

Brentwood Center North



2620-2740 S GLENSTONE AVE, SPRINGFIELD, MO 65804

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

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PROPERTY SUMMARY

For Lease



PROPERTY DESCRIPTION

Experience prime commercial space at Brentwood Center North in Springfield, MO. This impressive property offers exceptional visibility at a signalized corner lot, ensuring high exposure to the extensive daily traffic. With 500 parking spaces, convenient access is guaranteed for both tenants and customers. Situated across from the Battlefield Mall, the location enjoys unparalleled prominence and convenient ingress and egress. Don't miss the opportunity to secure your business at this well-situated property, offering a "right in right out" feature that enhances accessibility and customer convenience. Estimated NNN = \$4.25(retail)

PROPERTY HIGHLIGHTS

- Signalized Corner Lot.
- High traffic count.
- 500 Parking Spaces.
- Located across from the Battlefield Mall.
- Great visibility & Easy access to center.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN; Gross)
Number of Units:	40
Available SF:	789 - 3,400 SF
Lot Size:	9.09 Acres
Building Size:	113,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,575	36,284	69,865
Total Population	7,096	77,414	158,102
Average HH Income	\$53,307	\$50,672	\$51,166

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN; Gross Lease Term: Negotiable
Total Space: 789 - 3,400 SF Lease Rate: \$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2682	Available	3,400 SF	NNN	\$25.00 SF/yr	In-Line.
2740-102	Available	946 SF	Gross	\$25.00 SF/yr	Office-Space.
2740-106	Available	789 SF	Gross	\$25.00 SF/yr	Office-Space.

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SITE PLAN

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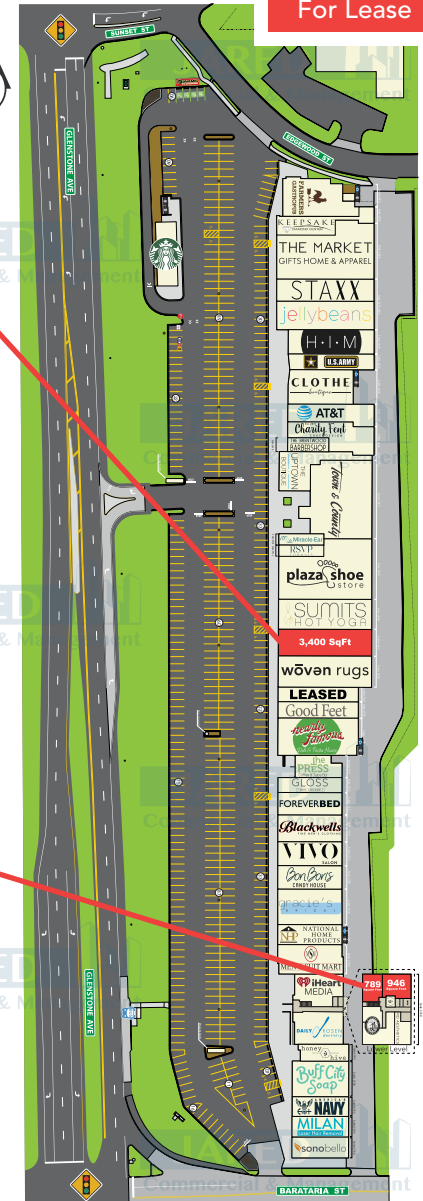
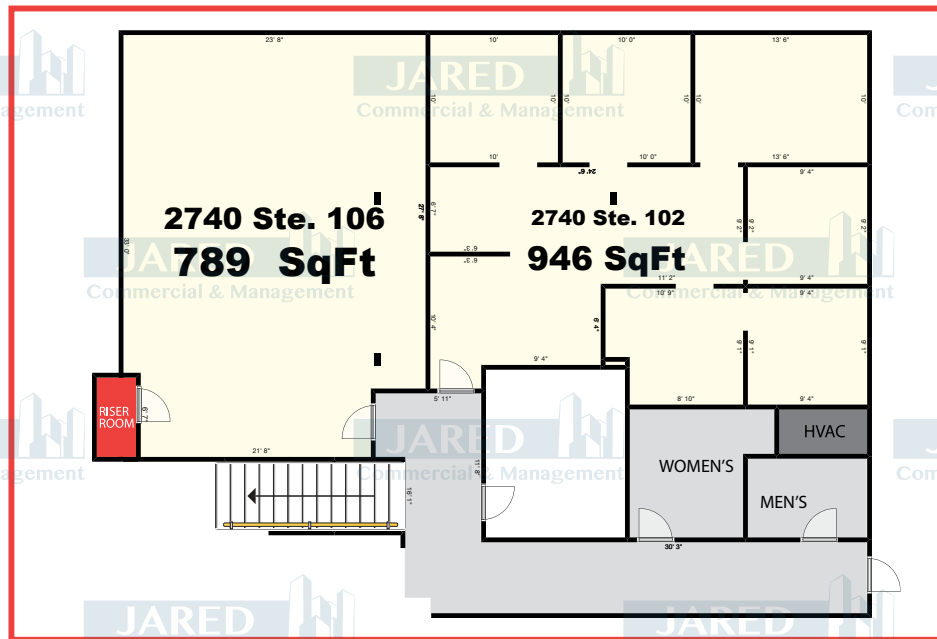
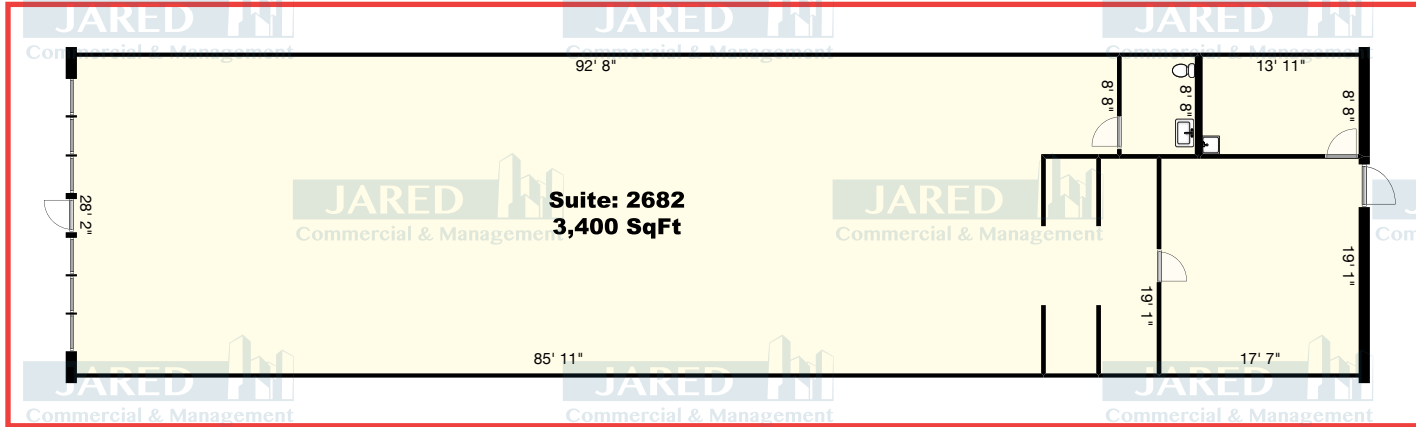
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FLOOR PLANS

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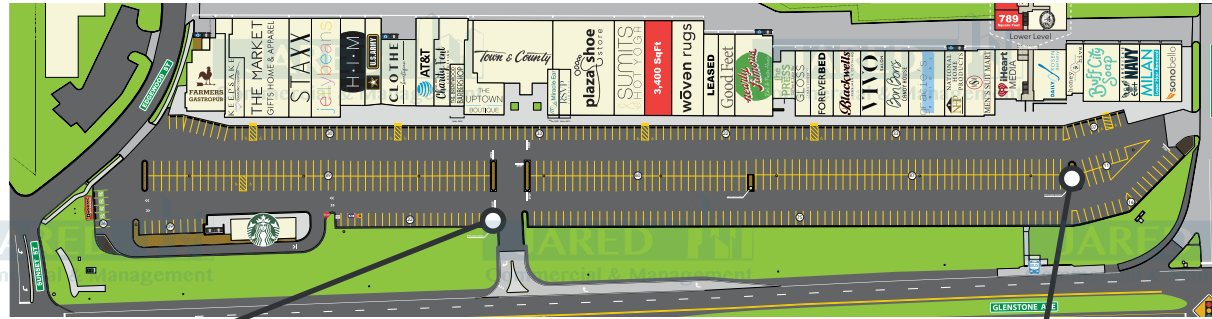
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PYLON SIGN

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ADDITIONAL PHOTOS



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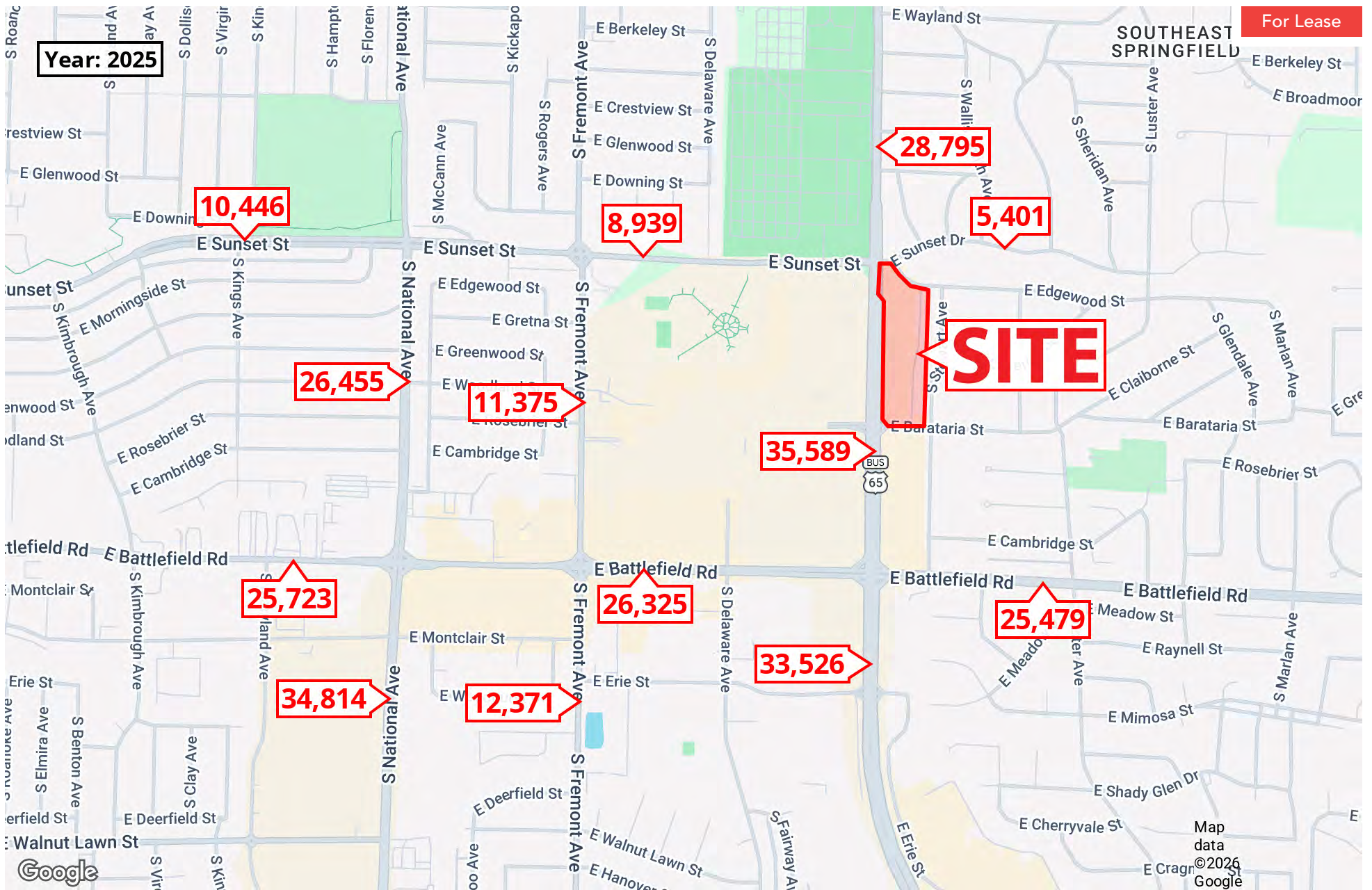
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

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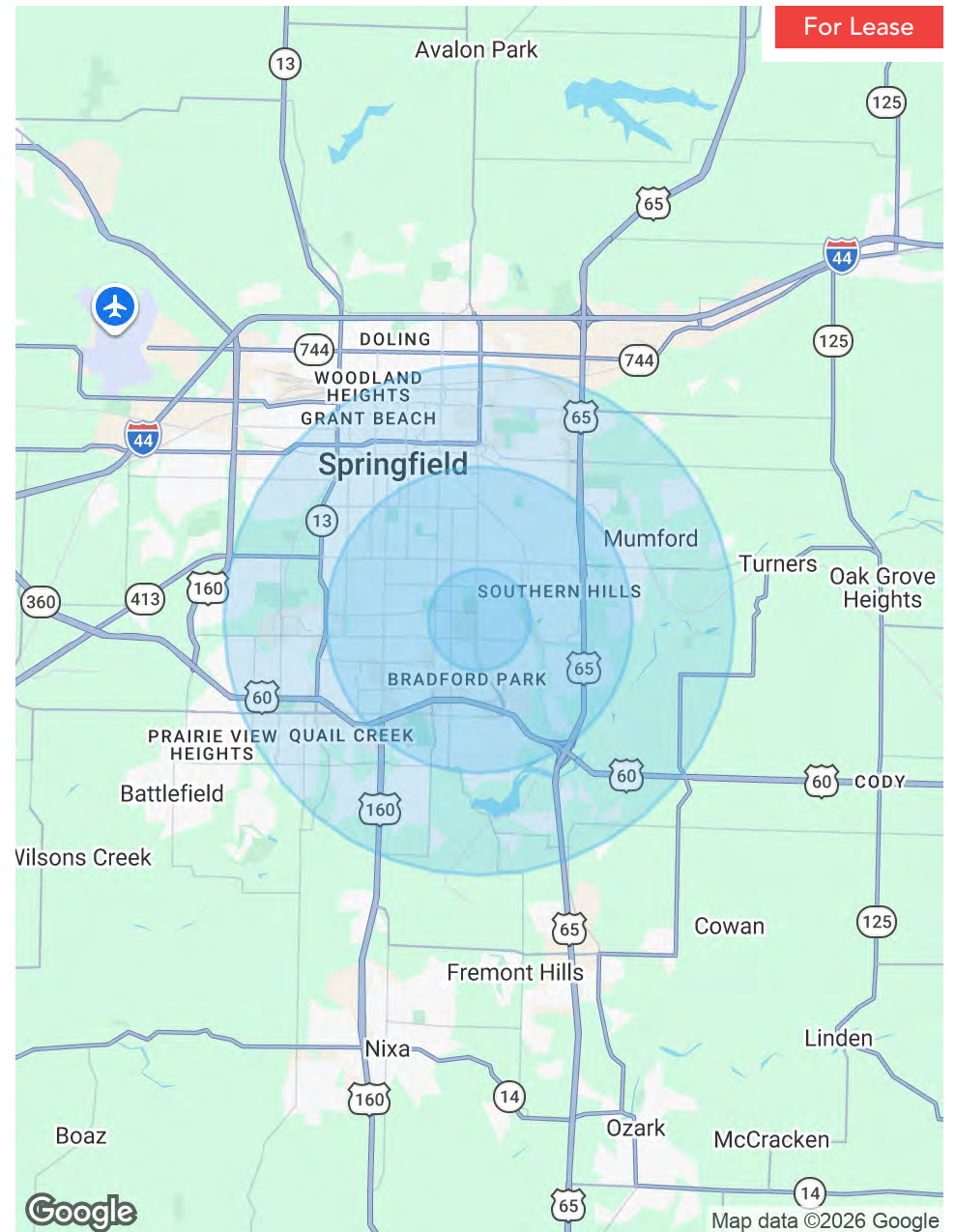
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,096	77,414	158,102
Average Age	44.2	36.6	35.4
Average Age (Male)	42.0	34.2	34.0
Average Age (Female)	46.6	38.8	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,575	36,284	69,865
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$53,307	\$50,672	\$51,166
Average House Value	\$101,538	\$155,817	\$177,843

2020 American Community Survey (ACS)



Map data ©2026 Google

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DAVID HAVENS

Senior Broker

Direct: 417.877.7900 x101 **Cell:** 417.350.4771
dhavens@jaredcommercial.com

MO #2015037234



CURTIS JARED

President & CEO

Direct: 417.877.7900 x111 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985