

LEASE

End Cap Retail, Glenstone Hard Corner

1011 S GLENSTONE AVE

Springfield , MO 65804

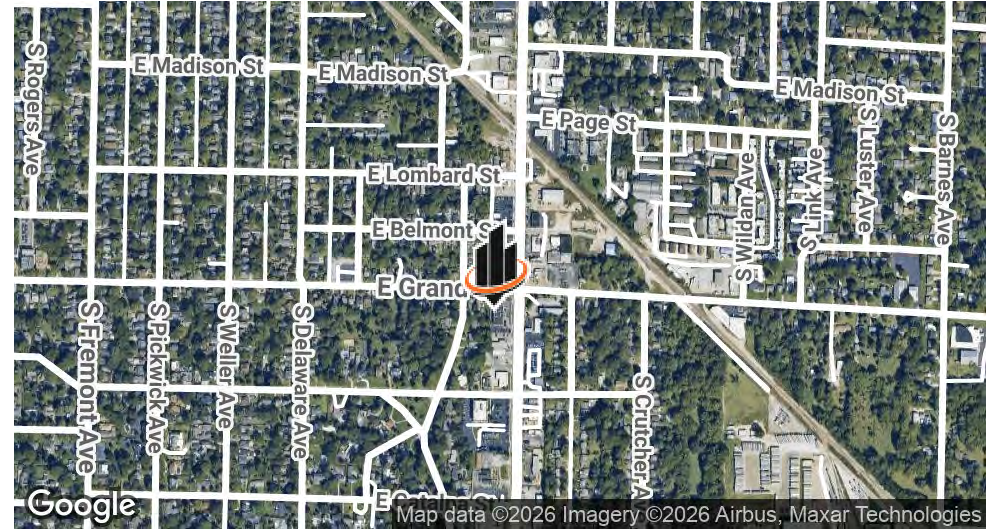
PRESENTED BY:

JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/YR (NNN)
EST. NNNS:	\$6.00 SF/YR
AVAILABLE SF:	2,423 SF
SPACE FINISH:	Tenant Ready
TENANT SIGNAGE:	Pylon
MARKET:	Springfield, Missouri
VEHICLES PER DAY:	39,000 +

PROPERTY OVERVIEW

Thank you for viewing this 2,423 SF, move-in ready end cap retail space at the corner of Glenstone and Grand in Springfield Missouri. This space is being offered for lease at \$25/SF/YR NNN and is available for immediate occupancy. Pylon signage is included. Please contact the listing agent for additional information or to schedule a showing. Thank you!

LOCATION OVERVIEW

With over 39,000 VPD through the signalized intersection, and ingress/egress access from both Glenstone and Grand, this high traffic corner is a prime location for a wide variety of retail users. Neighboring businesses include Walmart Neighborhood Market, Mister Car Wash, Dollar General, Kum & Go, Hy-Vee, Springfield Art Museum, Missouri State University, Evangel University and more. Please contact the listing agent for more information or to set up a showing.

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ADDITIONAL PHOTOS



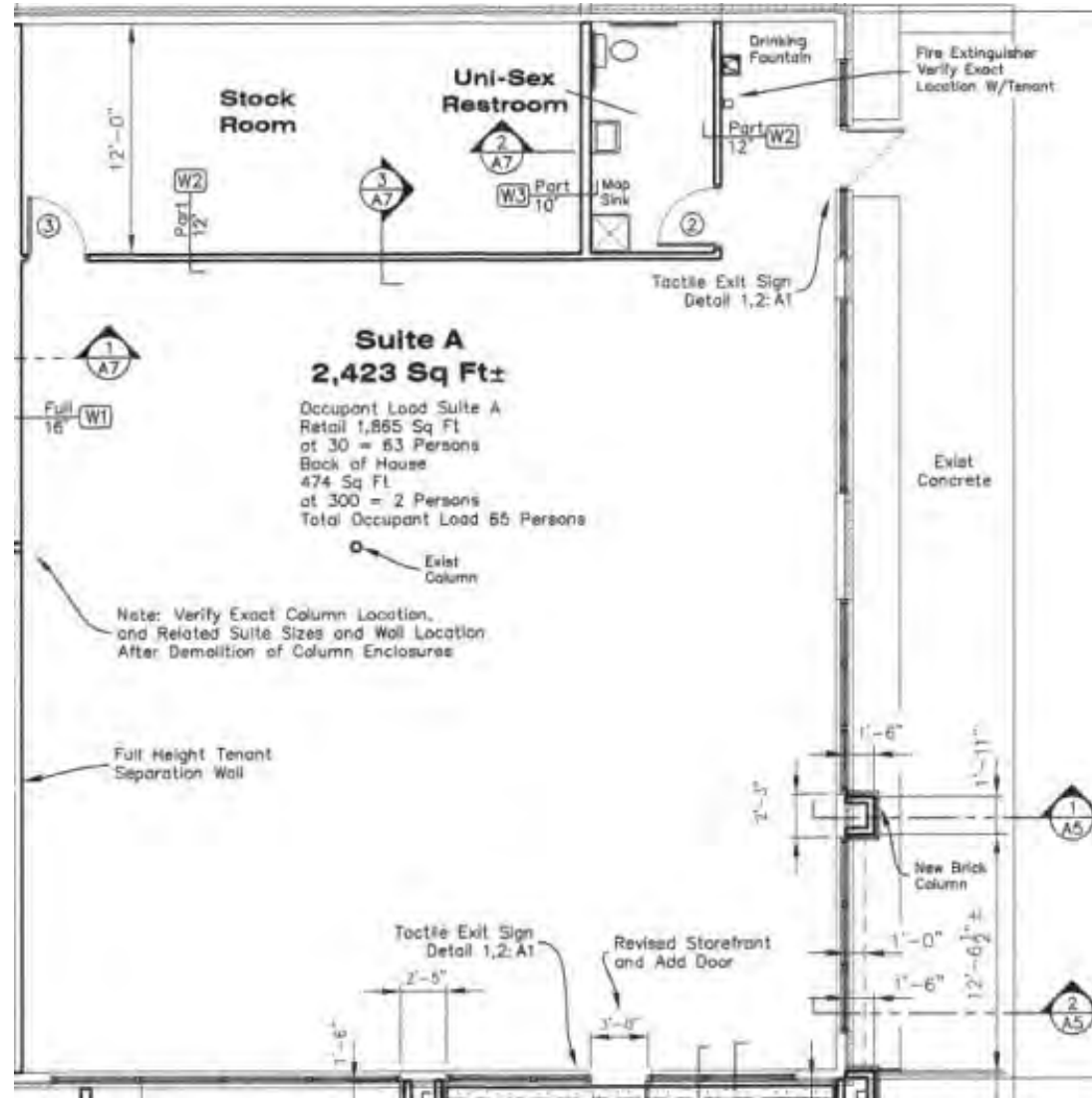
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FLOOR PLAN

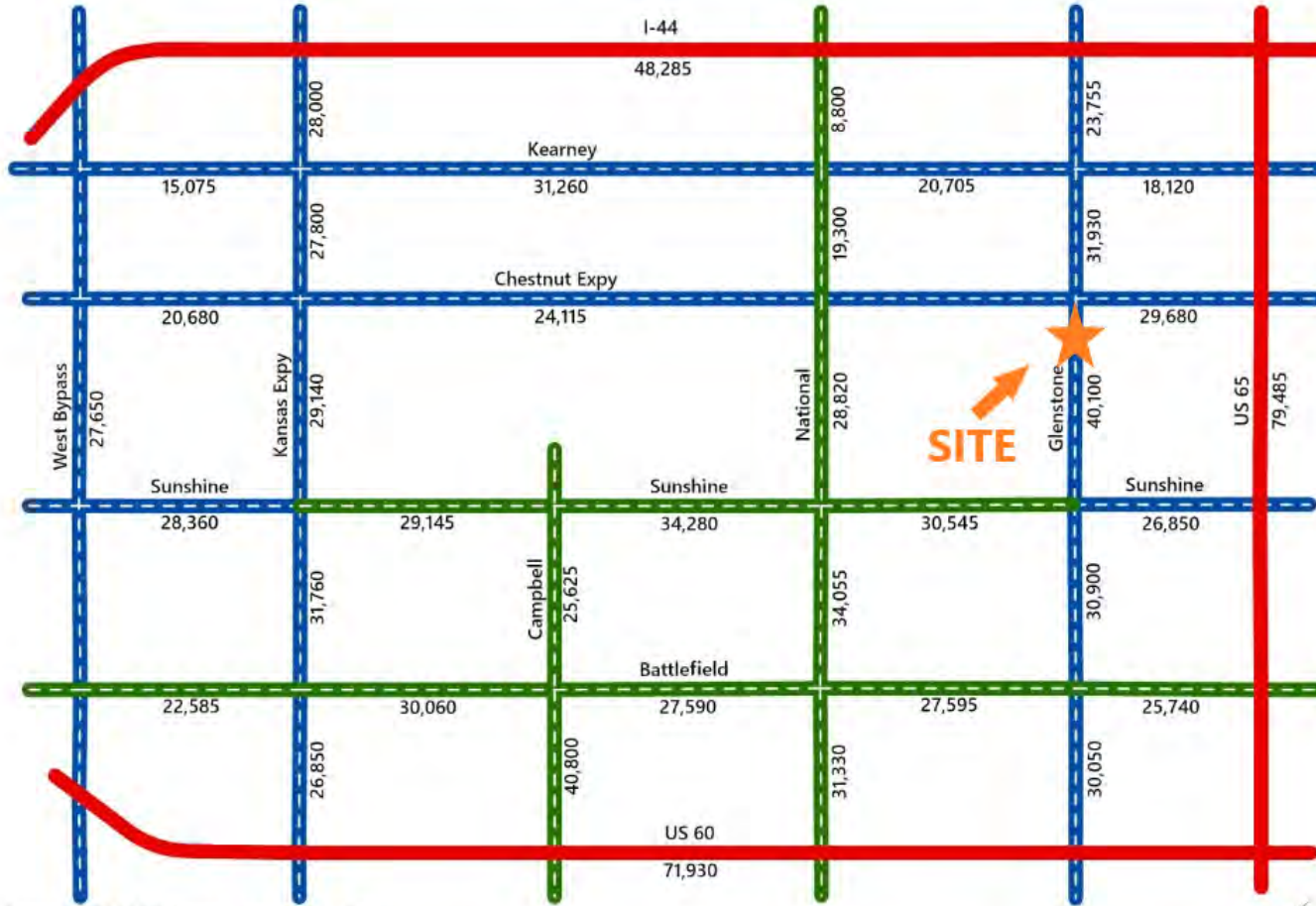


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TRAFFIC COUNTS:

**Springfield Major Corridors
Average Daily Traffic Counts 2021**

- State Highway, Limited Access
- Locally Controlled Roadway
- State Controlled Roadway



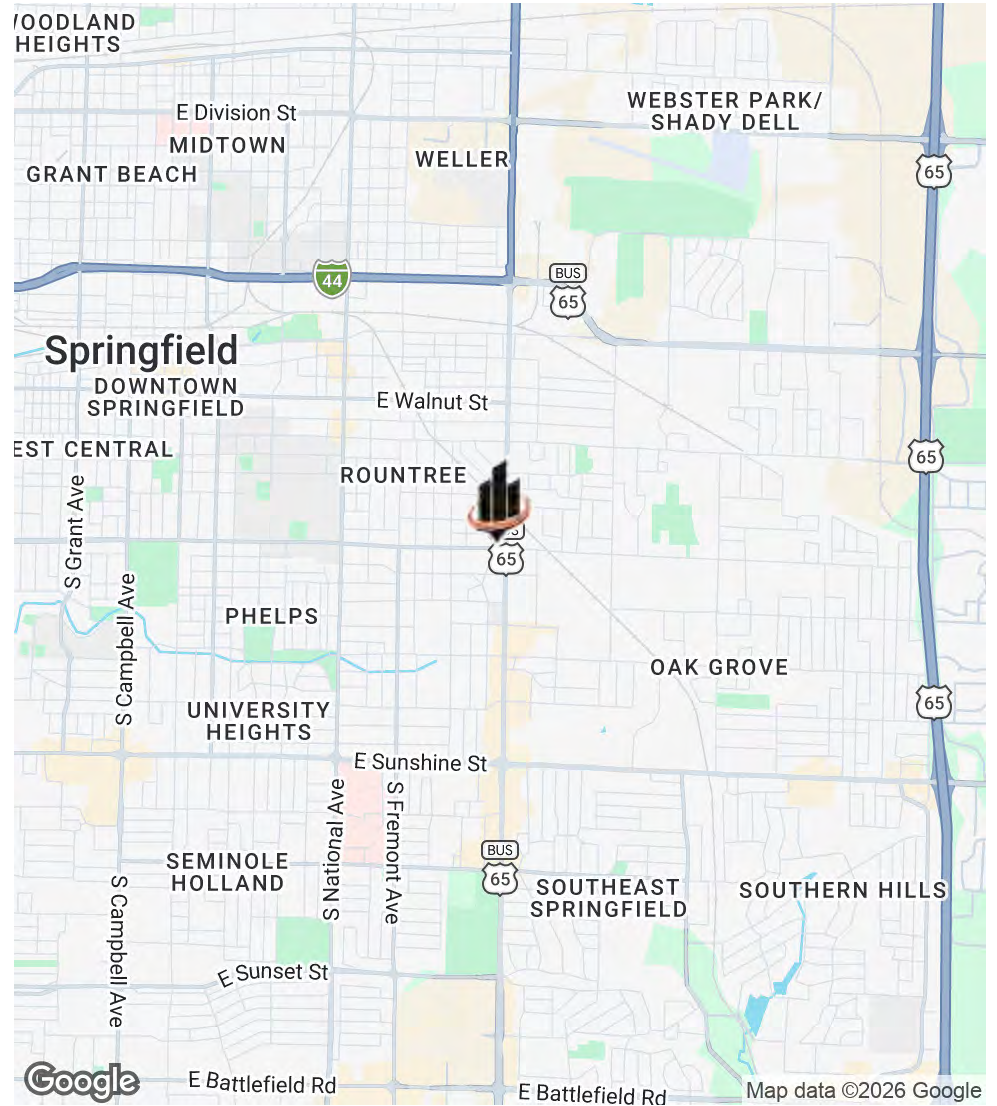
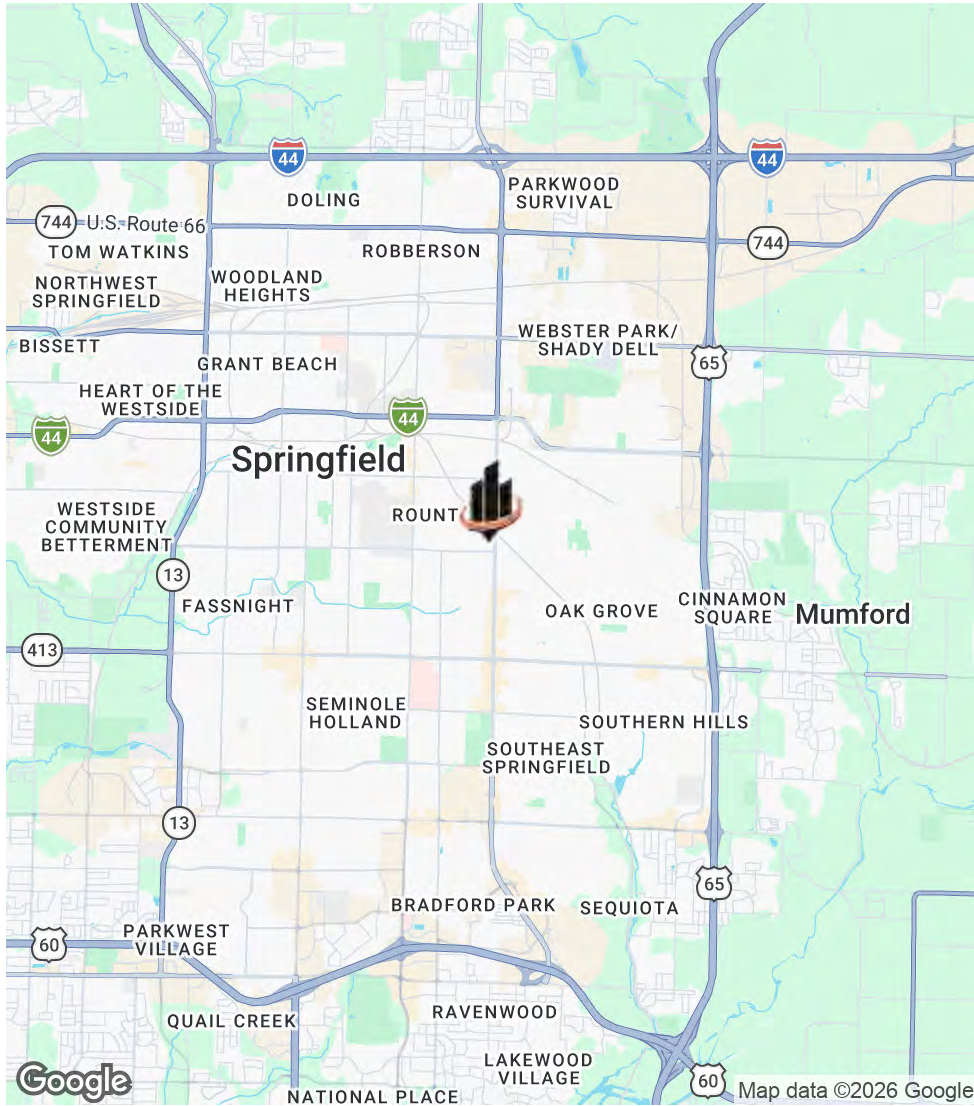
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

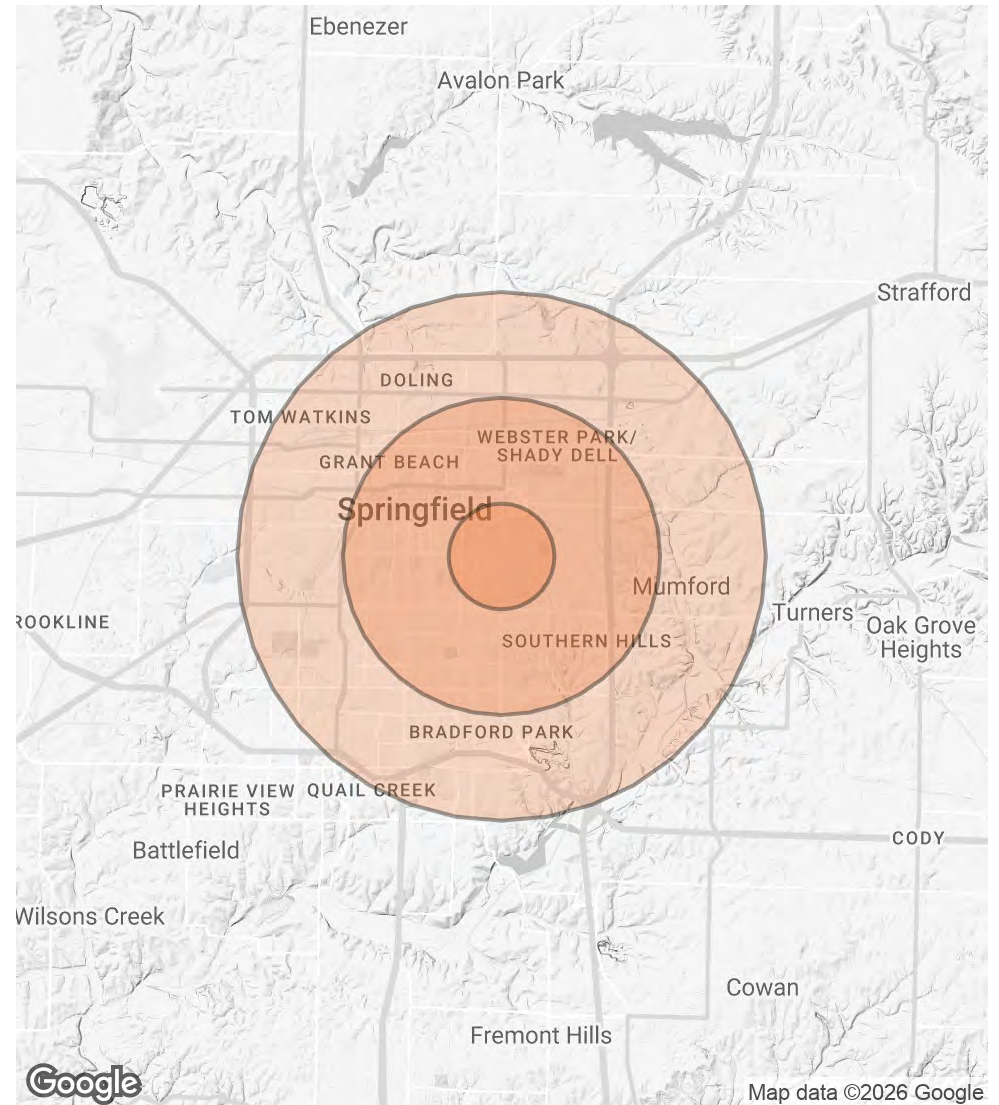
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,775	85,289	169,333
AVERAGE AGE	30.9	31.6	34.9
AVERAGE AGE (MALE)	30.2	30.5	33.5
AVERAGE AGE (FEMALE)	30.8	32.7	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,879	36,674	74,750
# OF PERSONS PER HH	2.0	2.3	2.3
AVERAGE HH INCOME	\$53,455	\$42,635	\$45,474
AVERAGE HOUSE VALUE	\$197,438	\$134,052	\$133,096

* Demographic data derived from 2020 ACS - US Census



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The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION

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SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

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About SVN

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Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference

ADVISOR BIO



JACK RANKIN

Associate Advisor

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PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 150 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. During his years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties and has brokered deals for many local, regional, and national companies and institutions including Drury University, Central Trust Company, Cadence Bank, Thrasher Family Holdings, Morton Building Products, and more.

In recognition of his outstanding performance, Jack was one of SVN's top producing agents in 2025, ranking him in the top 3% of over 2,000 SVN agents nationwide. Additionally, he was named a 2024 CoStar Power Broker award winner, and recently received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase 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 Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser 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 purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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