

**LEASE**

# W. Battlefield Office/Retail

**1340 WEST BATTLEFIELD ROAD**

Springfield, MO 65807

**PRESENTED BY:**

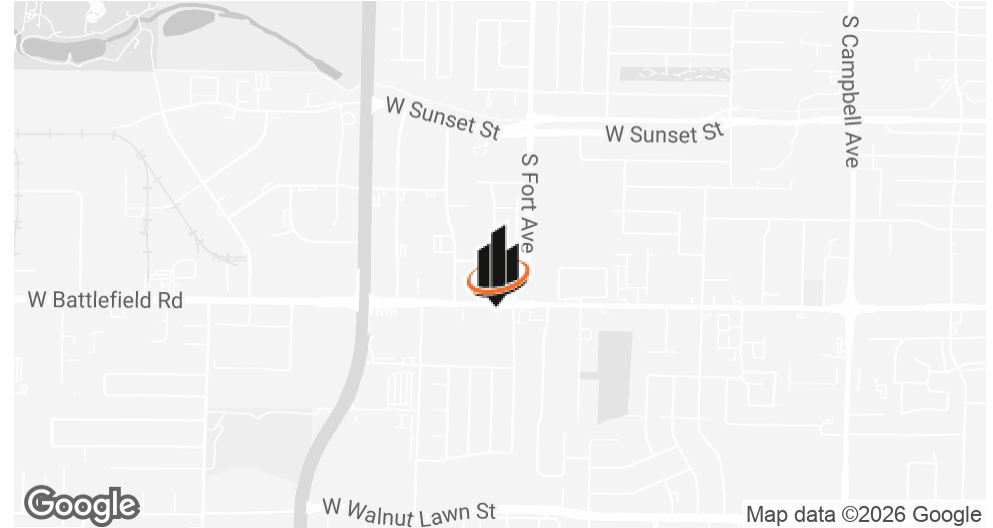
**JACK RANKIN**

Phone: 417.860.9951

[jack.rankin@svn.com](mailto:jack.rankin@svn.com)



## PROPERTY SUMMARY



## OFFERING SUMMARY

|                |                                |
|----------------|--------------------------------|
| LEASE RATE:    | \$14.00 - 15.00 SF/YR (NNN)    |
| AVAILABLE SF:  | 1,059 - 2,186 SF               |
| EST. NNNS:     | \$3.50/SF/YR                   |
| TI ALLOWANCE:  | Up to \$20,000                 |
| 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 \$20,000 infill allowance is available for unit 4 and a \$7,500 infill allowance for unit 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: | \$14 - \$15 SF/yr |

## AVAILABLE SPACES

| SUITE  | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|--------|-----------|-----------|------------|---------------|-------------|
| Unit 1 | Available | 1,275 SF  | NNN        | \$15.00 SF/yr | -           |
| Unit 4 | Available | 2,186 SF  | NNN        | \$14.00 SF/yr | -           |
| Unit 5 | Available | 1,059 SF  | NNN        | \$14.00 SF/yr | -           |

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## UNIT 5: 1,059 SF



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## UNIT 1: 1,275 SF



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## UNIT 4: 2,186 SF



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## ADDITIONAL PHOTOS



**JACK RANKIN**

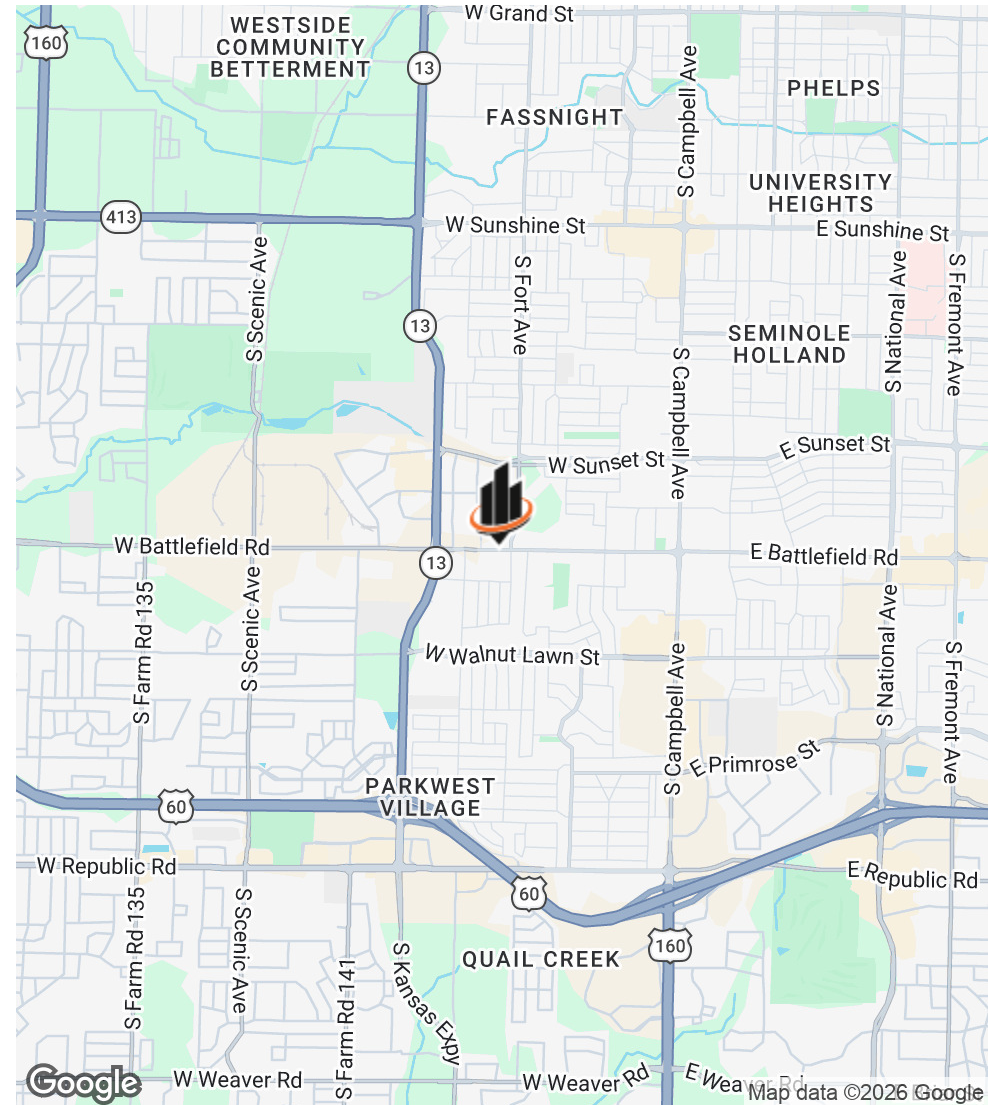
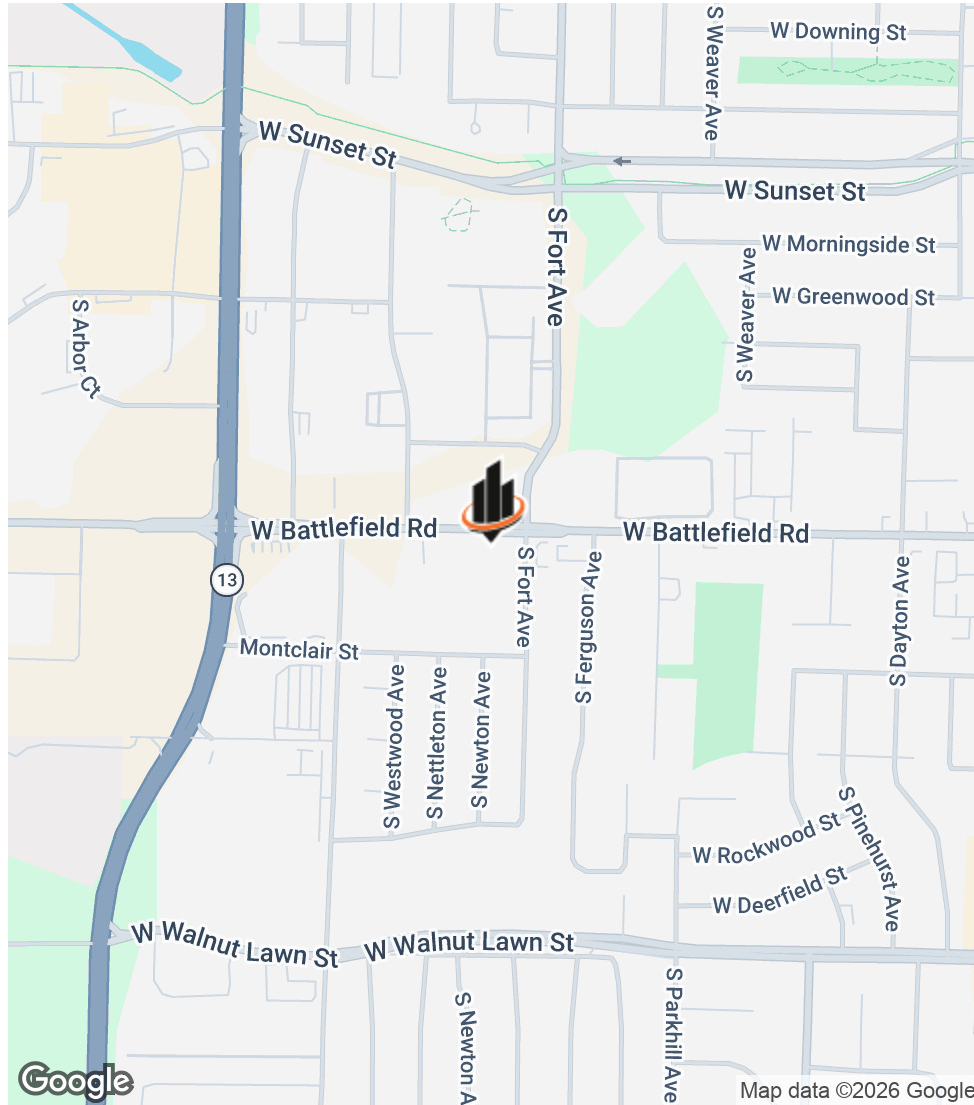
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**W. BATTLEFIELD OFFICE/RETAIL FOR LEASE** | 1340 West Battlefield Road Springfield, MO 65807

**SVN | RANKIN COMPANY, LLC**

## LOCATION MAP



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## RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

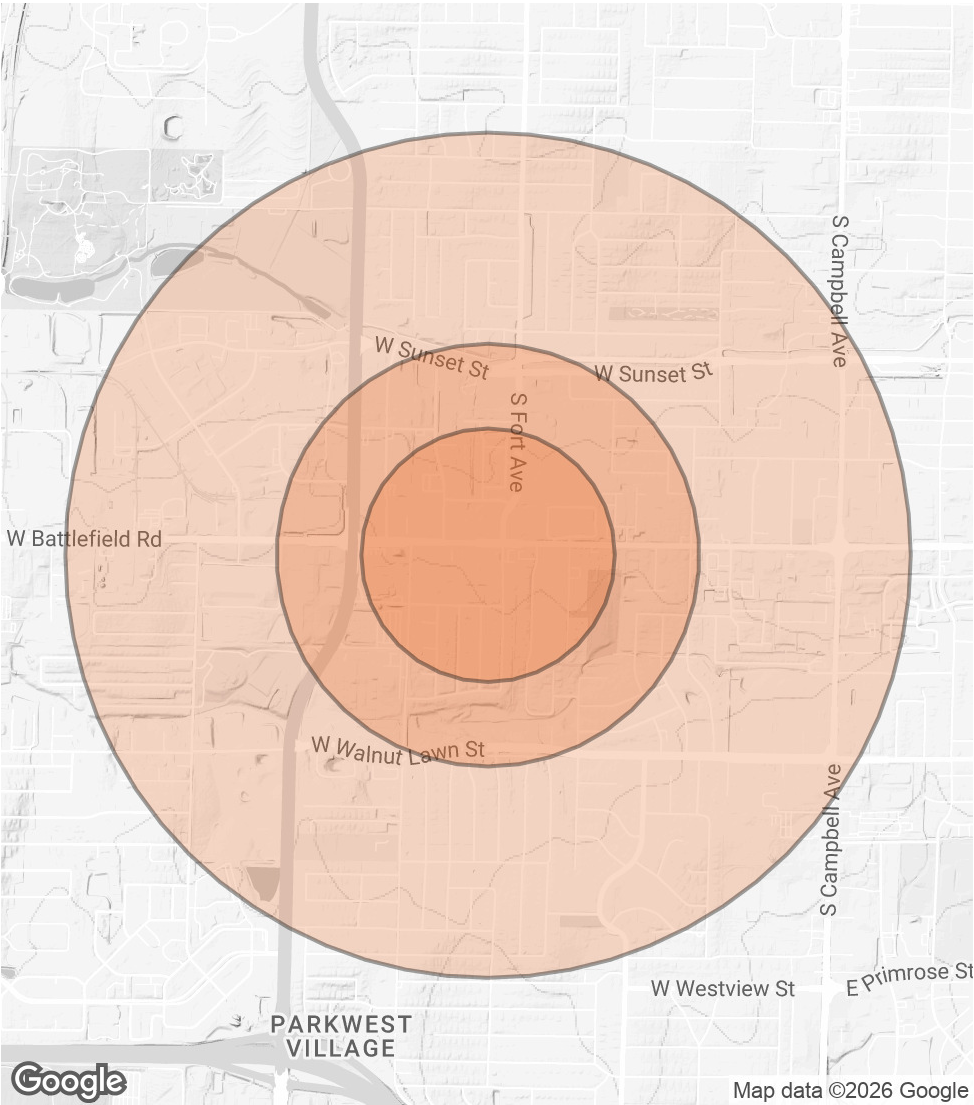
|                      |     |       |        |
|----------------------|-----|-------|--------|
| TOTAL POPULATION     | 767 | 4,108 | 10,986 |
| AVERAGE AGE          | 40  | 42    | 41     |
| AVERAGE AGE (MALE)   | 36  | 38    | 38     |
| AVERAGE AGE (FEMALE) | 44  | 45    | 43     |

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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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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## DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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