



16,400' RETAIL SPACE NEAR BATTLEFIELD MALL

2832 GLENSTONE AVE
SPRINGFIELD, MO 65804

Lee McLean III, CCIM
Senior Advisor
417.887.8826 x110
lee.mclean@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	16,400 SF +/-
Lease Rate:	\$10.25 SF/yr
Lease Type:	NNN
Lot Size:	2.536 Acres
Total Building Size:	38,139 SF
Zoning:	General Retail
Traffic Count:	35,166 vpd

PROPERTY OVERVIEW

Thank you for looking at the Retail space available for lease located near the intersection of Glenstone & Battlefield. Space is 16,400 SF of mostly open retail showroom space plus a receiving area and loading dock. Property is located with very high volume retail traffic and with visibility right across from the Battlefield Mall. For lease at \$10.25 SF/NNN (est. \$2.28).

To preview this space or others please call, text or email the listing agent. Thank you.

LOCATION OVERVIEW

Located right next to one of Springfield's busiest intersections Battlefield & Glenstone. Neighboring businesses include Rally House, Petsway, the Battlefield Mall, Modern Society Apparel, Sumits Hot Yoga, Barnes & Noble, Panera Bread Co, Starbucks, Best Buy, Target and many other local and national companies.

Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

Exterior Photos



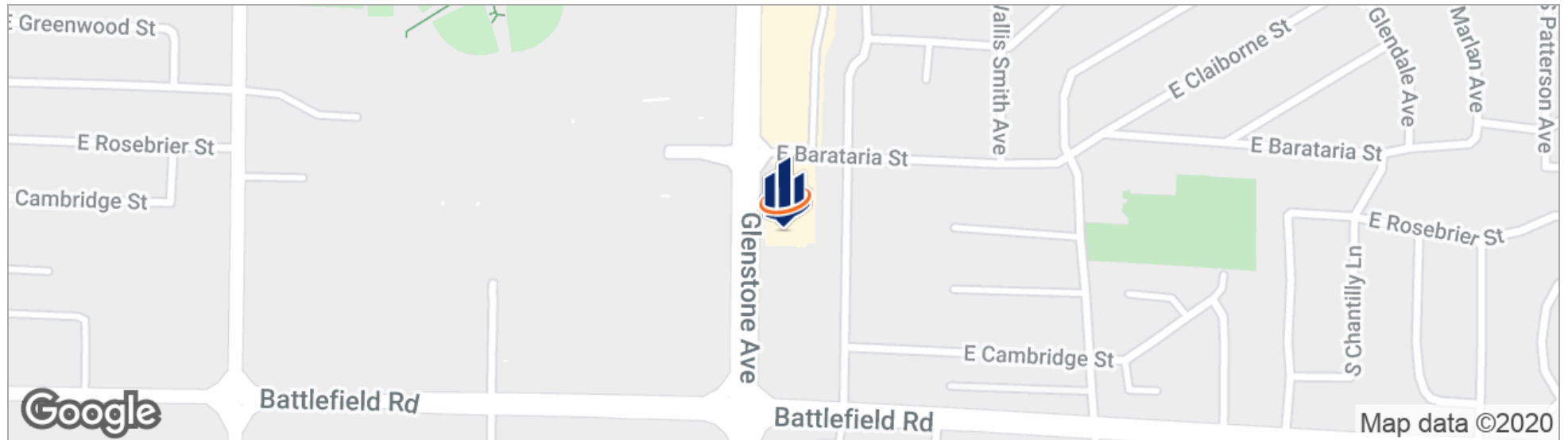
Interior Photos



Interior Photos



Location Maps



Retailer Map

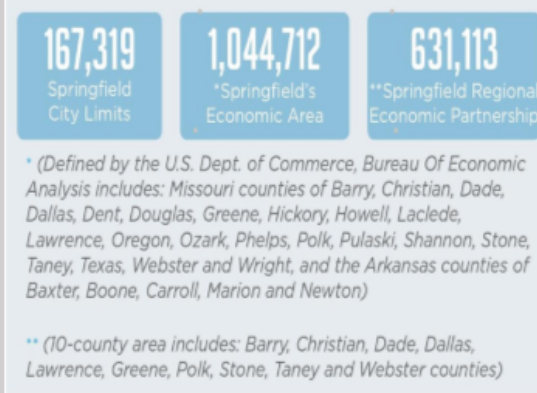
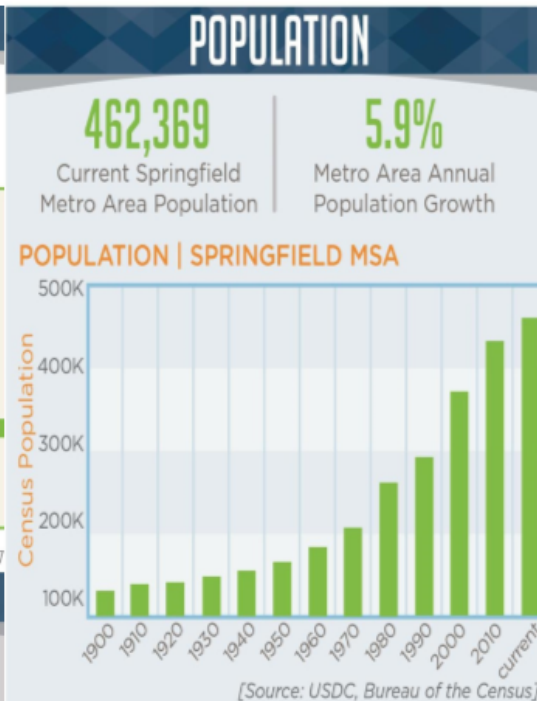
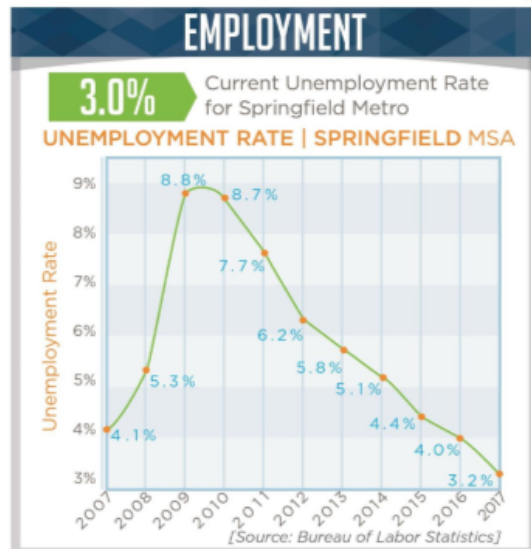
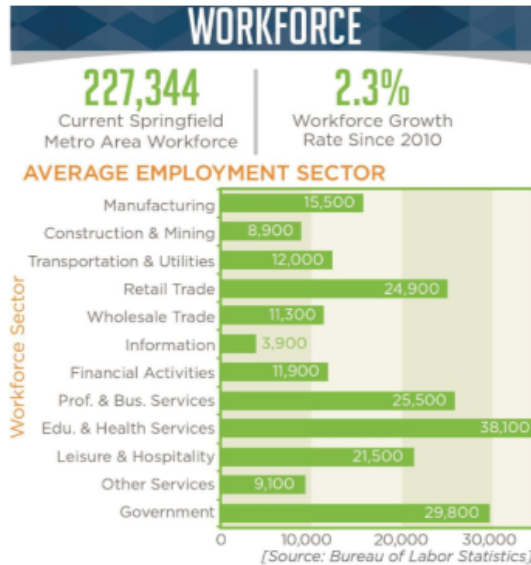


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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics



EXECUTIVE SUMMARY

SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

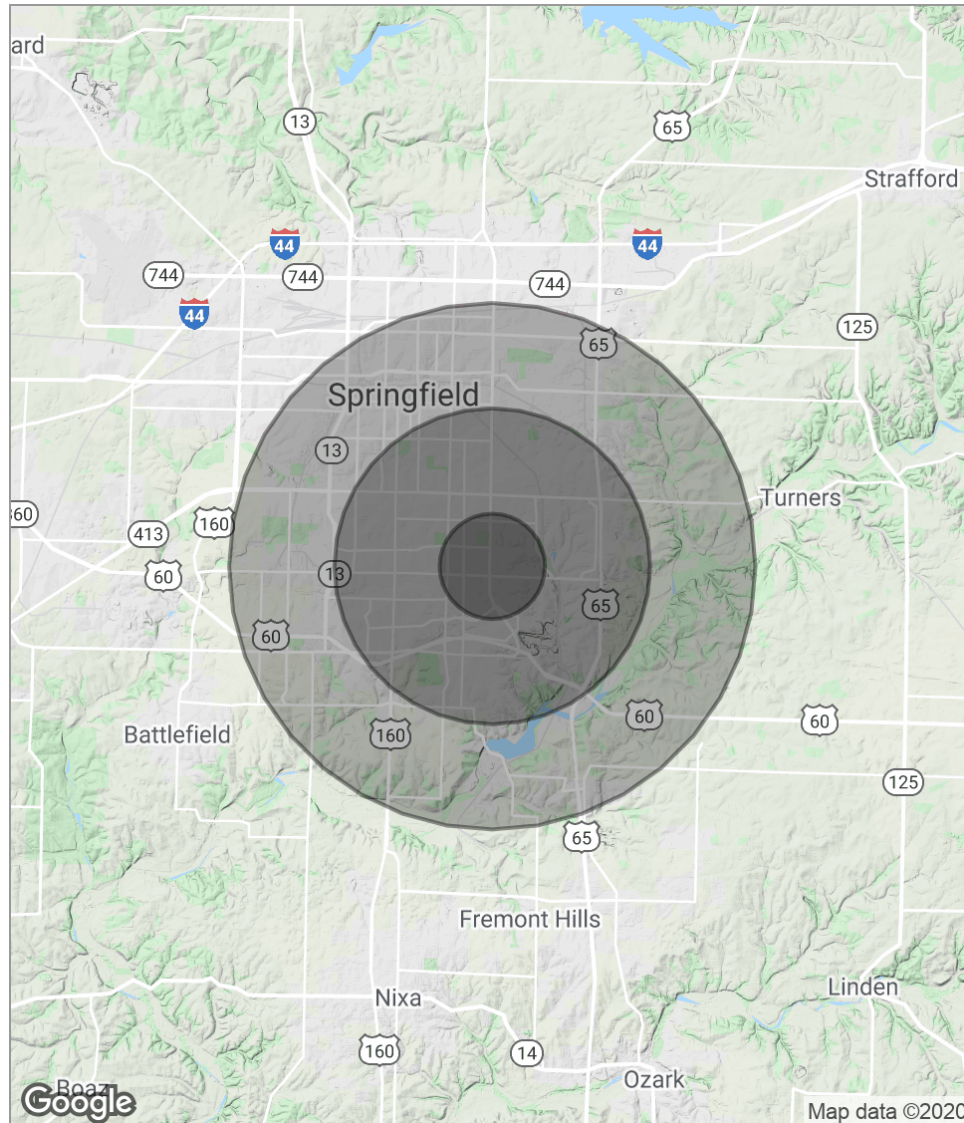
- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,905	73,730	155,841
Median age	45.9	37.5	35.5
Median age [Male]	43.7	35.0	34.0
Median age [Female]	48.3	39.8	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,506	35,255	68,824
# of persons per HH	2.0	2.1	2.3
Average HH income	\$55,326	\$52,008	\$51,802
Average house value	\$103,000	\$160,093	\$182,505

** Demographic data derived from 2010 US Census*

Core Covenants



A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN® our Core Covenants personify our values and culture and differentiate us from the competition.

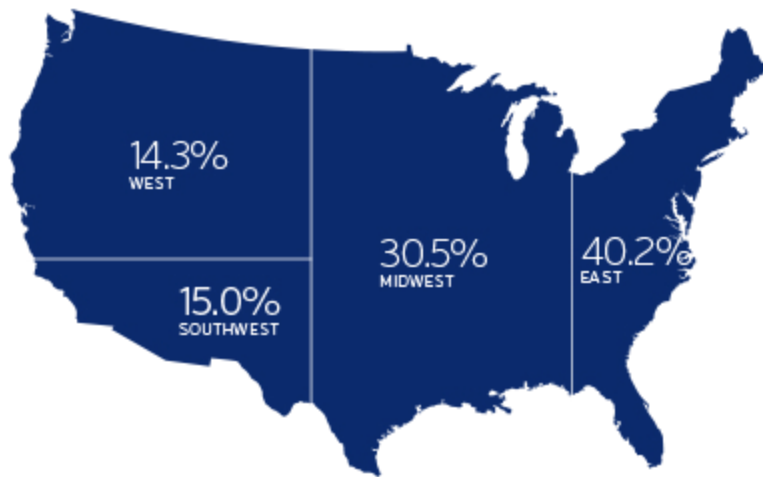
As members of the SVN Shared Value NetworkSM, we each commit to do the following:

- 1 **CREATE AMAZING VALUE WITH MY CLIENTS, COLLEAGUES AND COMMUNITY.**
- 2 **COOPERATE PROACTIVELY AND PLACE MY CLIENTS' BEST INTERESTS ABOVE MY OWN.**
- 3 **INCLUDE, RESPECT AND SUPPORT ALL MEMBERS OF COMMERCIAL REAL ESTATE INDUSTRY**
- 4 **HONOR MY COMMITMENTS.**
- 5 **PERSONIFY AND UPHOLD THE SVN® BRAND.**
- 6 **RESOLVE CONFLICTS QUICKLY, POSITIVELY AND EFFECTIVELY.**
- 7 **TAKE PERSONAL RESPONSIBILITY FOR ACHIEVING MY OWN POTENTIAL.**
- 8 **EXCEL IN MY MARKET AREA AND SPECIALTY.**
- 9 **FOCUS ON THE POSITIVE AND THE POSSIBLE.**
- 10 **NURTURE MY CAREER WHILE VALUING THE IMPORTANCE OF FAMILY, HEALTH AND COMMUNITY.**

SVN Transaction Volume

TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION**



\$11.1 BILLION

TOTAL VALUE OF SALES AND LEASE TRANSACTIONS

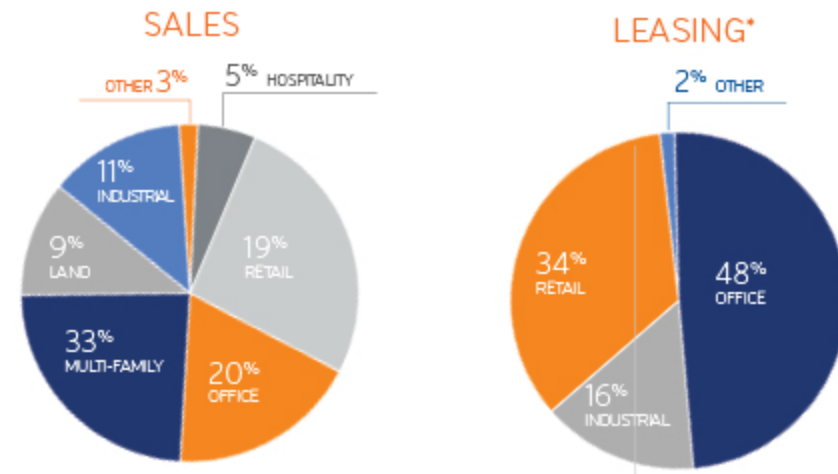
**Leasing Includes both Landlord and Tenant Representation*

***DATA BASED ON US SALES*

****The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.*

PRODUCT TYPE

NATIONAL DISTRIBUTION BY PRODUCT VOLUME***



CORE SERVICES

Sales
Leasing
Property Management
Tenant Representation
Corporate Services

SPECIALTY PRACTICES

Auction Services	Multifamily
Distressed Assets	Office
Golf & Resorts	Restaurant
Hospitality	Retail
Industrial	Self Storage
Institutional Capital Markets	SFR Portfolio
Land & Development	Single Tenant Investment
Medical Office	

Advisor Bio & Contact 1

LEE MCLEAN III, CCIM

Senior Advisor



2808 S. Ingram Mill, Suite A100
Springfield, MO 65804
T 417.887.8826 x110
C 417.818.8894
lee.mclean@svn.com

PROFESSIONAL BACKGROUND

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee maintains an emphasis in investment real estate including the sale of multifamily properties. Lee holds the Certified Commercial Investment Member [CCIM] designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include US Postal Service, Simmons National Bank, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Top 3% Advisor in SVN International- SVN President's Circle Recipient [2017]
Top 10% Advisor in SVN International [2016]

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Chamber of Commerce
- Development Issues Input Group [DIIG] member
- Children's Foundation of Mid-America Board of Directors [Previous]
- Optimist Club International [Past President, local chapter]

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure 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 Lease Offering Brochure may include certain statements and estimates by SVN 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 Lease Offering Brochure, 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 Lease 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 Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee 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 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.