



FOR LEASE | RETAIL/RESTAURANT

2,000' RETAIL / RESTAURANT SPACE FOR LEASE ON CAMPBELL & BATTLEFIELD

2926 S Campbell Ave, Springfield, MO 65807



LEASE OVERVIEW

SPACE AVAILABLE:	2,000 RSF
LEASE RATE:	\$2,750 Per Month
CAM, TAX, INS:	Included
LEASE TYPE:	Gross
HOOD:	Yes - 12'
GREASE TRAP:	Yes
ZONING:	General Retail
MARKET:	Springfield
PARKING:	170 Shared
TRAFFIC COUNT:	71,000 Cars / Day At Intersection
CROSS STREETS:	Campbell & Battlefield

PROPERTY DESCRIPTION

2,000 rsf Retail/Restaurant For Lease on Campbell and Battlefield. Open layout includes hood, grease trap, electric, gas and plumbing fixtures for restaurant use. End cap with 170+/- shared parking. 71,000+/- cars per day at intersection. Zoned General Retail. For Lease at \$2,750 per month total [includes tax, insurance & CAM].

To preview this space or others, please email, call or text the Listing Agent. Thank you.

LOCATION OVERVIEW

Next to Incredible Pizza, across from Walgreens and CVS Pharmacy. Located on Battlefield & South Campbell with 70,000++ cars / day thru intersection. Neighboring businesses include Burger King, Fuji Japanese Seafood & Steakhouse, Sign Pro, CVS, Mitchem Tire & Wheel, Sonic, FedEx Office Supply, Pasta Express, Sprint, Regions Bank, and many other local and national companies.



MIKE FUSEK, CCIM

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GERALD ZAMORA

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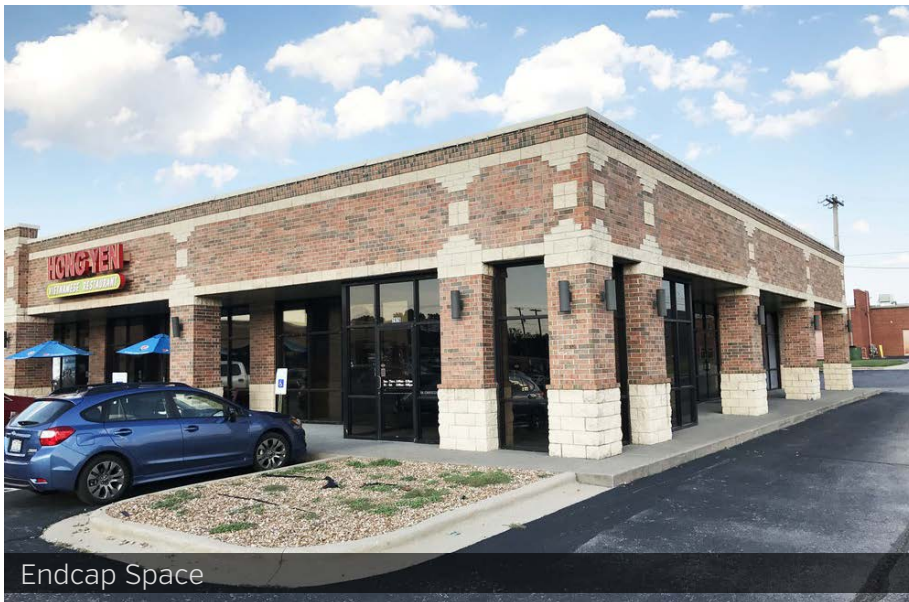
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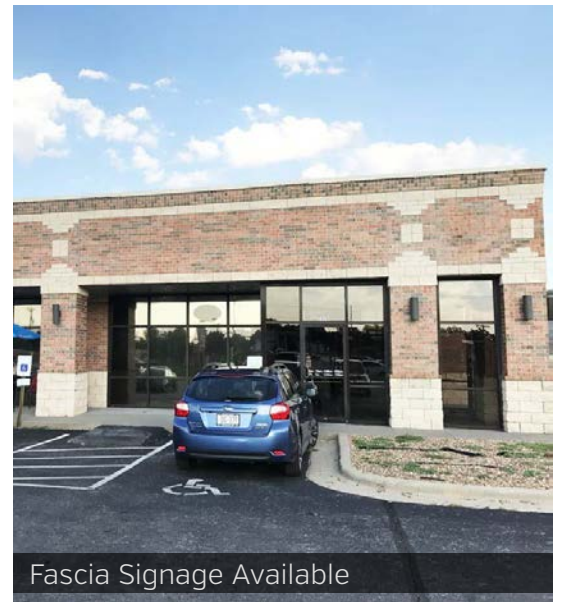
Exterior Photos



170 Shared Parking Spaces



Endcap Space



Fascia Signage Available



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Interior Photos



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Kitchen Photo



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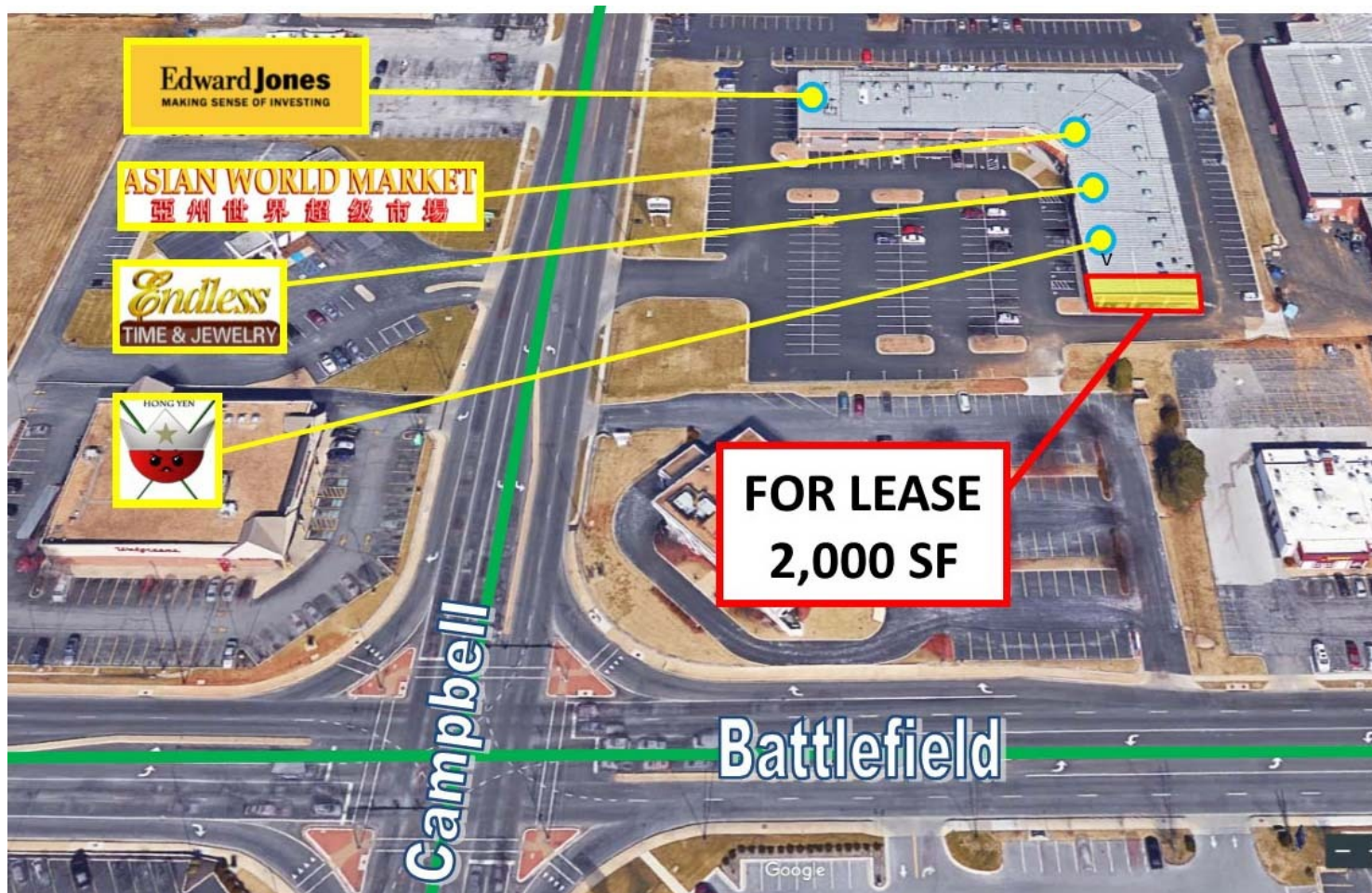


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Close Aerial



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Neighborhood Businesses



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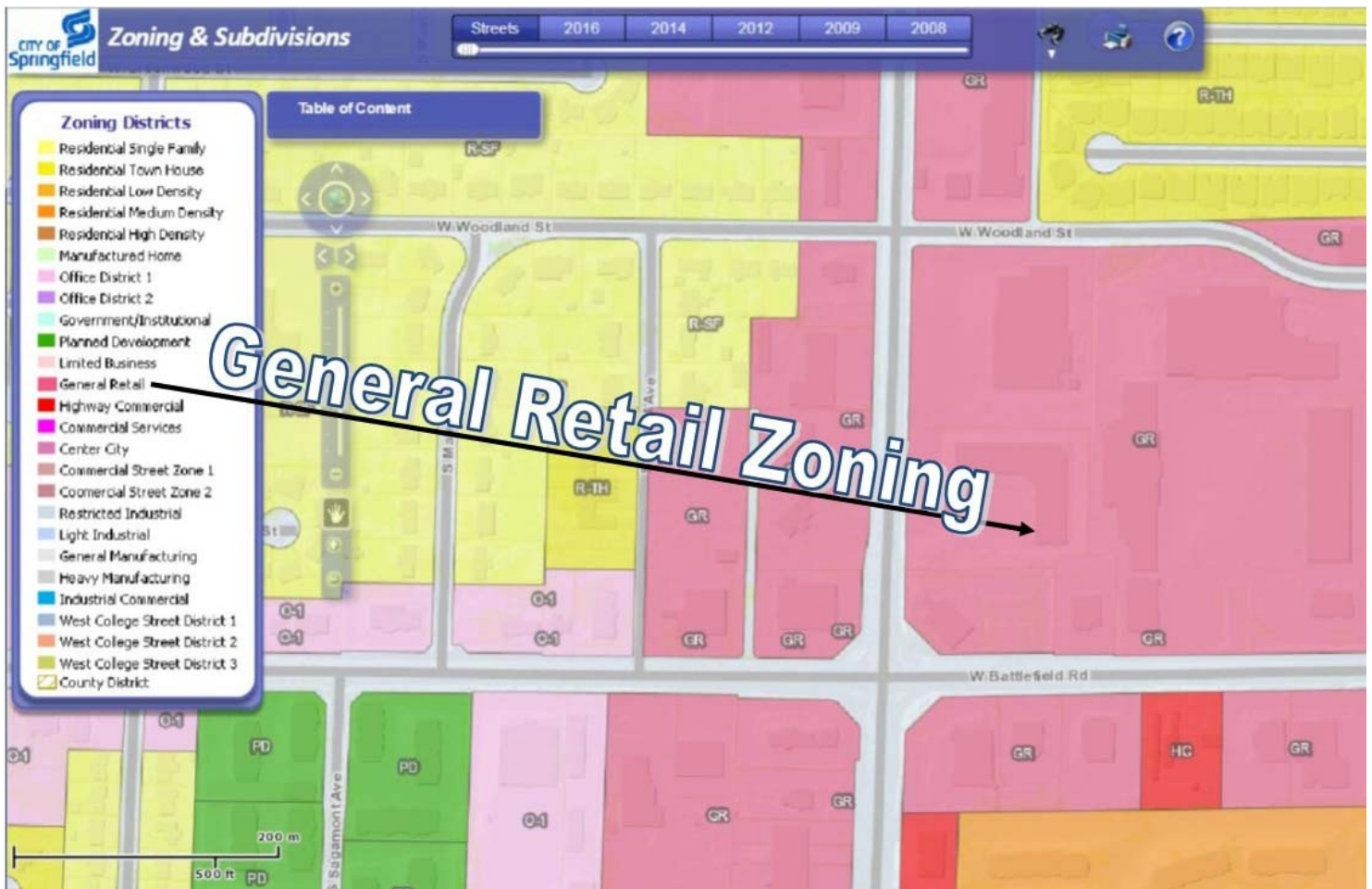


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Zoning Map



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	1 MILE	3 MILES	5 MILES
Total households	6,502	37,092	78,943
Total persons per hh	1.9	2.1	2.3
Average hh income	\$39,130	\$46,981	\$49,461
Average house value		\$152,483	\$152,766

	1 MILE	3 MILES	5 MILES
Total population	12,358	79,740	179,583
Median age	36.1	35.9	35.1
Median age (male)	33.3	34.0	33.7
Median age (female)	37.7	37.9	36.3

** Demographic data derived from 2010 US Census*



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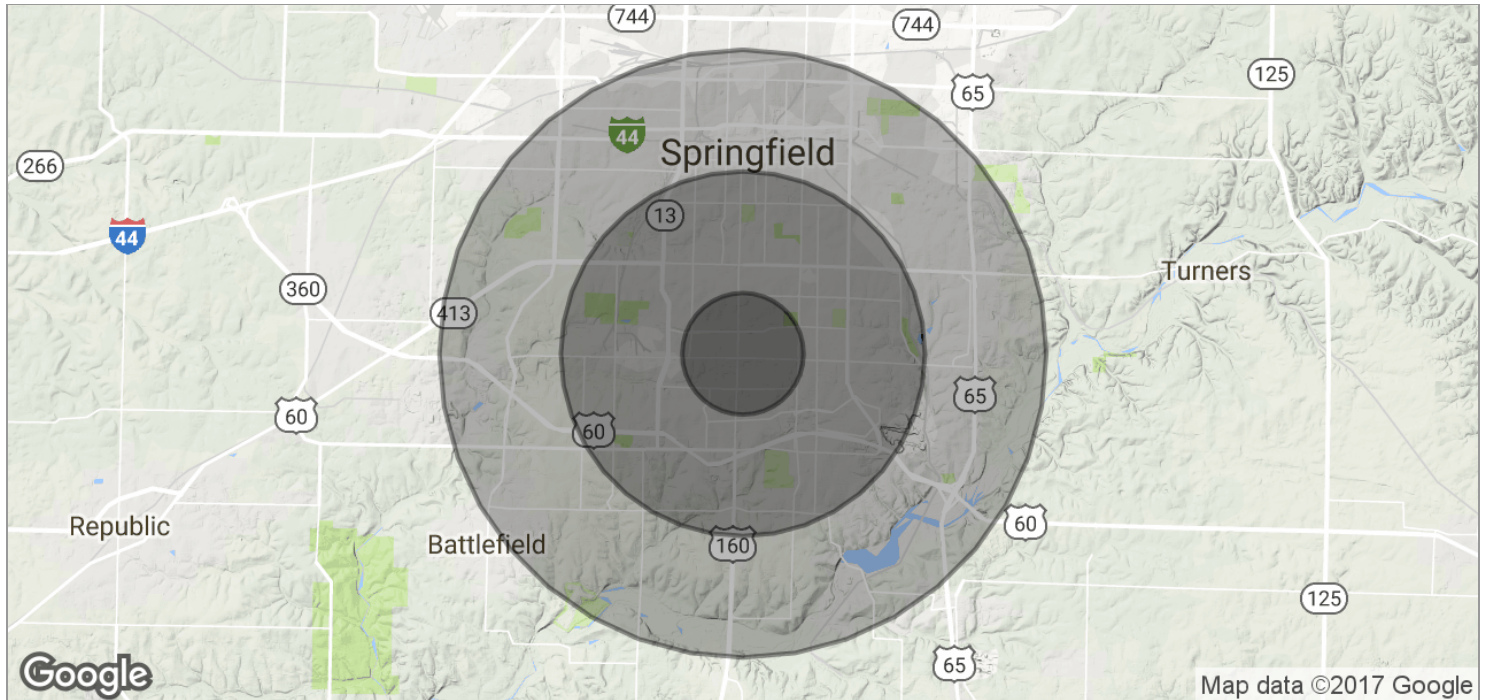
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,358	79,740	179,583
MEDIAN AGE	36.1	35.9	35.1
MEDIAN AGE (MALE)	33.3	34.0	33.7
MEDIAN AGE (FEMALE)	37.7	37.9	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,502	37,092	78,943
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$39,130	\$46,981	\$49,461
AVERAGE HOUSE VALUE		\$152,483	\$152,766



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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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Gerald Zamora

Advisor

SVN | Rankin Company, LLC

Gerald Zamora serves as a Commercial Advisor with SVN / Rankin Company and specializes in the Springfield Missouri metro area. In 2015, Gerald joined Mike Fusek, CCIM and SVN Commercial and has successfully brokered over 120 commercial transactions within 24 months.

Prior to joining SVN Commercial, Zamora served as founder and broker for The Real Estate Broker of Springfield and Branson, a residential and commercial brokerage company in Southwest Missouri. Gerald has 14 years of extensive real estate knowledge with Office, Retail, Warehouse and Restaurant.

His extraordinary understanding of the commercial real estate industry and his passion for offering a "high level service" is Gerald's passion. Additionally, Gerald is involved in Leadership Springfield and has completed CCIM 101 & 102.

Memberships & Affiliations

Leadership Springfield Class of 32

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DISCLAIMER

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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.



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