



## RETAIL SPACE FOR LEASE

RETAIL SPACE FOR LEASE | 1307 E. MONTCLAIR, SPRINGFIELD, MO 65804

- Located directly behind Fremont Shopping Center
- Zoned GR - General Retail (Retail/Office Use)

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600  
[rbmurray.com](http://rbmurray.com)

**Robert Murray, Jr., SIOR**  
417.881.0600  
[bob@rbmurray.com](mailto:bob@rbmurray.com)



**R.B. | MURRAY COMPANY**  
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

<b>Monthly Estimated Rent:</b>	\$1,100 per month (plus expenses)
<b>Available SF:</b>	1,100 SF
<b>Lease Rate:</b>	\$1,100.00 per month (MG)
<b>Building Size:</b>	11,000 SF
<b>Year Built:</b>	1987
<b>Zoning:</b>	GR - General Retail
<b>Market:</b>	Springfield
<b>Sub Market:</b>	Southeast
<b>CAM:</b>	Estimated at \$0.50 PSF

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

**PROPERTY OVERVIEW**

Retail space for lease. This property is located just behind the Fremont Shopping Center and the 5-story mixed use development with 95 luxury apartments at the corner of Fremont and Battlefield. Convenient to retail, restaurants and Springfield's Medical Mile. Modified Gross Lease; tenant pays increases in taxes and insurance, and their share of CAM (estimated at \$0.50 PSF - includes water, repairs, parking lot striping, landscaping, snow removal, etc.).

**PROPERTY HIGHLIGHTS**

- Tenant pays increases in taxes and insurance, and their share of CAM (estimated at \$0.50 PSF - includes water, repairs, parking lot striping, landscaping, snow removal, etc.)
- The property has 48 shared parking spaces
- Located just behind Fremont Shopping Center and approximately 1/2 mile west of Battlefield Mall

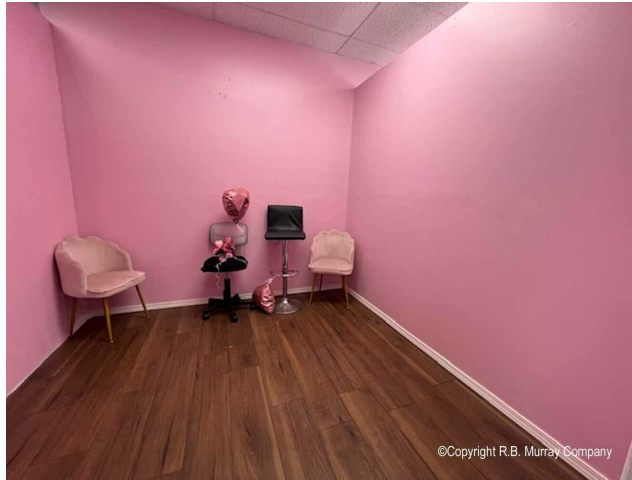


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Additional Photos



RETAIL SPACE  
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**100 Years**  
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Aerial



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Location Maps



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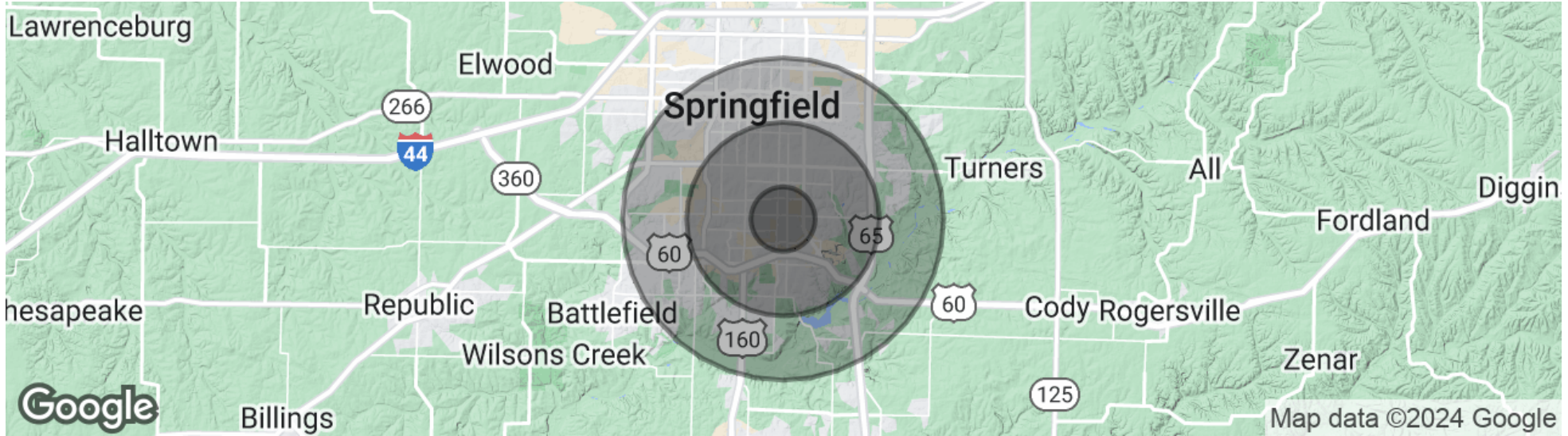
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Demographics Map & Report



**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	10,037	77,982	180,152
Median age	44	42	40
Median age (Male)	41	40	39
Median age (Female)	46	44	41

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total households	5,097	37,589	79,723
# of persons per HH	2	2.1	2.3
Average HH income	\$62,362	\$78,431	\$81,129
Average house value	\$189,089	\$244,904	\$244,642

\* Demographic data derived from 2020 ACS - US Census

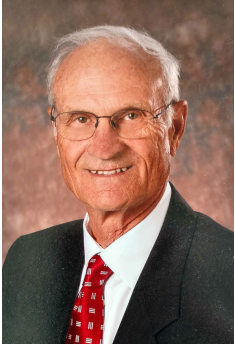
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Advisor Bio

**ROBERT MURRAY, JR., SIOR**  
Chief Financial Officer



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**Professional Background**

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR)

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