



**RETAIL PROPERTY FOR LEASE**

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884 SF  
OFFICE /  
RETAIL  
BUILDING ON  
FREMONT &  
BATTLEFIELD

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2841 S Fremont Avenue  
Springfield, MO 65804

Presented By

**GERALD ZAMORA**

*Broker / Advisor*

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1110 E Republic Rd Suite 108 A

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**PROPERTY DESCRIPTION**

We are pleased to present 884 SF of Office / Retail space on Fremont & Battlefield across from Battlefield Mall  
 Featuring a large illuminated road front sign and parking in back of building.  
 Great for a Retail store or professional Office with tiled flooring throughout.  
 Battlefield Mall and outskirts are Springfield's most popular Retail destination. More than 12 million visitors each year in the subject area which offers dynamic fine dining and a variety of shopping experiences.  
 Suite 2841: 884 SF - 3 office areas, reception, restroom For Lease @ \$12.00/SF/NNN

Please contact Listing Agent for your showing! Thank you

**LOCATION DESCRIPTION**

Located on south Fremont and Battlefield across from Battlefield Mall. Approximately 28,626 cars per day. Neighboring businesses include Battlefield Mall, Commerce Bank, Great Southern Bank, McDonalds, Hobby Lobby, Panera Bread, Big Whiskey's, T-Mobile, Pep Boys Auto, Plato's Closet, and other local and national businesses.

**OFFERING SUMMARY**

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	884' SF
Lot Size:	0.215 Acres
Building Size:	1,768 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,605	38,338	73,128
Total Population	8,591	81,905	165,200
Average HH Income	\$41,246	\$49,591	\$50,531



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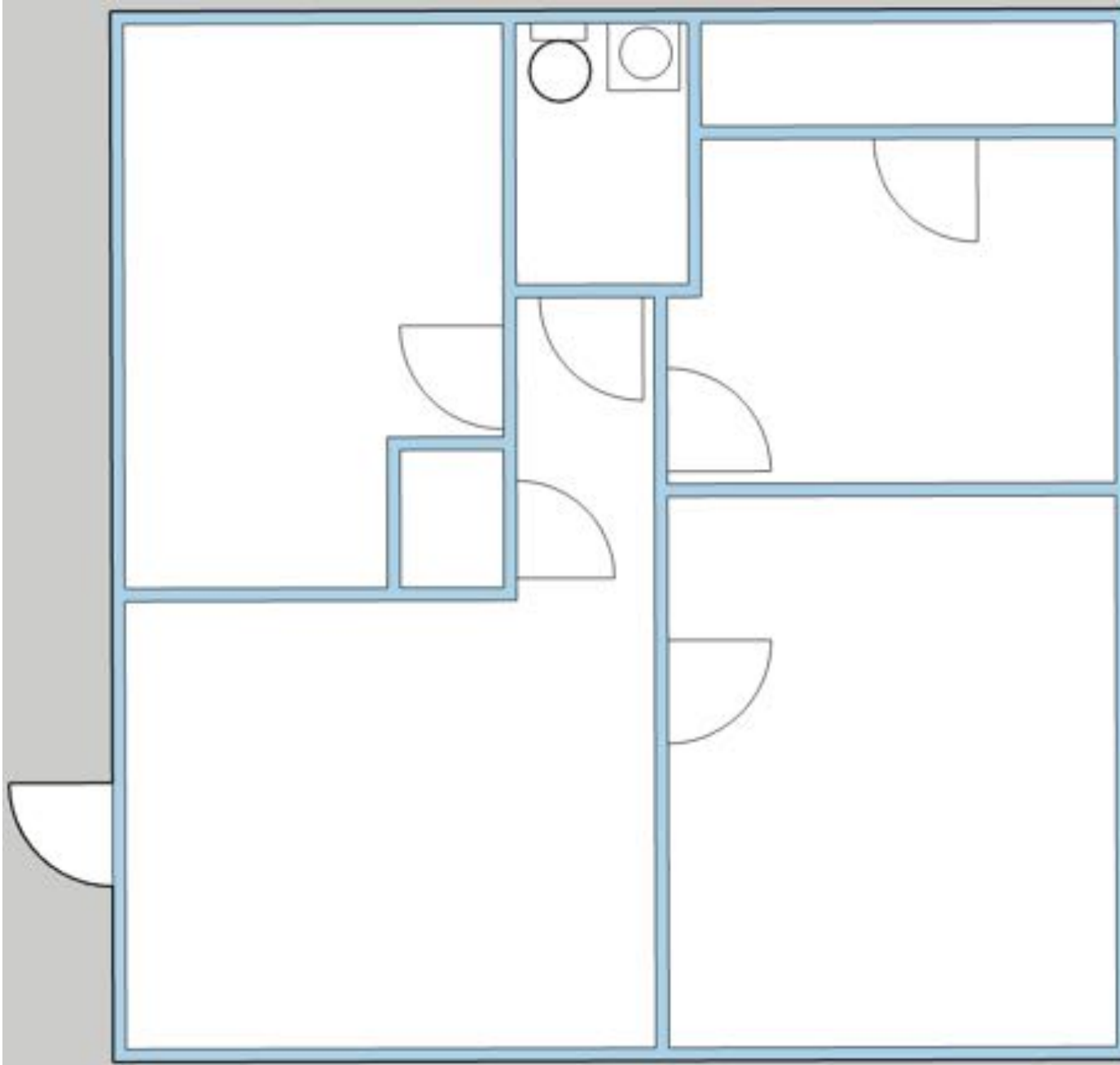
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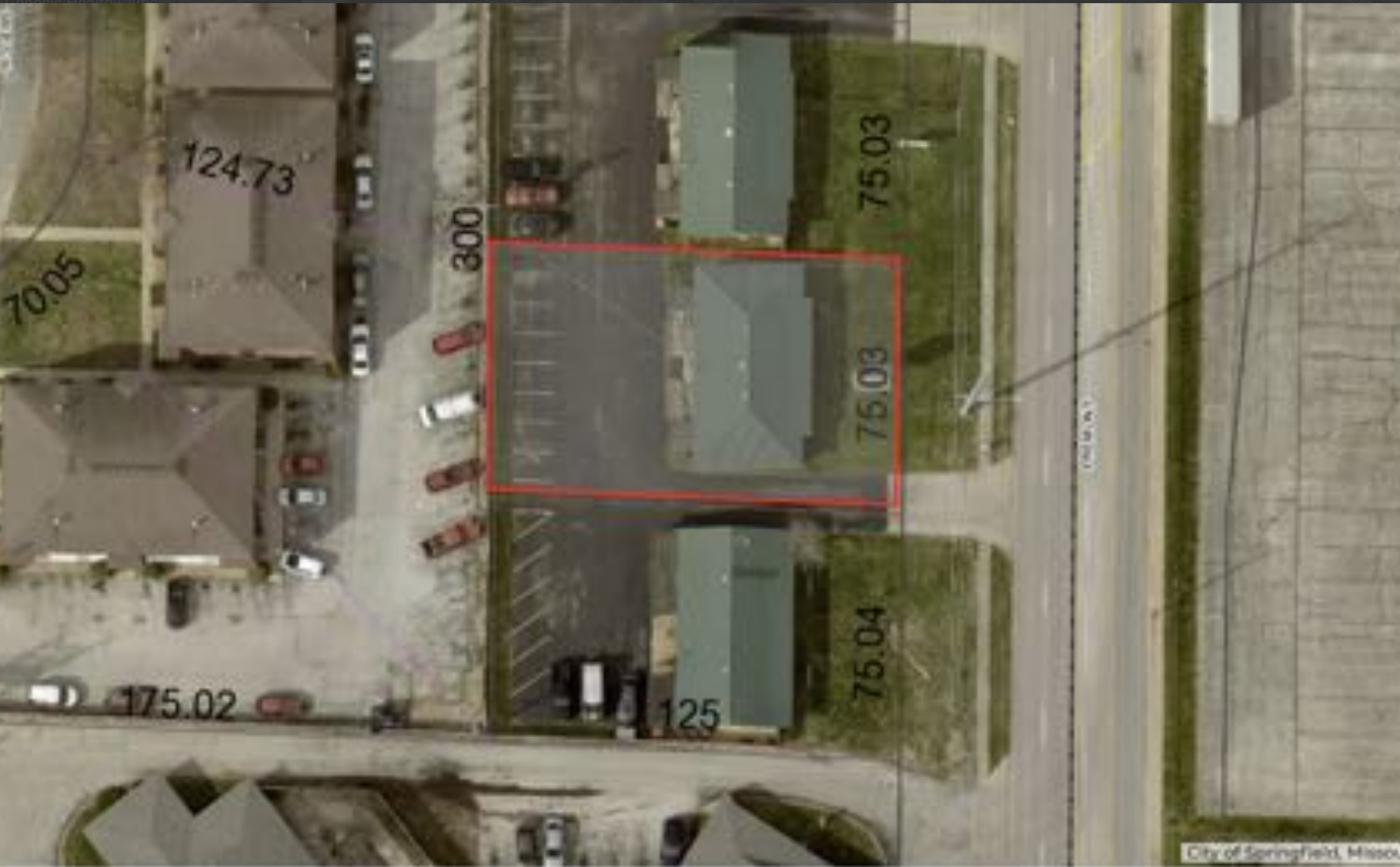
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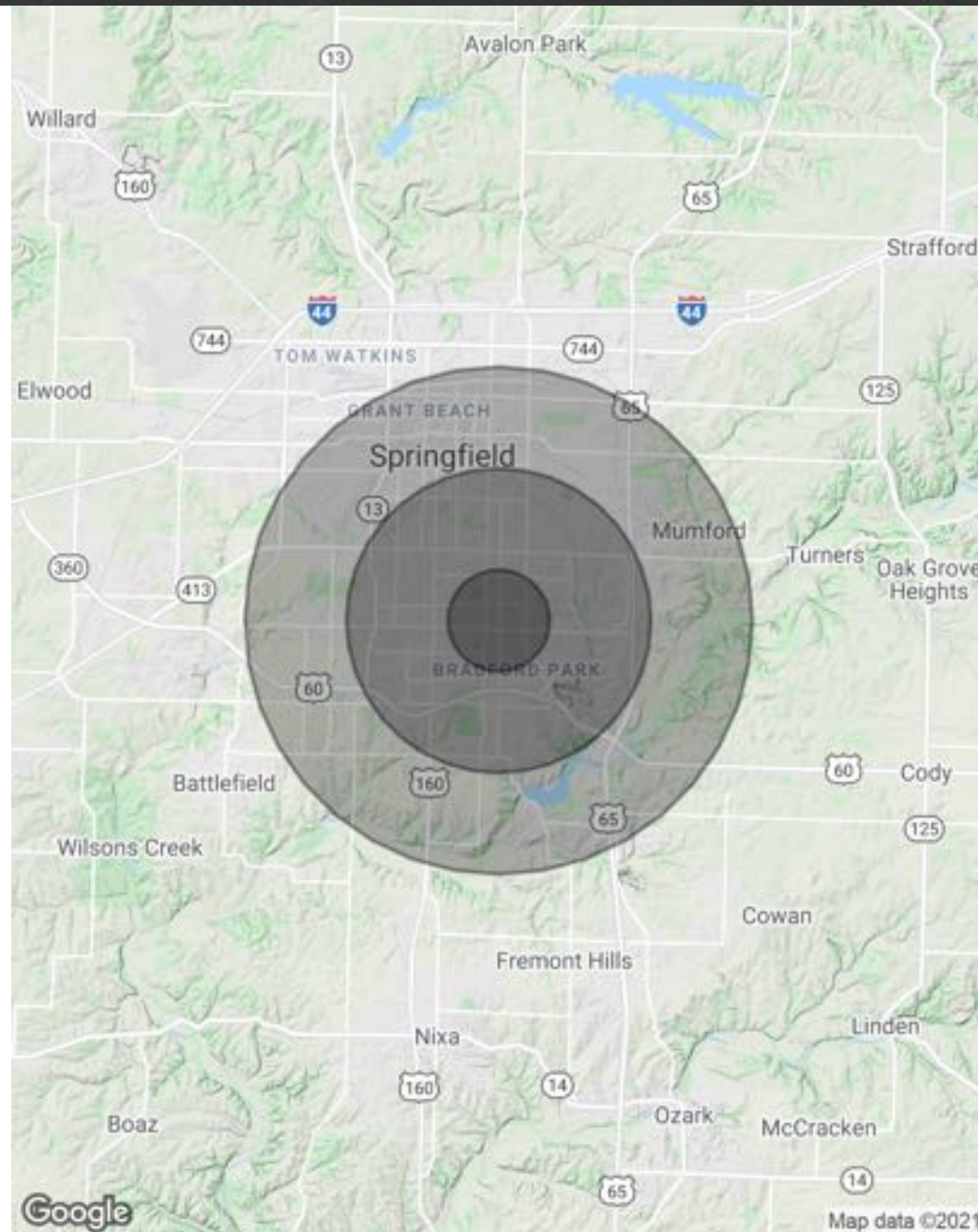
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,591	81,905	165,200
Average age	40.9	36.7	35.3
Average age (Male)	37.6	34.5	33.9
Average age (Female)	43.9	38.7	36.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,605	38,338	73,128
# of persons per HH	1.9	2.1	2.3
Average HH income	\$41,246	\$49,591	\$50,531
Average house value	\$102,913	\$159,002	\$171,740

\* Demographic data derived from 2010 US Census



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**PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 17 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

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