



Retail Space for Lease | 1301 E Battlefield Rd, Springfield, MO 65804

RETAIL SPACE FOR LEASE

- High visibility on East Battlefield with traffic counts in excess of 20,000 cars daily
- Located just west of Simon Battlefield Mall and across from the Fremont Shopping Center

EST. 1909

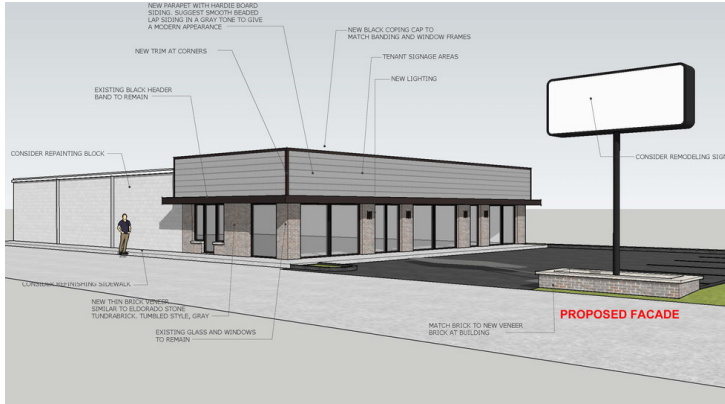
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600



commercial & industrial real estate services



Executive Summary



PROPERTY SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Taxes:	\$10,493.51 (2017)
Est. Monthly Rent:	\$4,200.00 (plus expenses)
Available:	Immediately
Condition:	New white box
Lot Size:	0.73 Acres
Building Size:	5,040 SF
Year Built:	1972
Zoning:	General Retail
Market:	SE Springfield
CAM Charge / SF	Tenant pays CAM, utilities, & 1/2 of RE taxes

PROPERTY OVERVIEW

Now available for lease, this retail building on East Battlefield is located just a few blocks west of the Simon Battlefield Mall, near the intersection of Battlefield and National. This area offers high visibility on one of the busiest thoroughfares in Springfield. Area retail sales in excess of \$300 PSF. Modified Gross lease, Tenant pays own utilities, CAM, and half of real estate taxes. Landlord pays insurance. May be divided - east space: 1,845± SF and west space: 3,195± SF. Contact listing agent for more information

PROPERTY HIGHLIGHTS

- High visibility on East Battlefield
- Area retail sales in excess of \$300 PSF
- Located just west of Simon Battlefield Mall
- Near intersection of Battlefield and National
- May be divided - east space: 1,845± SF and west space: 3,195± SF

Traffic Counts

Battlefield East of National	20,208 (2012)
Battlefield West of Fremont	14,619 (2012)
National North of Battlefield	13,536 (2012)
National South of Battlefield	13,560 (2012)



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

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FOR LEASE

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Additional Photos



Fremont Center located across the street



Interior



Interior



Interior



Interior



Interior

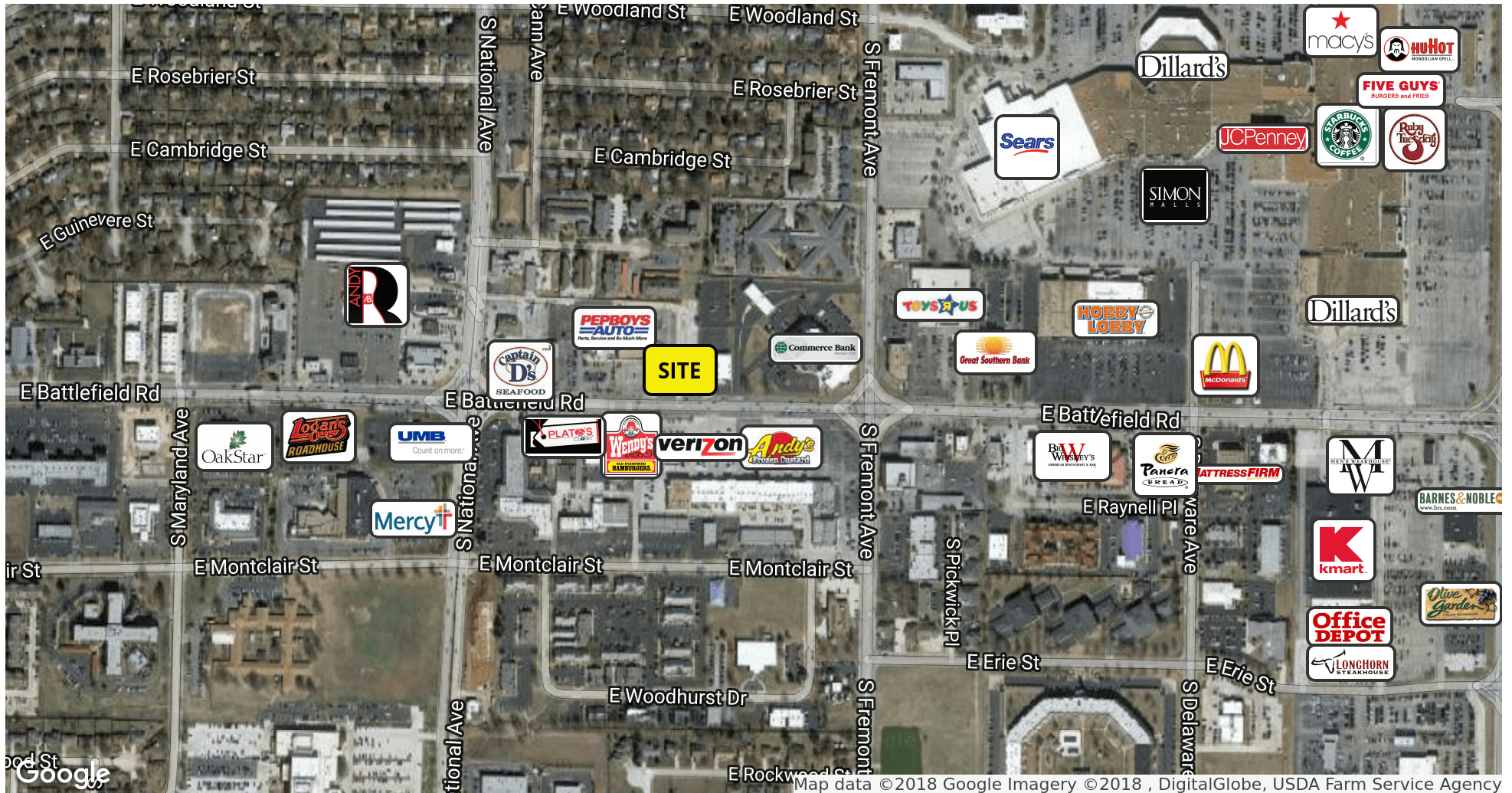
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Retailer Map



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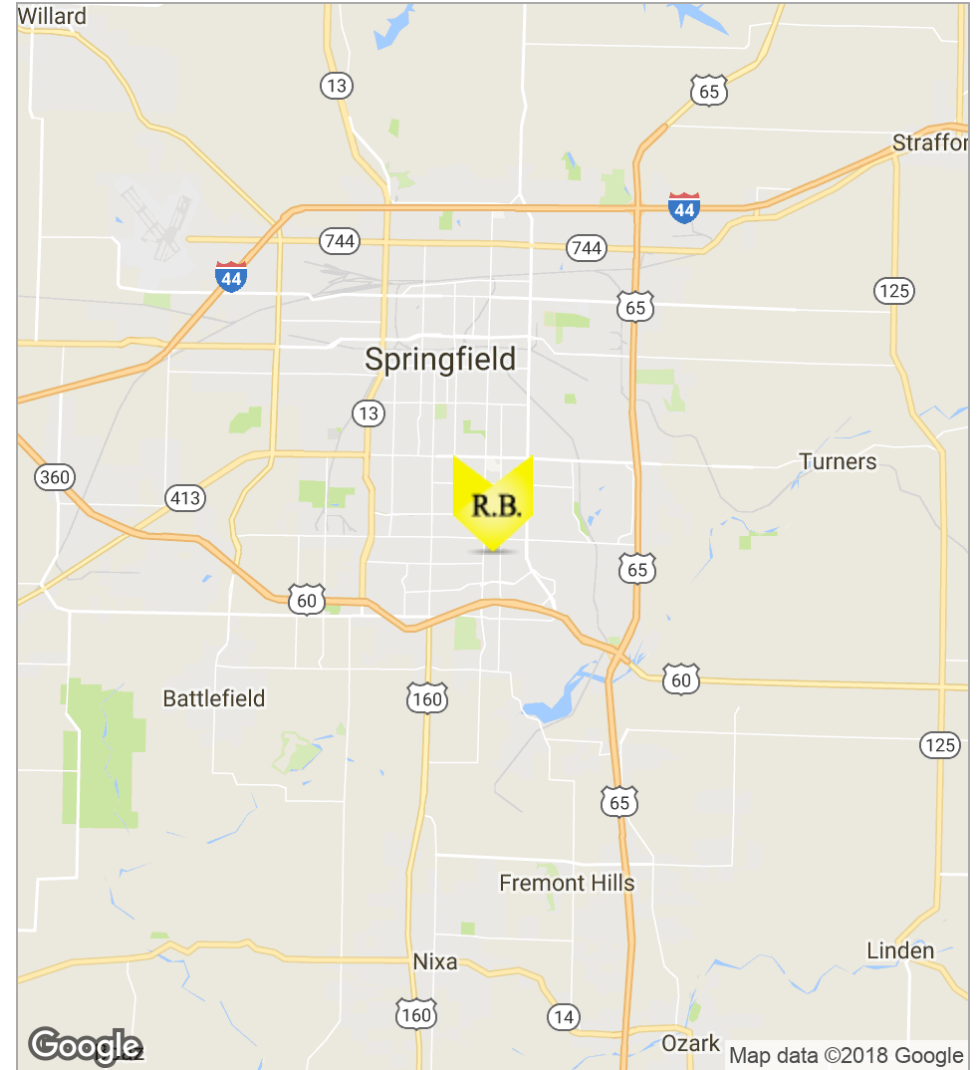


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Location Maps



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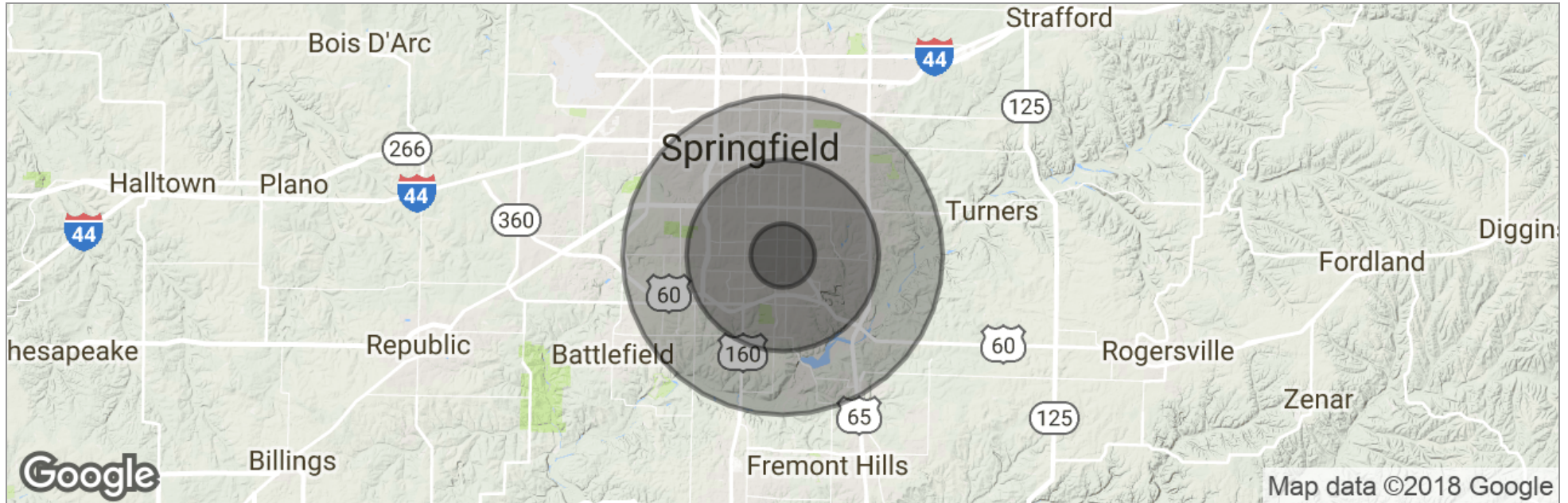


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	8,834	79,121	165,117
Population Density	2,812	2,798	2,102
Median Age	40.8	37.2	35.4
Median Age (Male)	37.2	35.0	34.0
Median Age (Female)	43.7	39.2	36.7
Total Households	4,802	37,466	73,218
# of Persons Per HH	1.8	2.1	2.3
Average HH Income	\$40,021	\$50,158	\$50,765
Average House Value	\$103,753	\$163,044	\$172,989

* Demographic data derived from 2010 US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
Vice President



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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations