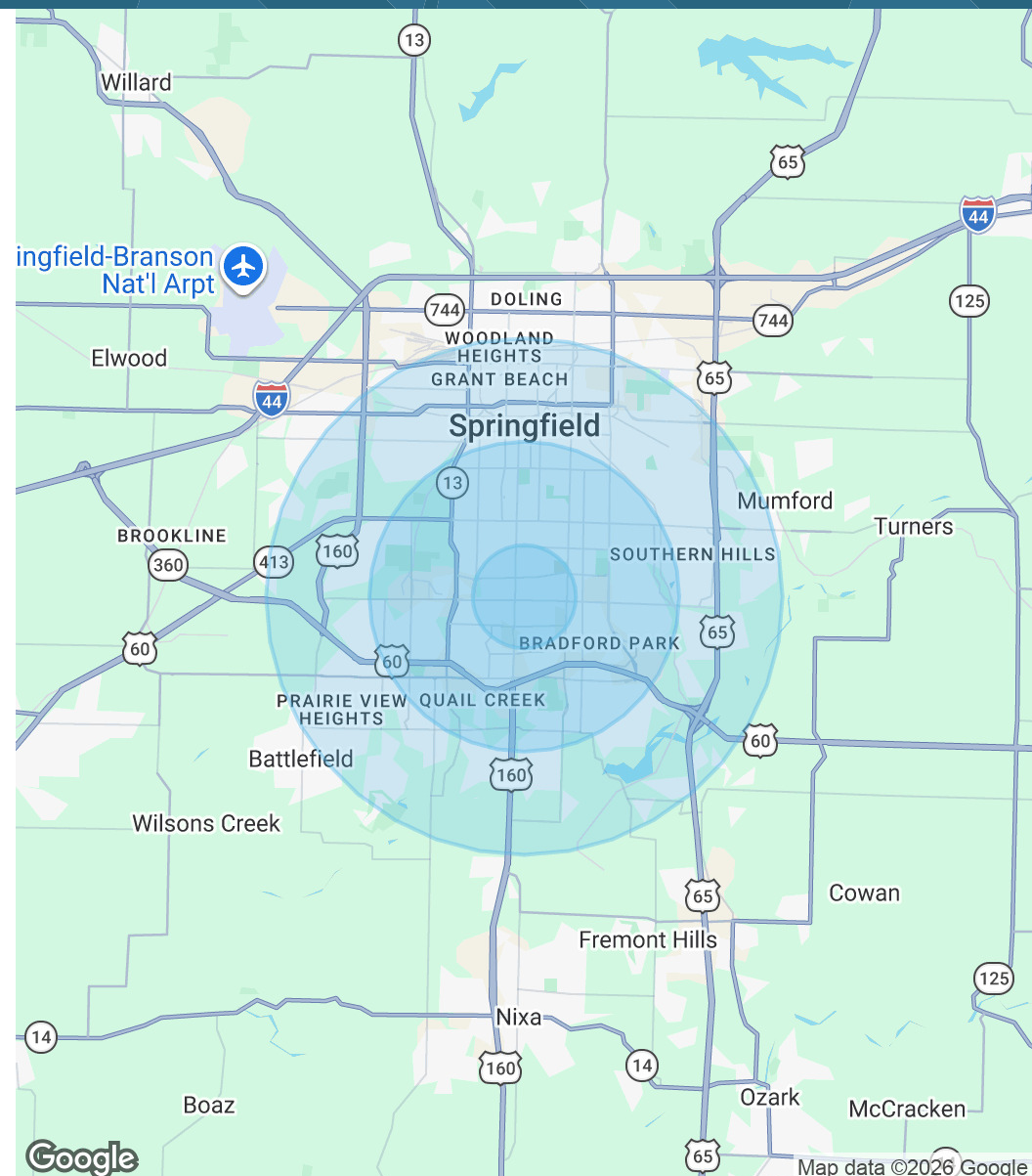
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,971	86,108	185,393
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,967	40,370	81,680
# of Persons per HH	2	2.1	2.3
Average HH Income	\$57,138	\$72,007	\$78,325
Average House Value	\$180,297	\$224,379	\$232,174

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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