

MORRIS CORNERS · SPRINGFIELD, MO

WELL POSITIONED AND HIGHLY TRAFFICKED RETAIL CENTER LOCATED AT THE CORNER OF EAST BATTLEFIELD RD. AND SOUTH FREMONT AVE.



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VIKING PARTNERS



L³ CORPORATION
COMMERCIAL REAL ESTATE



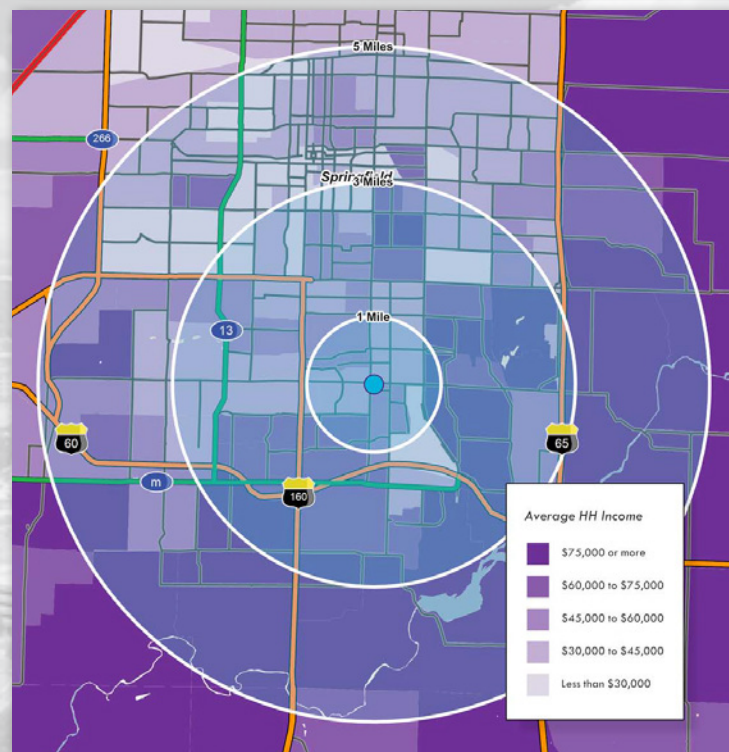
MORRIS CORNERS

MARKET OVERVIEW

PLEASE CONTACT:

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 JOHN@L3CORP.NET

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	1 MI	3 MI	5 MI
POPULATION	10,333	78,247	168,180
HOUSEHOLDS	5,269	37,129	74,209
AVG HH INCOME	\$51,314	\$56,609	\$57,488

With more than 440,000 people in the metro area, Springfield is where the rolling hills of the Ozarks plateau form a surprisingly modern and green city. A "big, small town," Springfield offers a great blend of fascinating attractions, historical treasures, sports excitement and cultural and leisure activities in a welcoming environment. The city has 102 parks, including a linear trail system that integrates with the city's growing on-street bike route system. It has its own airport, art museum and zoo. Local sports teams include the Springfield Cardinals minor-league baseball team. Springfield is home to Bass Pro Shops, Brown Derby Liquors, Missouri State University, Drury University and Evangel University. Notable residents have included Brad Pitt, Bob Barker, John Goodman, Payne Stewart, Kathleen Turner and Stan Musial.

Springfield/Greene County is the only municipality in the nation with a Gold Medal Award-winning parks and recreation department.

Springfield Public Schools is Missouri's largest fully accredited school district. More than 24,000 students attend 36 elementary schools, an intermediate school (grades 5-6), nine middle schools, five high schools, Phelps Center for Gifted Education and an Early Childhood Center.

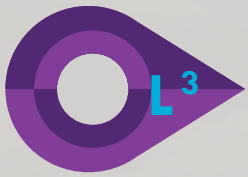
Casual dining, upscale bars and restaurants, antique shops, trendy clothing, art galleries and a public art and sculpture tour make downtown Springfield a great place to live and visit.



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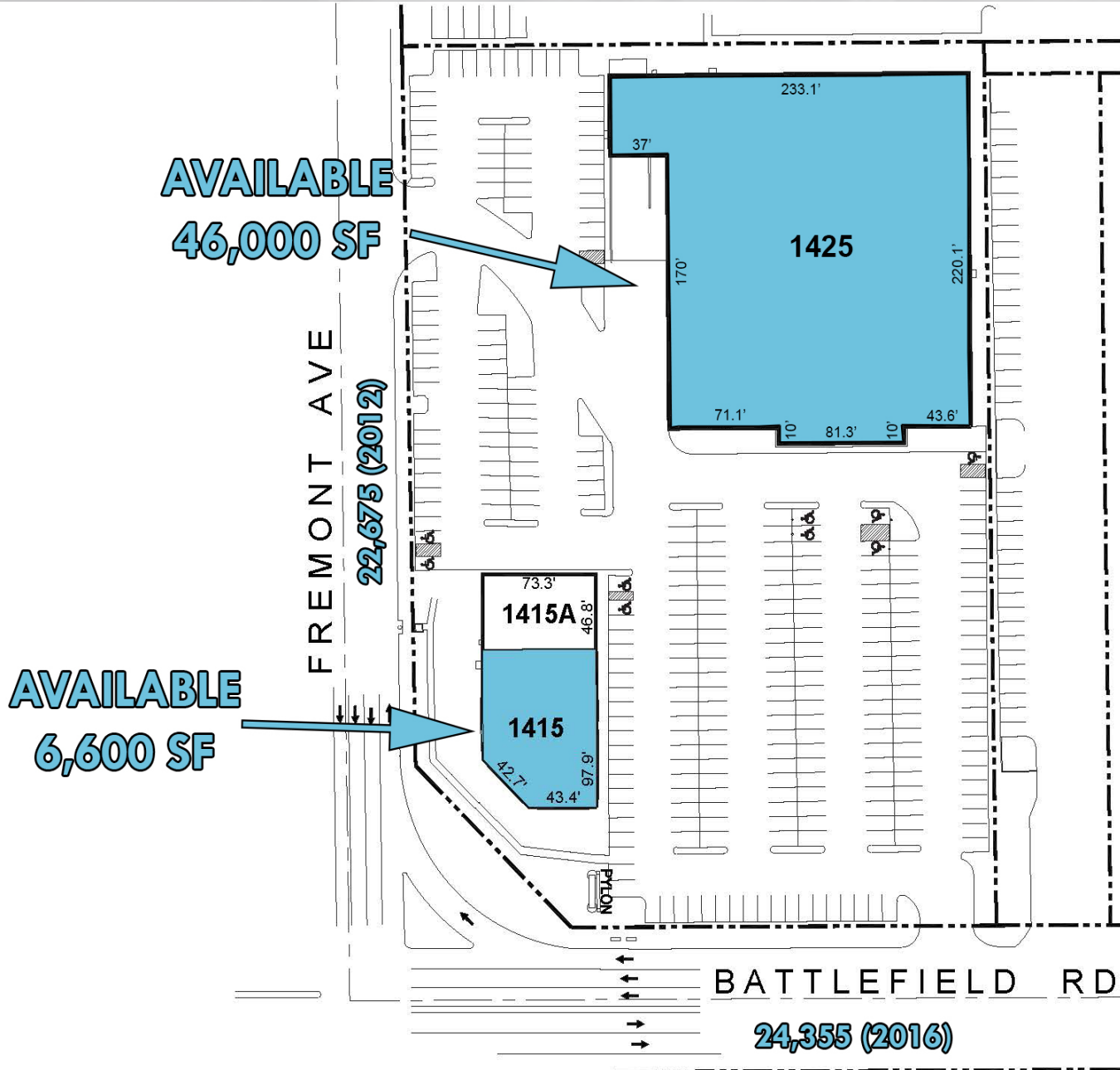
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PROPERTY SNAPSHOT

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AT A GLANCE:

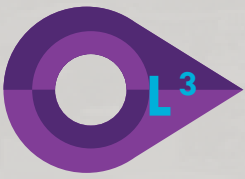
- ADJACENT TO BATTLEFIELD MALL (1,174,796 SF OF GLA; SALES OF \$450 PSF) IN THE HEART OF SPRINGFIELD'S SOUTHEASTERN QUADRANT. BATTLEFIELD MALL IS ANCHORED BY DILLARDS, MACY'S, JC PENNEY, AND SEARS, AND FEATURES STORES SUCH AS OLD NAVY, BANANA REPUBLIC, AND VICTORIA'S SECRET, AMONG OTHERS.
- 46,000 SF RARE JUNIOR BOX SPACE ADJACENT TO BATTLEFIELD MALL
- 6,600 SF AVAILABLE ON THE HARD CORNER
- AVERAGE DAILY TRAFFIC COUNTS OF 24,355 VPD ON E. BATTLEFIELD ROAD (2016), AND 22,675 VPD ON S. FREMONT AVENUE, SOUTH OF BATTLEFIELD ROAD (2012).
- CALL OR EMAIL FOR RENTAL RATES



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BATTLEFIELD MALL TRADE AREA

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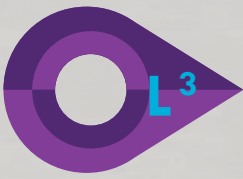


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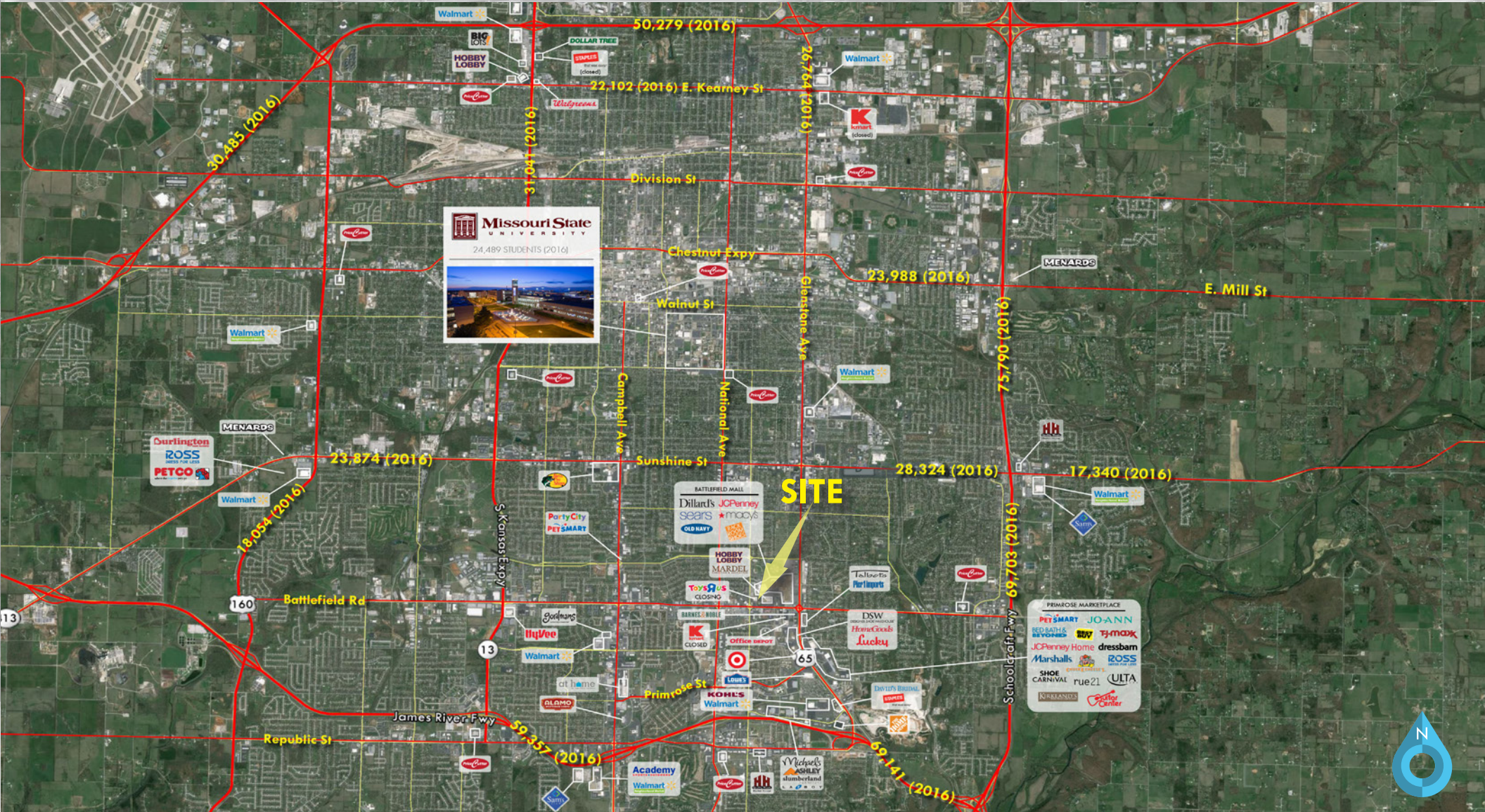
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MARKET AERIAL

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