



For Lease



For more information please contact:

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For Lease



PROPERTY DESCRIPTION

Great retail strip center located on the corner of Glenstone Ave & Bennett St. With a signalized intersection and high traffic counts, this is an ideal location for any retail business. Property is anchored by Springfield Leather, and has 1 curb cut off Bennett St & 2 curb cuts off Glenstone Ave.

PROPERTY HIGHLIGHTS

- Signalized intersection.
- Corner Lot.
- High traffic count.
- Great Visibility.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	7
Available SF:	7,019 SF
Lot Size:	2 Acres
Building Size:	24,283 SF
NOI:	\$209,979.42
Cap Rate:	8.0%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,426	38,738	75,937
Total Population	8,662	87,290	170,915



For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 7,019 SF Lease Rate: \$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1429	Available	7,019 SF	NNN	\$12.00 SF/yr	-

Country Club Center



1421 S GLENSTONE AVE, SPRINGFIELD, MO 65804

SITE PLAN

For Lease



Country Club Center



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RETAILER MAP

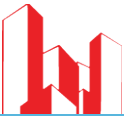


2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

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



Country Club Center



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TRAFFIC COUNT MAP

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Map data ©2021 Google

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,662	87,290	170,915
MEDIAN AGE	33.6	32.7	35.0
MEDIAN AGE (MALE)	32.2	31.2	33.6
MEDIAN AGE (FEMALE)	34.0	34.0	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,426	38,738	75,937
# OF PERSONS PER HH	2.0	2.3	2.3
AVERAGE HH INCOME	\$57,280	\$43,636	\$46,386
AVERAGE HOUSE VALUE	\$209,833	\$139,845	\$140,283

PROPERTY HIGHLIGHTS

- Signalized intersection.
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DEMOGRAPHICS MAP & REPORT

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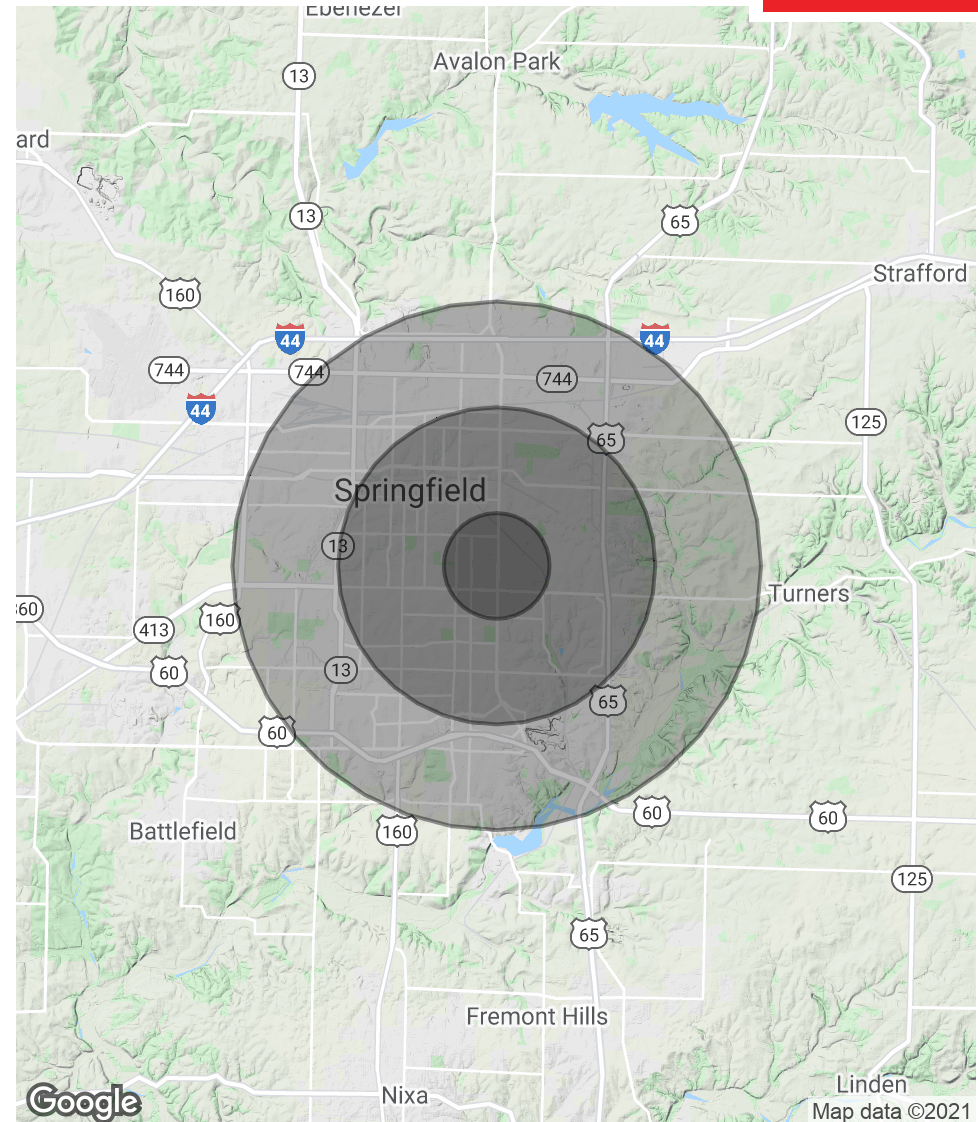
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,662	87,290	170,915
Average age	33.6	32.7	35.0
Average age (Male)	32.2	31.2	33.6
Average age (Female)	34.0	34.0	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,426	38,738	75,937
# of persons per HH	2.0	2.3	2.3
Average HH income	\$57,280	\$43,636	\$46,386
Average house value	\$209,833	\$139,845	\$140,283

* Demographic data derived from 2010 US Census





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DAVID HAVENS

Senior Broker

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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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