



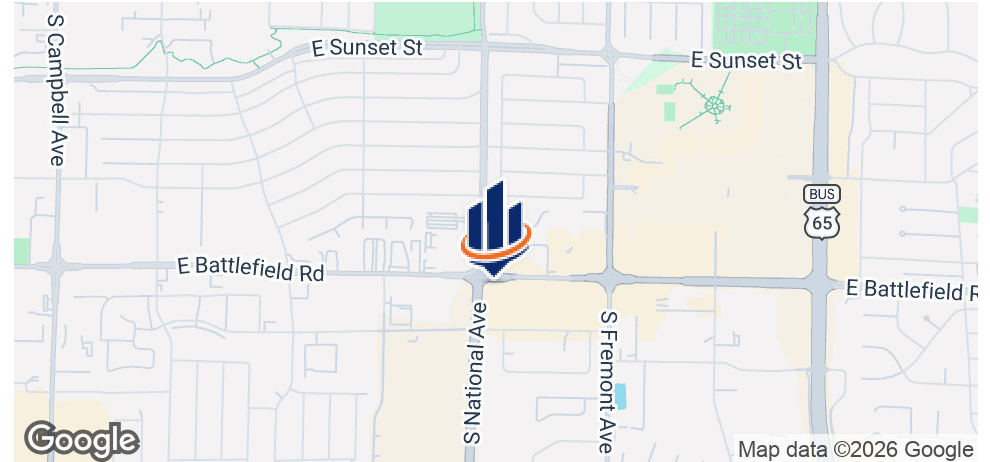
MONTCLAIR CENTRE

3010-3050 S. NATIONAL AVENUE
SPRINGFIELD, MO 65804

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Property Summary



OFFERING SUMMARY

| | |
|-------------------|----------------------|
| Available SF: | 1,400 - 2,436 SF |
| Base Rent: | \$8.00 - \$13.00/psf |
| Current NNN's: | \$4.55/psf |
| Available Suites: | 3 |
| Market: | Springfield |
| Submarket: | South Springfield |

PROPERTY OVERVIEW

We currently have 3 available space at the Montclair Center. Suite 3010 is an end cap facing E Battlefield with open floor plan, Suite 3050-104 has 2,277 SF with 7 offices, conference room, kitchenette & 2 restrooms. Suite 3026 is an office space with 3 office, bullpen area and storage. NNN's are \$4.55/psf.

LOCATION OVERVIEW

Located at the corner of National Ave. and Battlefield St in the heart of Medical Mile. Total traffic count for this hard corner location is 33,000 CPD.

Available Spaces

LEASE RATE: \$8.00 - 13.00 SF/YR

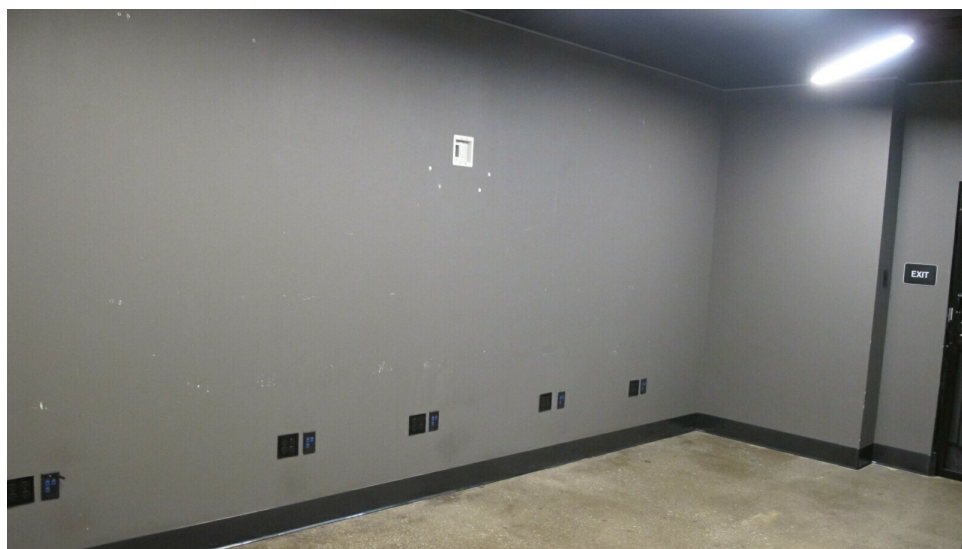
LEASE TYPE: NNN

TOTAL SPACE: 1,400 - 2,436 SF

LEASE TERM: Negotiable

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE | TERM | COMMENTS |
|----------|-----------------|---------------|------------|----------|------------|--|
| 3026 | Office Building | \$10.00 SF/yr | NNN | 1,400 SF | Negotiable | The available space can either be used as a retail space or office. There are 3 offices, a showroom/bullpen, restroom, coffee bar and storage. |
| 3050-104 | Strip Center | \$8.00 SF/yr | NNN | 2,277 SF | Negotiable | 2,277 SF with 7 offices, conference room, kitchenette & 2 restrooms. |
| 3010 | Strip Center | \$13.00 SF/yr | NNN | 2,436 SF | 36 Months | This 2,436/sf hard corner space at Battlefield Rd & S. National will be available March 1st. The space has a wide open floor plan with two additional rooms and two restrooms. The front door of the space faces Battlefield Rd. |

Suite 3010



Suite 3026



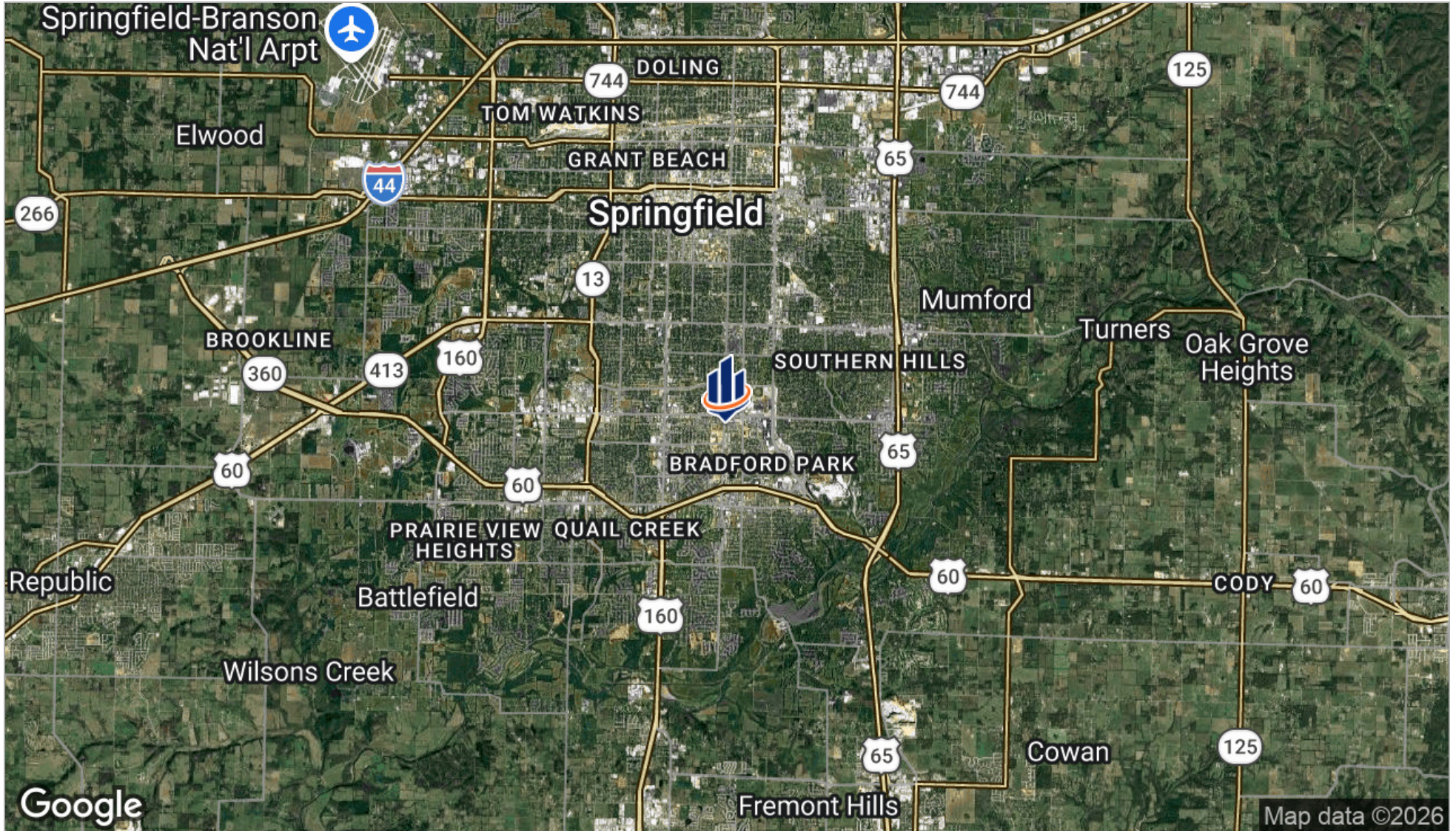
Suite 3050-104



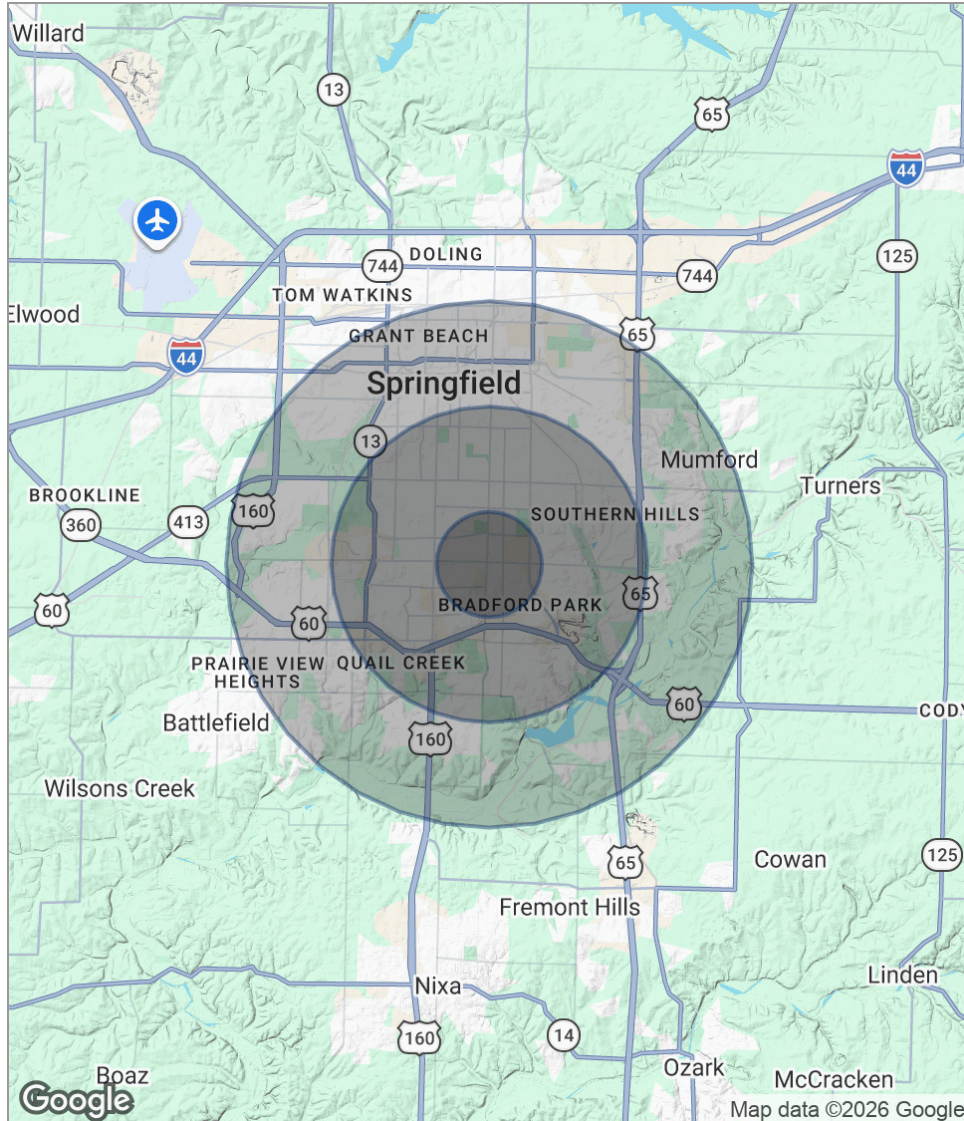
Retail Map



Location Maps



Demographics Map



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 9,195 | 77,459 | 166,438 |
| Median age | 40.5 | 37.6 | 35.3 |
| Median age (Male) | 36.6 | 35.3 | 33.8 |
| Median age (Female) | 43.3 | 39.6 | 36.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,010 | 36,736 | 73,371 |
| # of persons per HH | 1.8 | 2.1 | 2.3 |
| Average HH income | \$39,455 | \$50,608 | \$50,887 |
| Average house value | \$104,203 | \$165,252 | \$172,412 |

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio & Contact 1

ARCH WATSON

Senior Advisor



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PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors
Missouri Association of Realtors
National Association of Realtors

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.