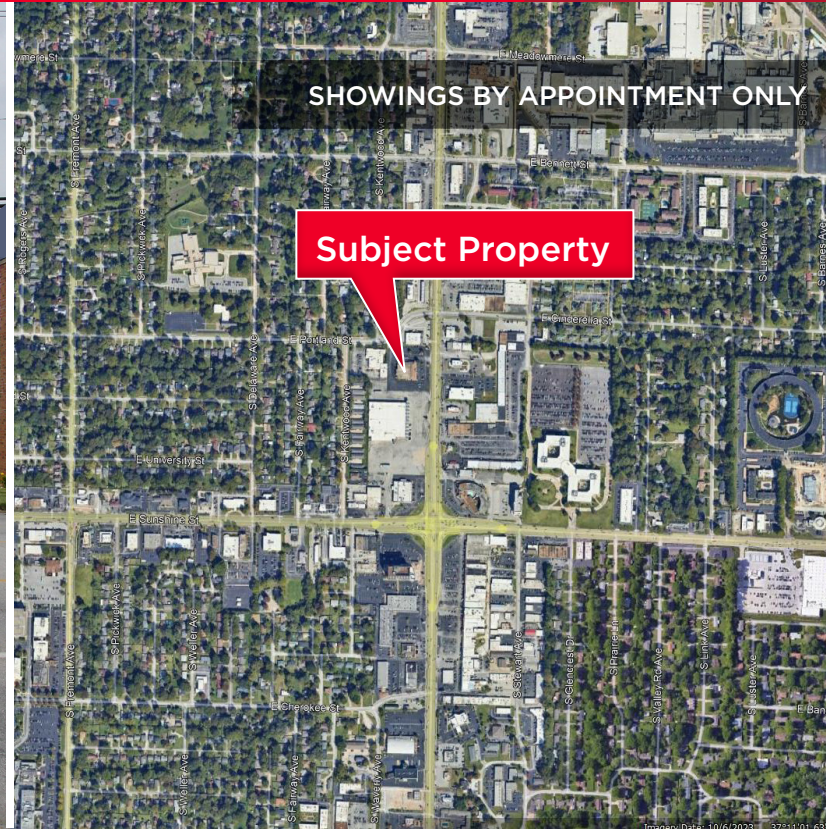




FOR SALE - BANK VALUE-ADD INVESTMENT
1615 S Glenstone Avenue
 Springfield, MO 65804



SHOWINGS BY APPOINTMENT ONLY

Subject Property

1615 S Glenstone Ave
Asking Price: \$2,000,000

- Multi-tenant Office and Retail Building with Long Term Lease-Back to A+ S&P Rated Tenant
- Value-Add with Additional Space Available to Lease
- Building SF: 16,068 SF
- Lot Size: 1.808 Acres
- Zoning: General Retail
- Showings Available by Appointment Only

Contact Broker for additional Info:

Lead Broker:
Kyle Pershing
 +1 314 236 5471
 kyle.pershing@cushwake.com

Additional Contact:

David Wirth
 +1 314 925 2916
 david.wirth@cushwake.com

Demographics

	1 Mile	3 Mile	5 Mile
Population	9,009	90,933	177,851
AVG. HH Income	\$77,904	\$62,945	\$66,367
Households	4,508	41,462	79,383

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