



104 PARKING SPACES

13,927' OFFICE ON BATTLEFIELD

910 W Battlefield, Springfield, MO 65807



SALE OVERVIEW

SPACE AVAILABLE: 13,927 Square Feet

SALE PRICE: \$1,600,000

PRICE PER SF: \$115

BASE RENT: \$10.00 / SF NNN

ZONING: Office District 1

PARKING: 104 [70 + 34]

MARKET: Springfield

CROSS STREETS: Battlefield & Pinehurst

SIGN: Yes - Illuminated

PROPERTY DESCRIPTION

Thank you for looking at the 13,927 square foot office located on Battlefield. 13,927' Office features 11 offices, conference rooms, break room, and large reception / waiting area and several additional amenities. Zoned Office District 1 with 179' of street frontage on Battlefield. +/- 70 parking spaces on site, plus an additional 34 parking spaces in the Common Parking Lot adjoining. For lease at \$10 per square foot NNN. ALSO for sale at \$1,600,000 or \$115 per square foot.

To preview this property or others please call, text or email the listing agent. Thank you.

LOCATION OVERVIEW

Just west of Campbell. Neighboring Businesses include CVS Pharmacy, Burger King, Walgreens, Regions Bank, FedEx, Sonic, Popeyes, Hong Kong Inn, Pizza Inn, Guaranty Bank, Hardee's, Hy-Vee, and many other local and national companies.

Mike Fusek, CCIM serves as Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Top 4% National Advisor in SVN International - 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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Interior Photos



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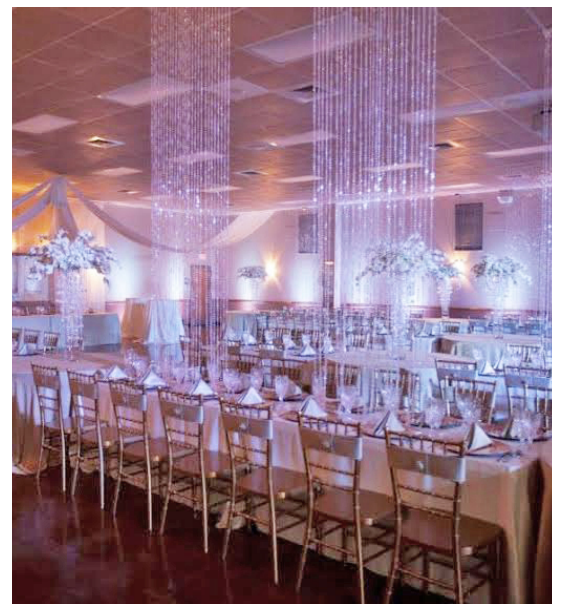


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Neighborhood Businesses



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Close Aerial Map



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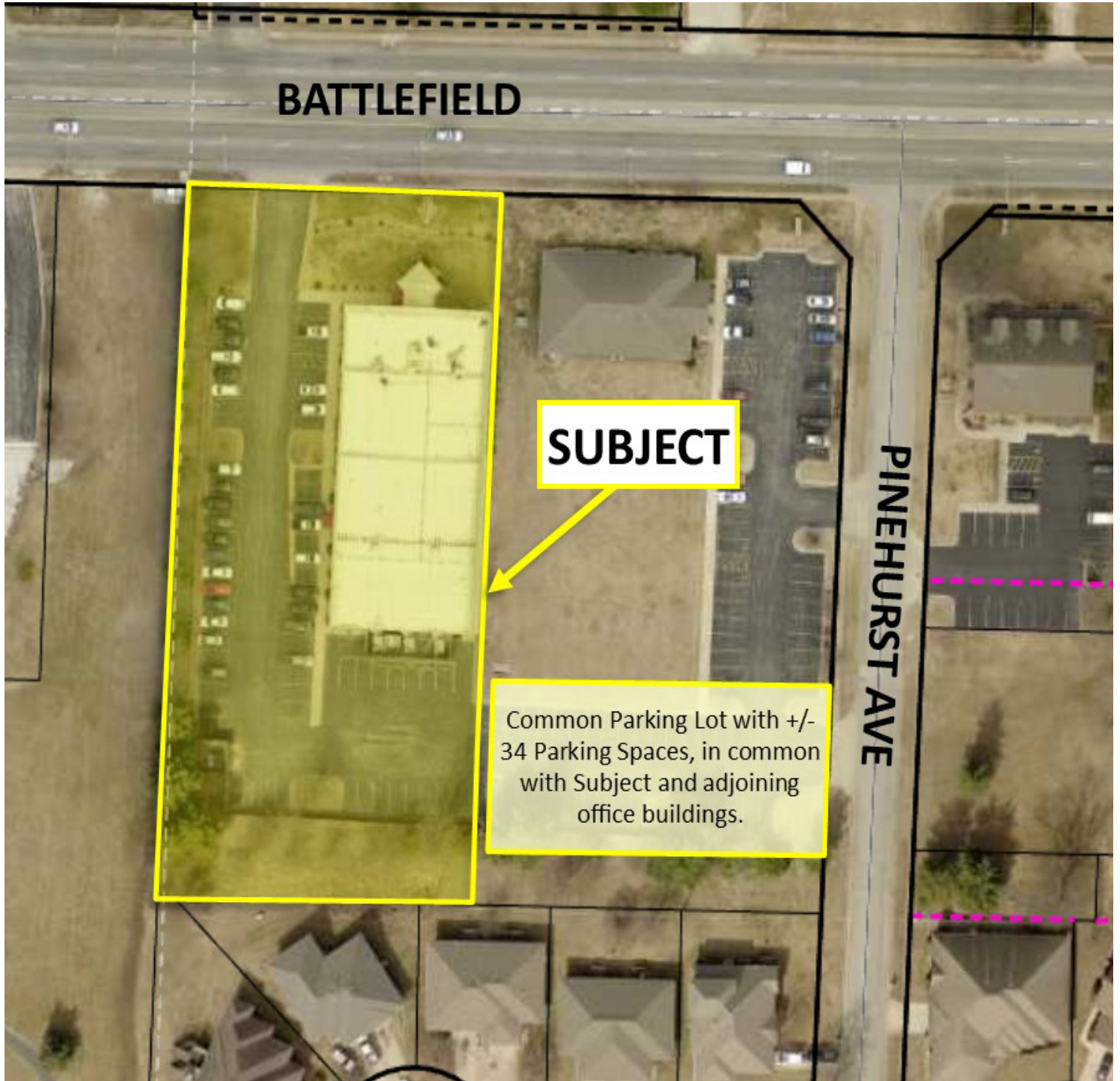


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Beacon Map



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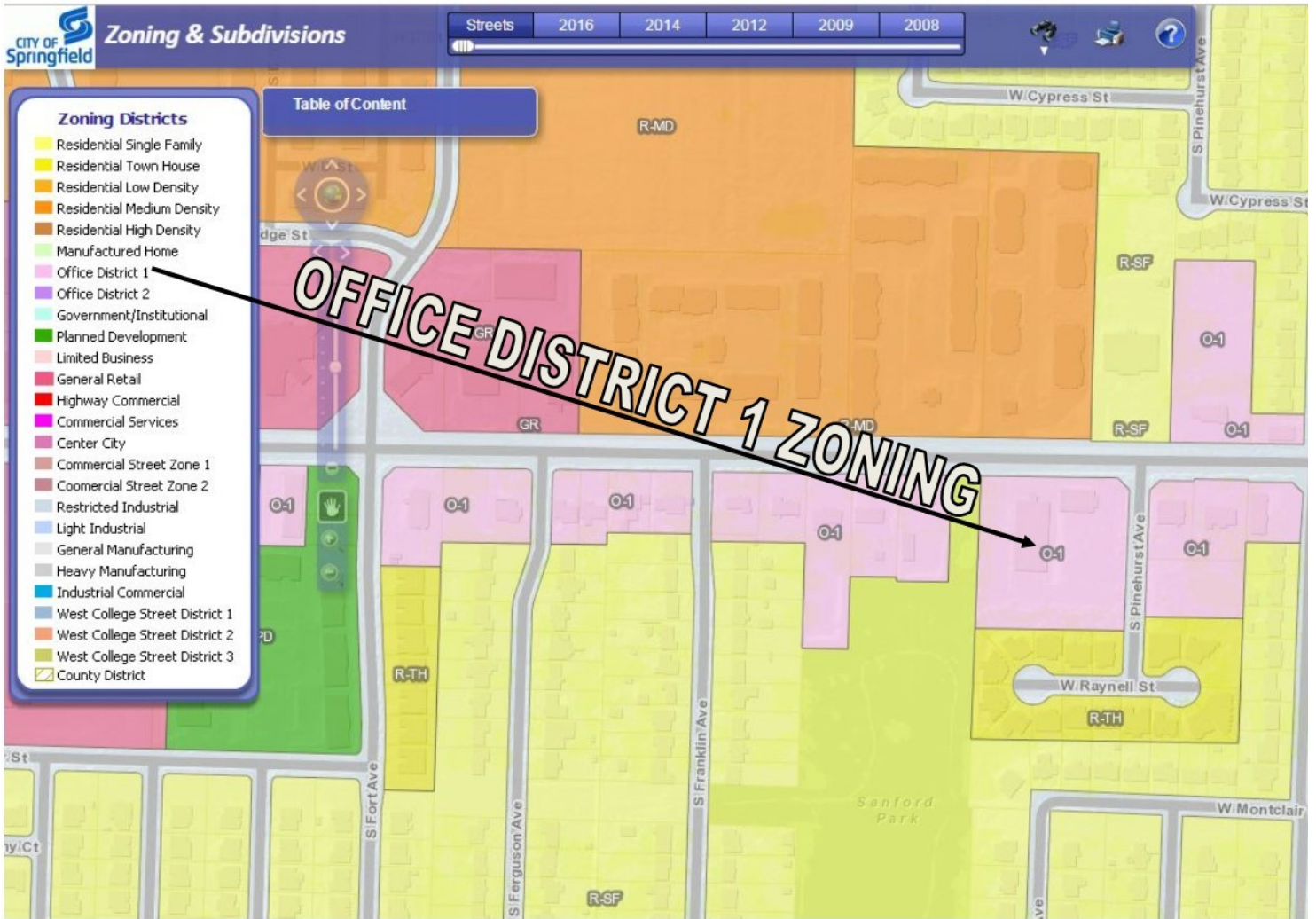


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Office District Zoning



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	1 MILE	3 MILES	5 MILES
Total households	6,390	34,547	76,594
Total persons per hh	1.9	2.1	2.3
Average hh income	\$39,619	\$45,763	\$49,781
Average house value		\$140,186	\$152,347

	1 MILE	3 MILES	5 MILES
Total population	12,079	73,046	175,795
Median age	36.6	36.0	35.0
Median age (male)	34.8	34.1	33.6
Median age (female)	37.3	37.9	36.2

* Demographic data derived from 2010 US Census



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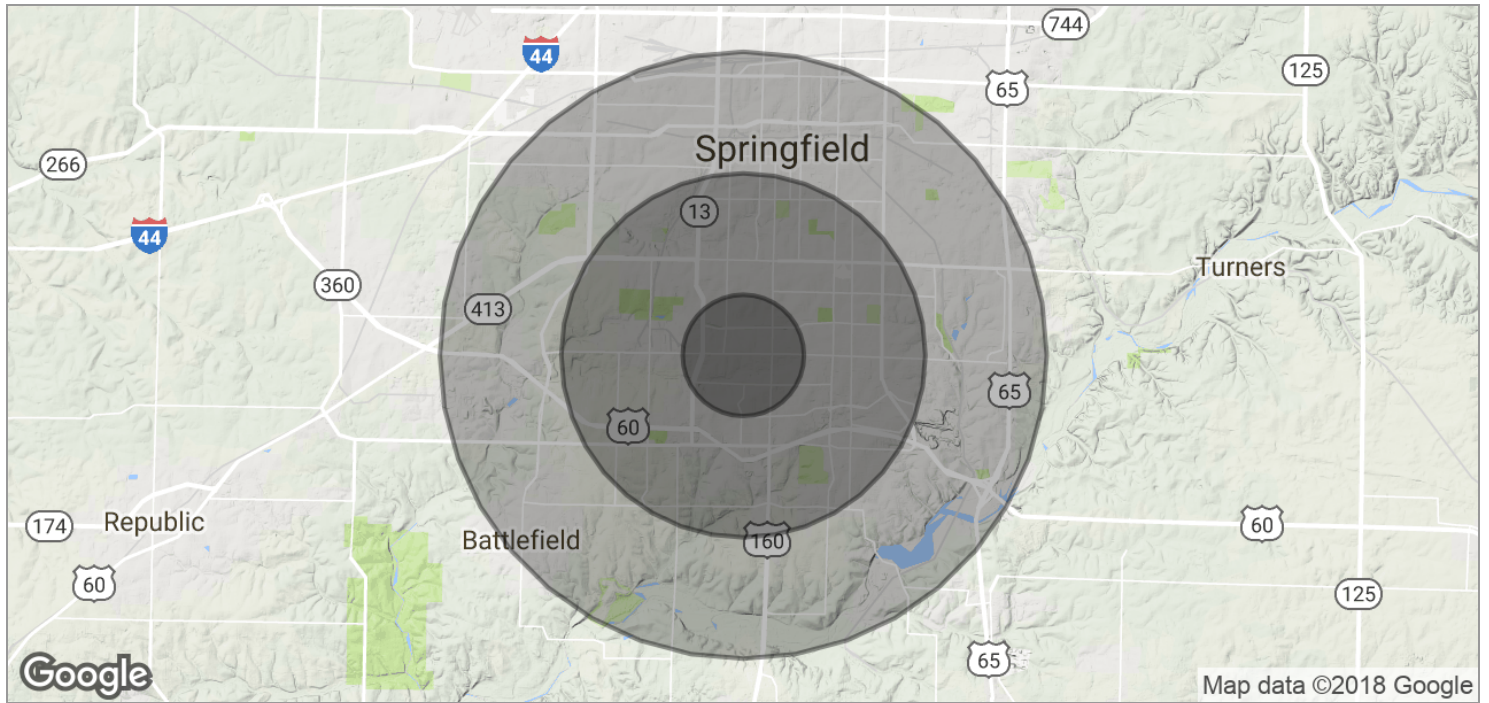
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,079	73,046	175,795
MEDIAN AGE	36.6	36.0	35.0
MEDIAN AGE (MALE)	34.8	34.1	33.6
MEDIAN AGE (FEMALE)	37.3	37.9	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,390	34,547	76,594
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$39,619	\$45,763	\$49,781
AVERAGE HOUSE VALUE		\$140,186	\$152,347



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Mike Fusek, CCIM

Senior Advisor
SVN | Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client's needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009. Sperry Van Ness has more than 1,000 National Advisors.

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DISCLAIMER

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