

FOR LEASE

1,600 SF Now Available HALF-A-HILL CENTER SEC Battlefield & Lone Pine



2810 E. BATTLEFIELD ROAD - SPRINGFIELD, MISSOURI 65804

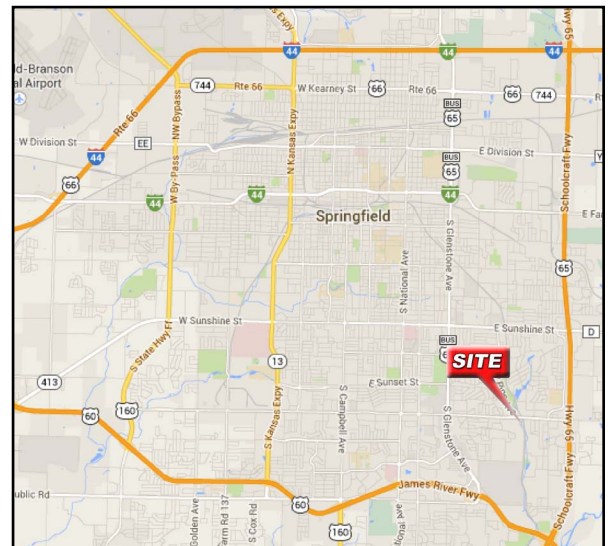
DESCRIPTION:

- Convenient to I-65, Glenstone and James River Bypass
- Join strong tenants like Bambino's, Subway, and Signal C-Store
- High sales volumes due to high foot traffic & VPD
- Steps from the Ozark Greenways Trails
- Patio seating, Gazebo, and stamped concrete walkways
- Galloway Developments and Sequiota Park in close proximity
- Ingress & Egress from Battlefield & Lone Pine in both directions
- Excellent Signage and ample parking - 85 spaces
- Adjacent to CVS Pharmacy

LEASE INFORMATION:

Rate: \$11-\$12.00/SF negotiable
CAM: est \$3.20 PSF
TI: negotiable

'GR'



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Professionally Managed by The Wooten Company, LLC
www.halfahillcenter.com ~ www.thewootenco.com

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Battlefield & Lone Pine**



IDEAL TENANT: small to medium size businesses, Yoga/dance/ barre studio, specialty retail, medical, spa services, technology

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2013 POPULATION	7,297	52,156	125,145
WORKPLACE EMPLOYEES	4,202	51,154	102,997
MEDIAN AGE	39.4	36.4	33.0
AVERAGE HH INCOME	\$67,594	\$64,690	\$59,539



TRAFFIC COUNTS - 2012			
Battlefield Rd (EB):	20,845 vpd	Lone Pine Ave (NB):	8,700 vpd
Battlefield Rd (WB):	23,601 vpd	Lone Pine Ave (SB):	5,952 vpd

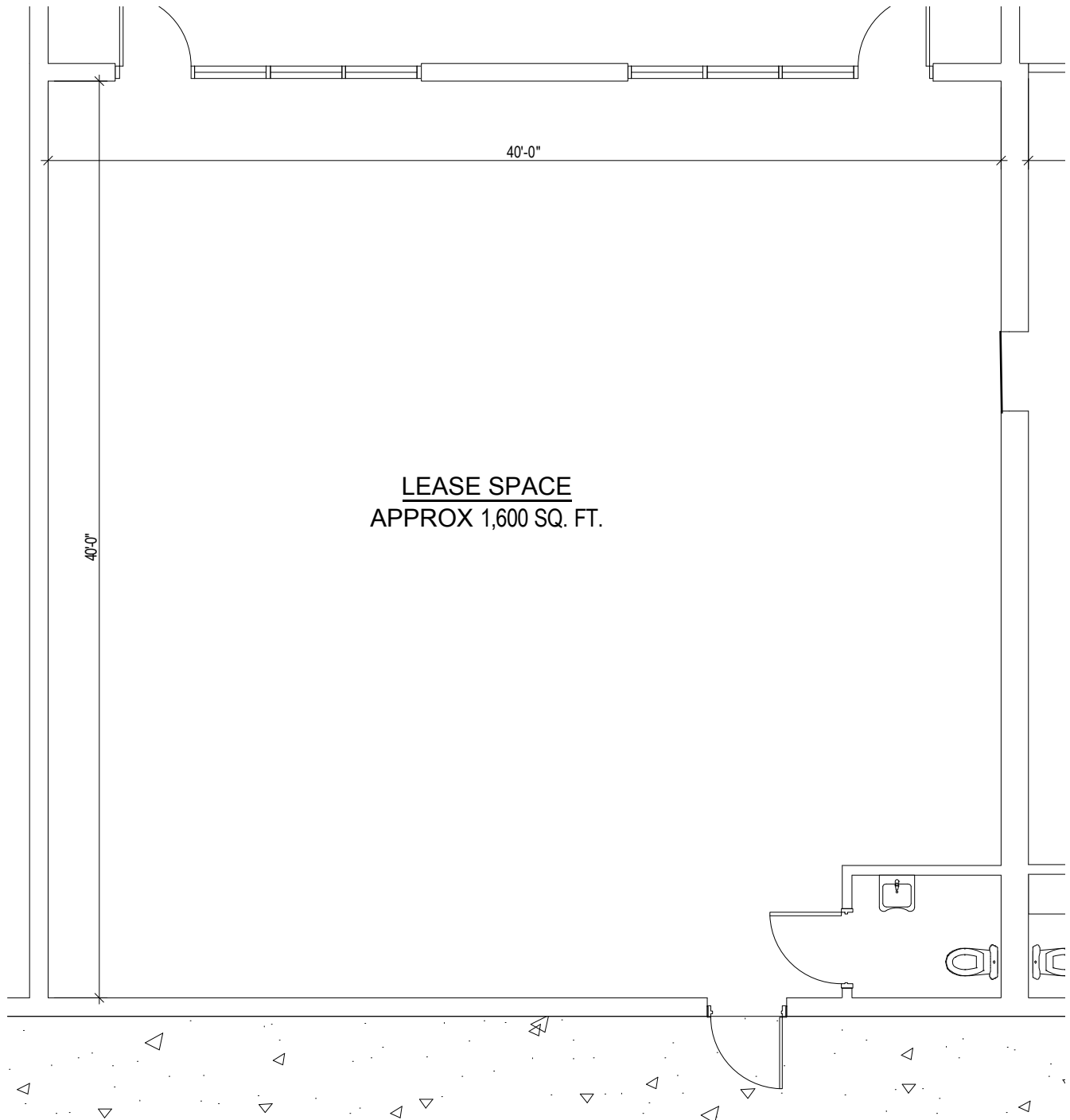
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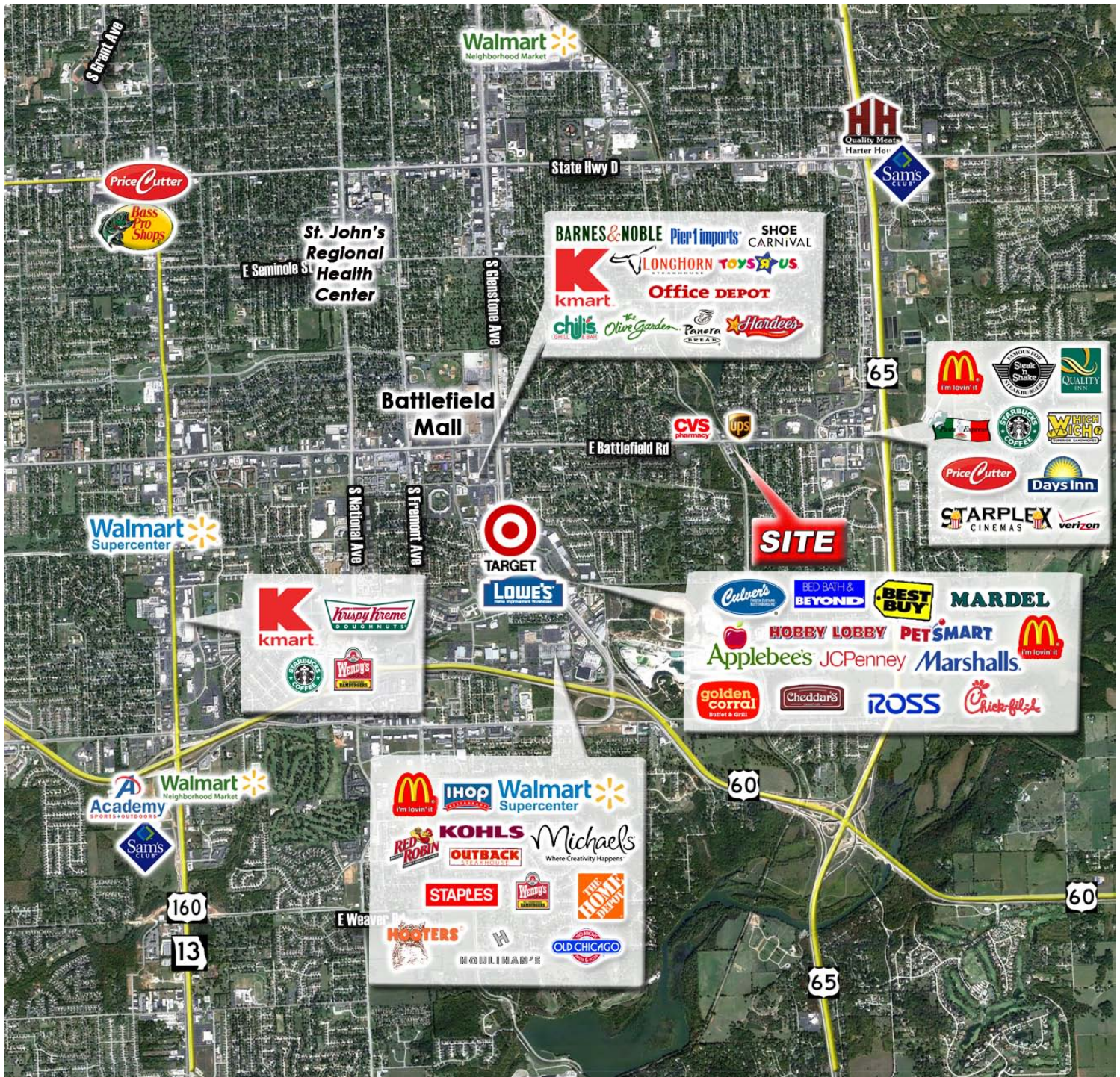
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