

LEASE

W. Battlefield Office/Retail

1340 WEST BATTLEFIELD ROAD

Springfield, MO 65807

PRESENTED BY:

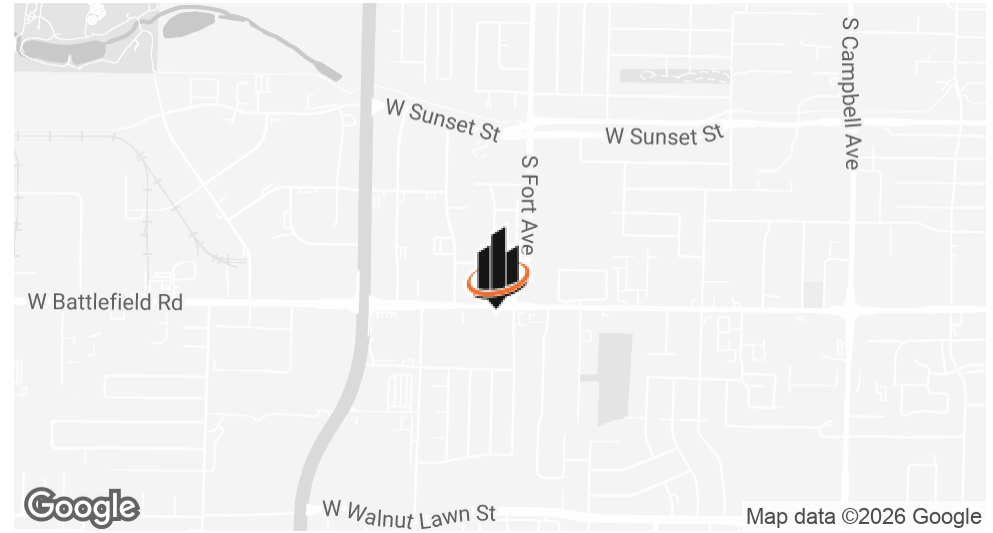
JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.50 - 16.00 SF/YR (NNN)
AVAILABLE SF:	1,059 - 2,186 SF
EST. NNNS:	\$3.50/SF/YR
TENANT INFILL ALLOWANCE:	\$10/SF (Units 4 & 5 only)
REMODELED:	2025
MARKET:	Southwest Springfield
CROSS STREETS:	W. Battlefield and S. Fort Ave

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PROPERTY DESCRIPTION

RENT REDUCED! Thank you for viewing this office and retail property now available for lease at 1340 West Battlefield Road in Springfield, MO. The building features several versatile floor plans, ample parking, and easy access. It is well-maintained, modern, and provides customizable space to suit various business needs. The location is highly visible and offers proximity to major transportation routes and a thriving commercial district. The units currently available are 1, 4, and 5 ranging from 1,059 to 2,186 SF. A \$10/SF infill allowance is available for units 4 and 5. Please contact the listing agent for additional information or to schedule a showing. Thank you!

LOCATION DESCRIPTION

The property sits between the signalized intersections of E. Battlefield Road and S. Campbell Ave, and E. Battlefield and S Kansas Expy in Southeast Springfield, Missouri. Near many local, regional and national businesses including 7-brew, Red Racks, Hy-Vee, Andy -B's, Five Guys, Mercy Clinic, The Montclair Senior Living, Buffalo Wild Wings, Everyday Thai, Subway, Regions Bank, Nixon & Lindstrom Insurance, and more.

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,059 - 2,186 SF	LEASE RATE:	\$15.50 - \$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	1,275 SF	NNN	\$16.00 SF/yr	-
Unit 4	Available	2,186 SF	NNN	\$15.50 SF/yr	-
Unit 5	Available	1,059 SF	NNN	\$15.50 SF/yr	-

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UNIT 1: 1,275 SF



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UNIT 4: 2,186 SF



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UNIT 5: 1,059 SF



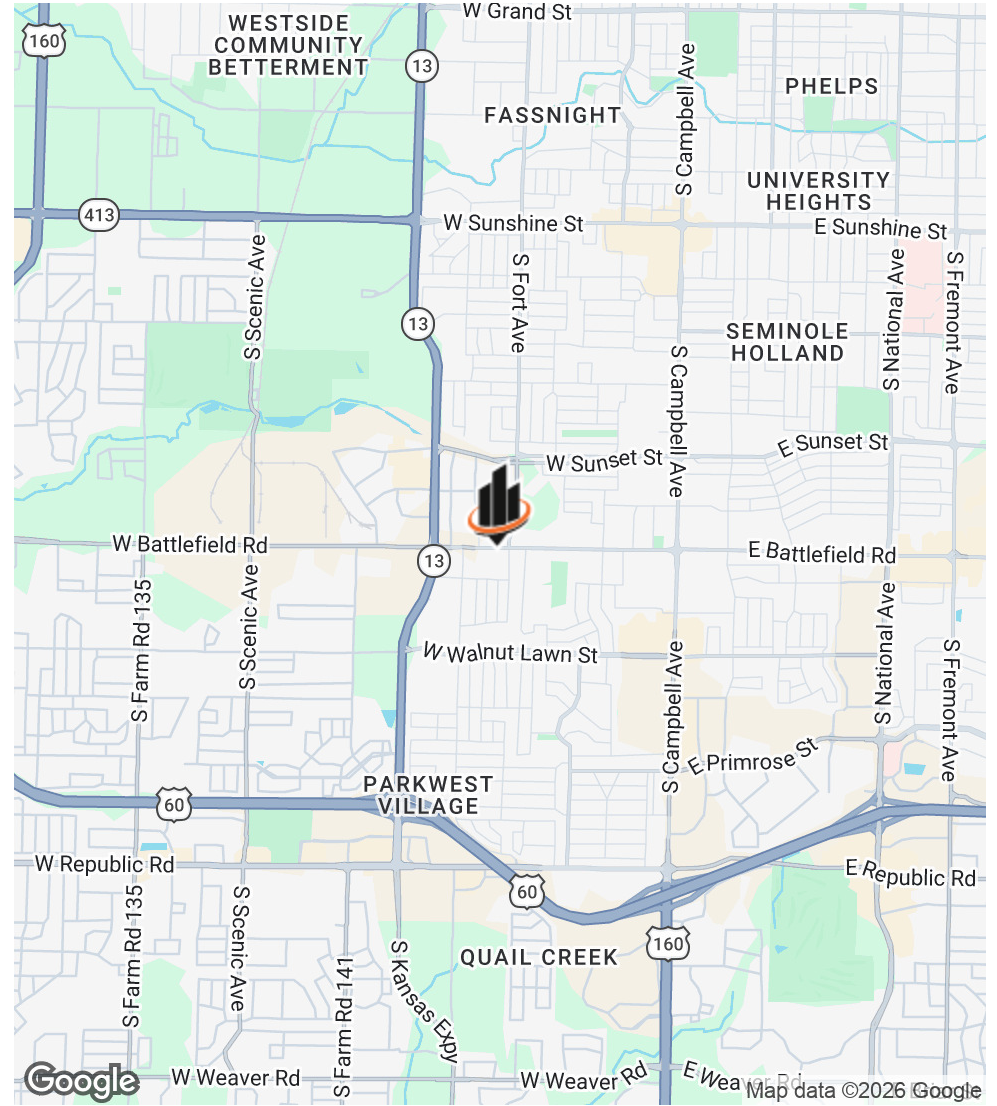
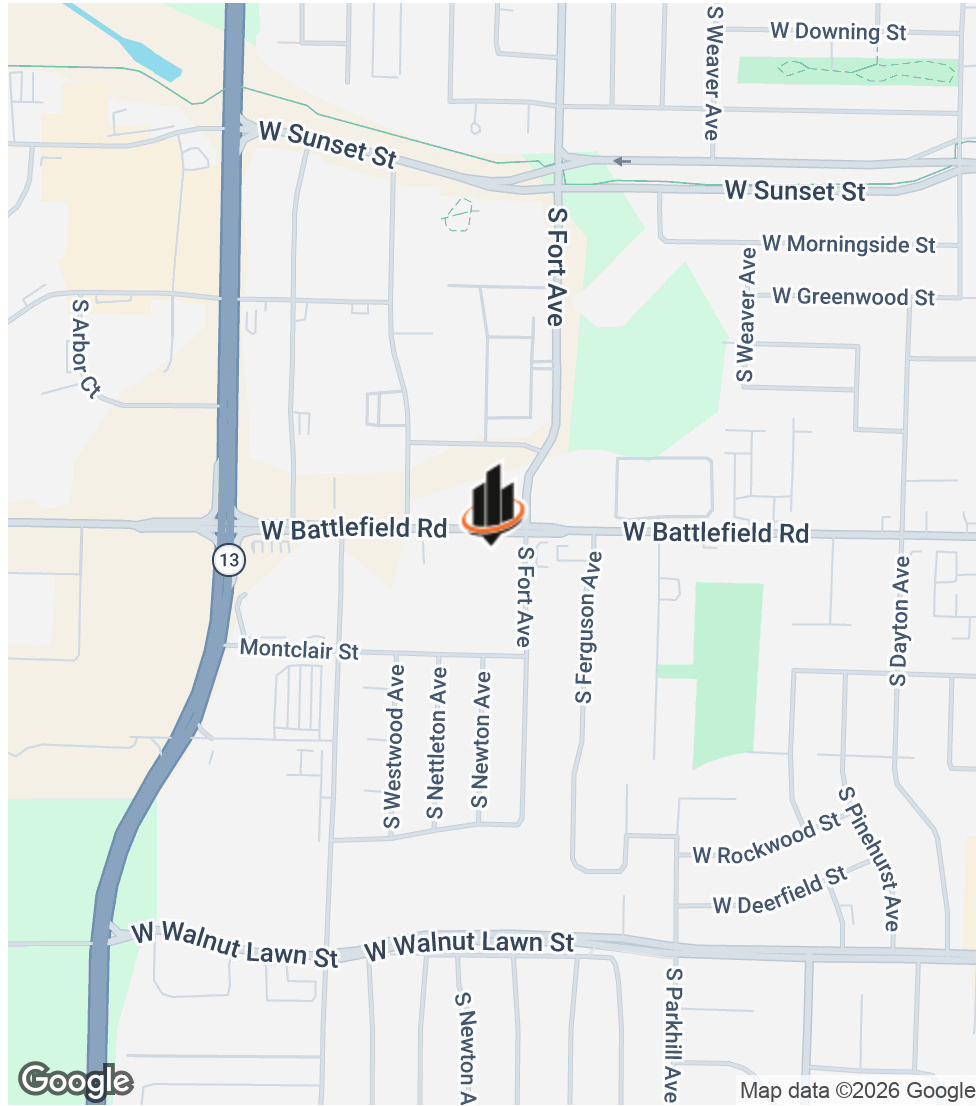
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ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

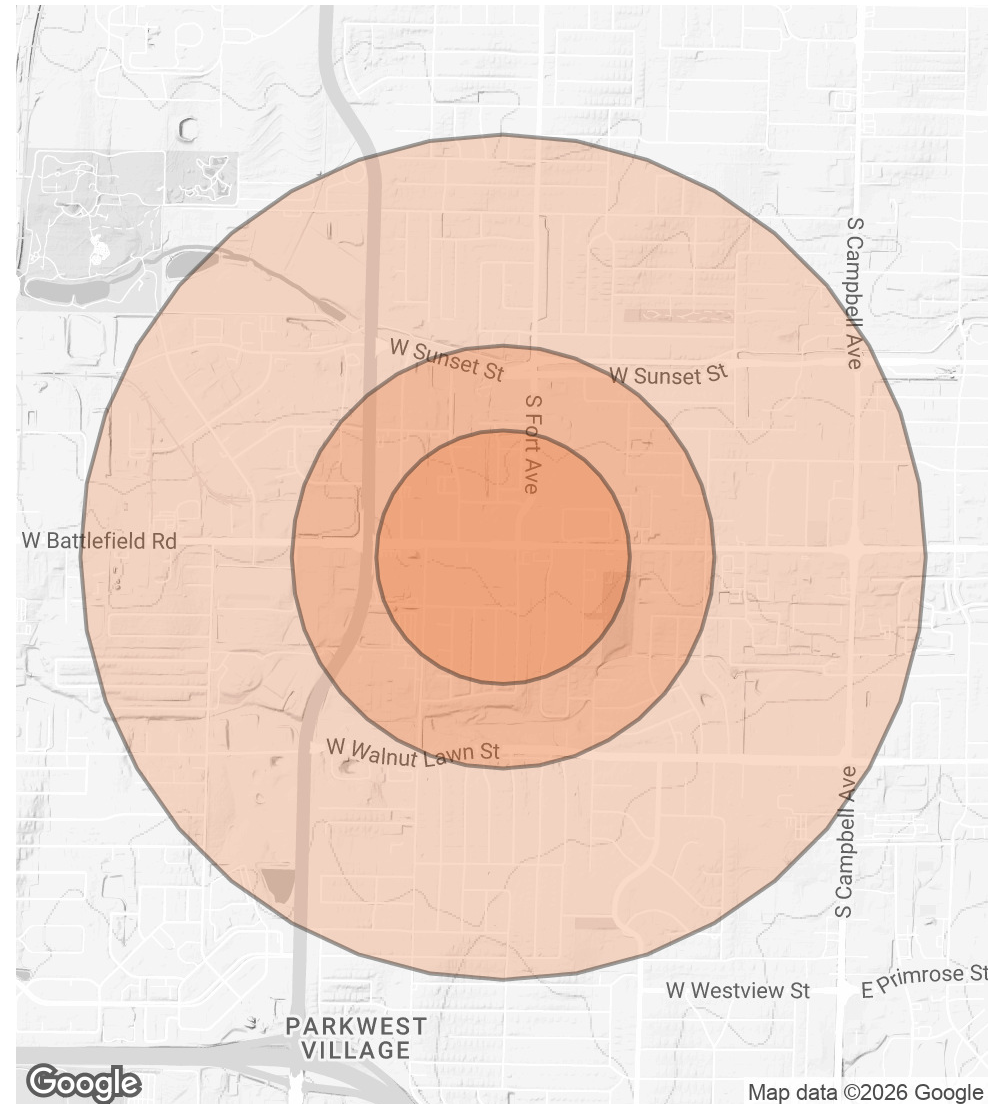
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	767	4,108	10,986
AVERAGE AGE	40	42	41
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	44	45	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	457	2,295	5,553
# OF PERSONS PER HH	1.7	1.8	2
AVERAGE HH INCOME	\$45,818	\$47,760	\$57,492
AVERAGE HOUSE VALUE	\$173,504	\$172,539	\$190,509

2020 American Community Survey (ACS)



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ADVISOR BIO



JACK RANKIN

Associate Advisor

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Direct: **417.860.9951** | Cell: **417.860.9951**

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 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 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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DISCLAIMER

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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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