

4,950' Retail Space at 650 E. Battlefield

650 East Battlefield • Springfield, MO 65807



Availability Overview

Available Space	4,950 SF
Lease Rate	\$10.50 /SF
Lease Type	NNN
Space Type	Open Retail
Building Size	17,300 SF
Zoning	General Retail
Market	Springfield
Sub Market	Just West of Battlefield Mall
Cross Streets	Kimbrough & Battlefield
Traffic Count	+/- 19,148 cars/day

Property Overview

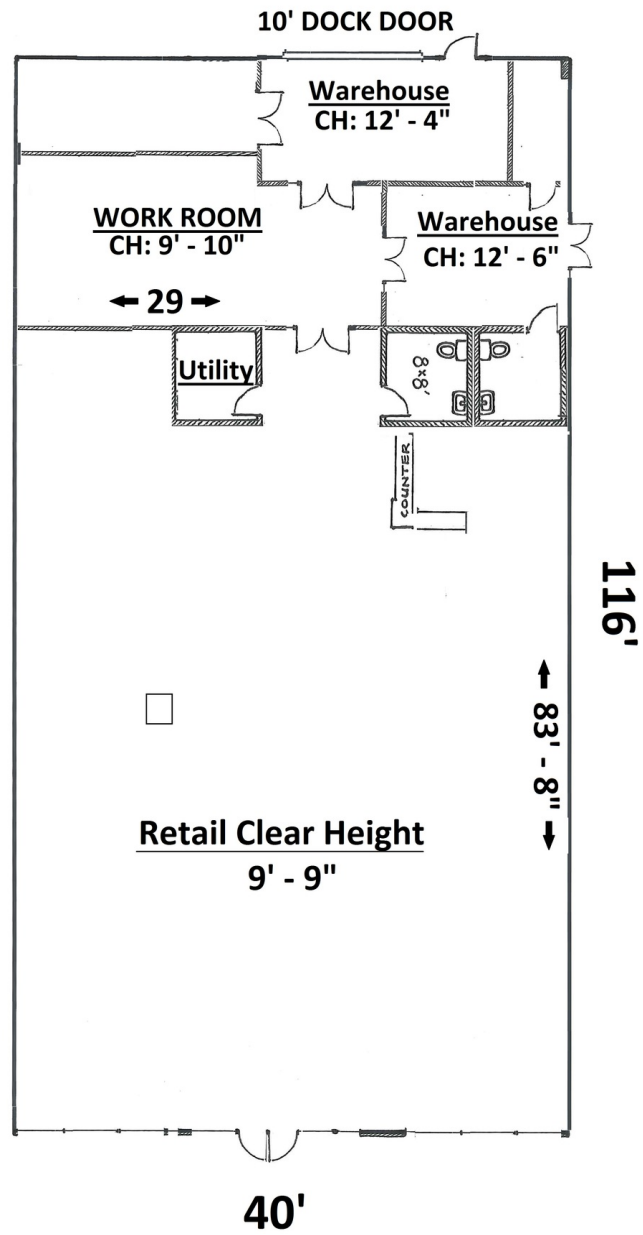
Property	<p>+/- 4,950 SF Retail Space on Battlefield \$10.50/SF/NNN Retail Bay has 40 +/- feet of glass frontage and a loading dock. Lease rate is \$10.50/SF/NNN, the CAM is estimated at \$3.00/SF Monument signage on Battlefield Road. 60 front parking spaces and room for more in the back. Call listing Agent today for more information and to schedule your private showing. Thank you!</p>	
Location	<p>Just West of Simon's Battlefield Mall and Battlefield Marketplace and 1 block from S Campbell Ave. Neighbors include Signs Now, US Bank, The UPS Store, CiCi's Pizza, Walgreens, Buffalo Wild Wings and many other local business's.</p>	
Presented by	<p>MIKE FUSEK, CCIM 417.849.5703 mike.fusek@svn.com</p>	<p>LEE MCLEAN III, CCIM 417.887.8826 x110 lee.mclean@svn.com</p>

4,950' Retail Space at 650 E. Battlefield

Exterior Photos



4,950' Retail Space at 650 E. Battlefield



4,950' Retail Space at 650 E. Battlefield

Work Room Photos



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

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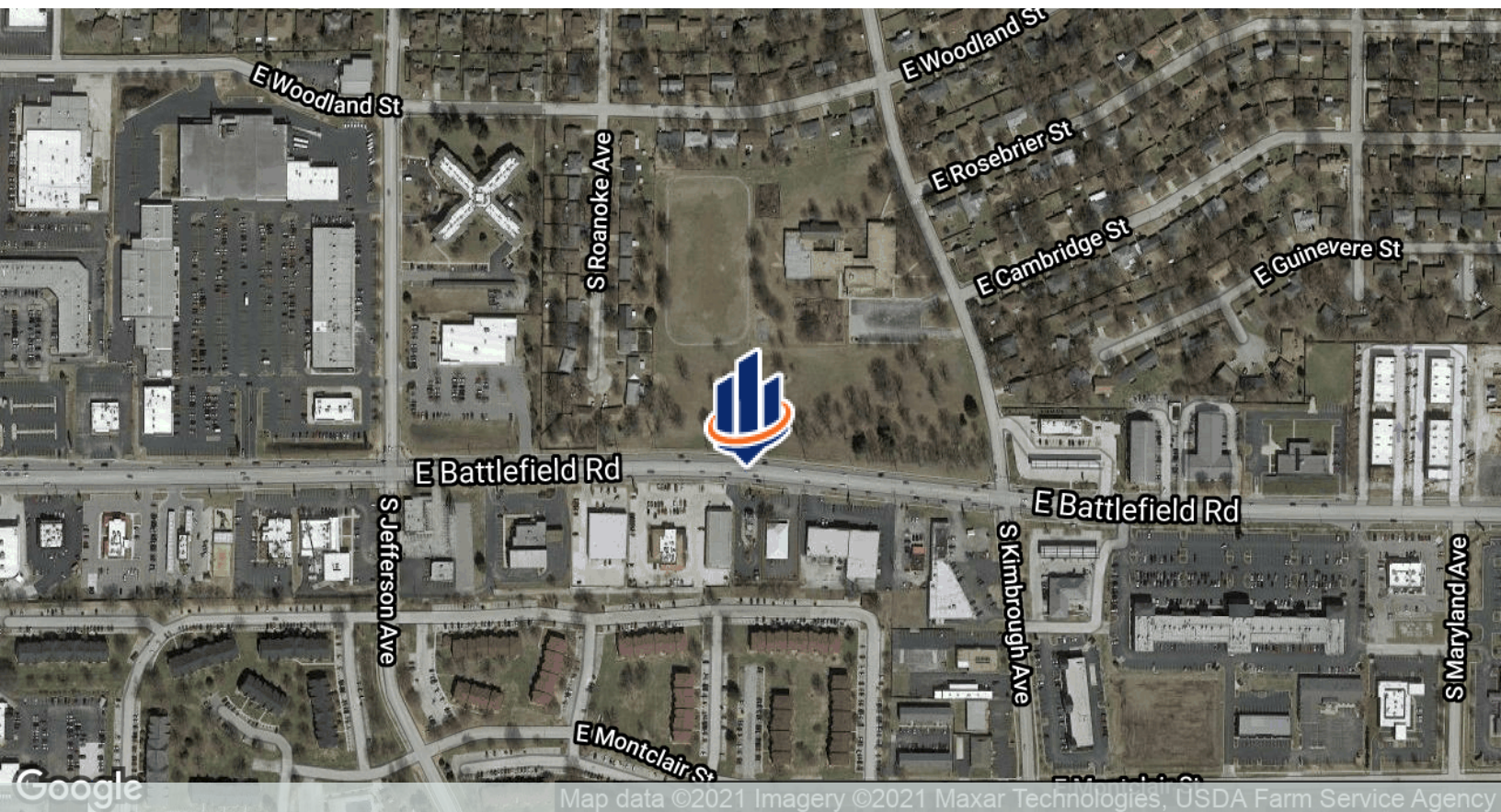
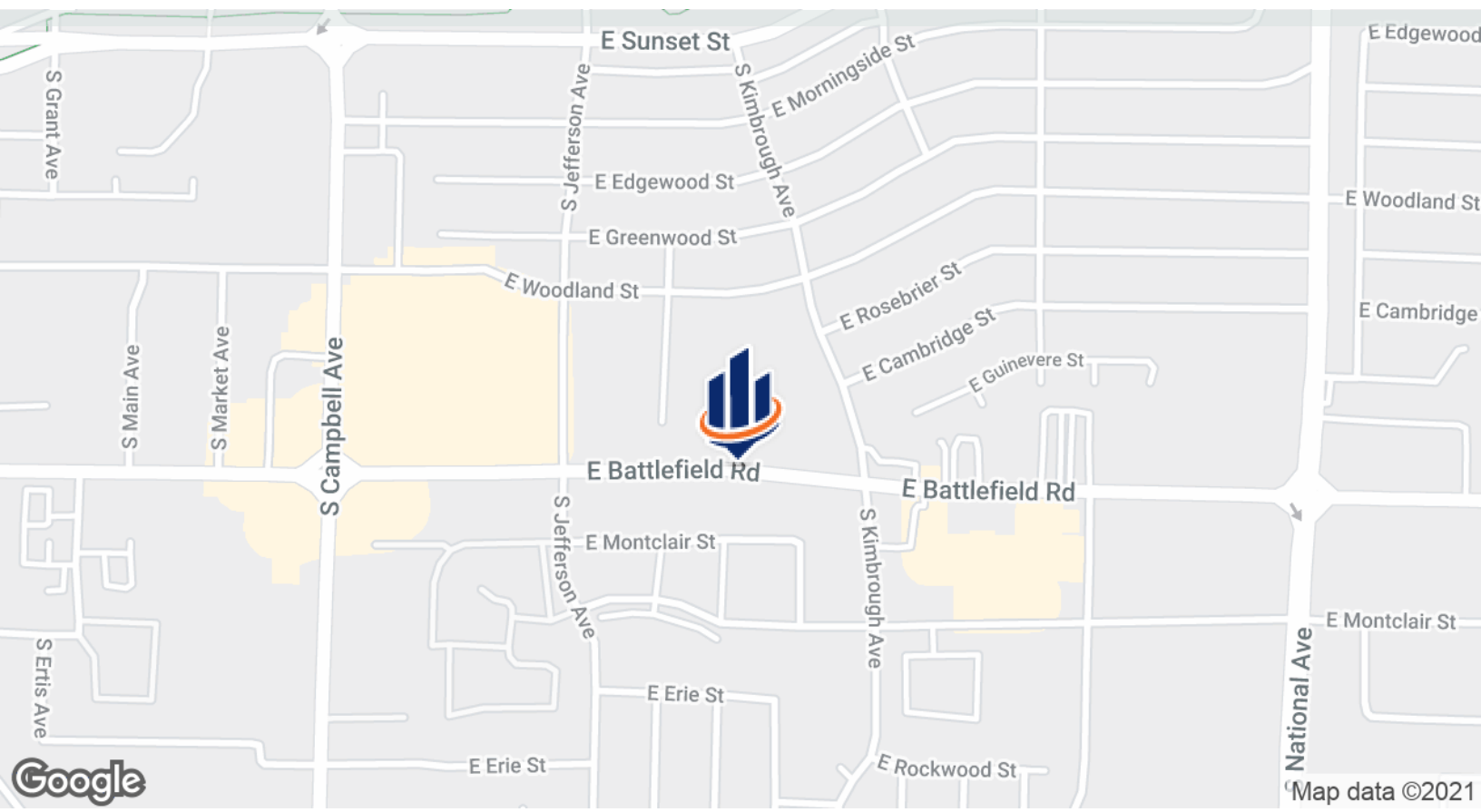
4,950' Retail Space at 650 E. Battlefield

Neighborhood Businesses



4,950' Retail Space at 650 E. Battlefield

Location Maps



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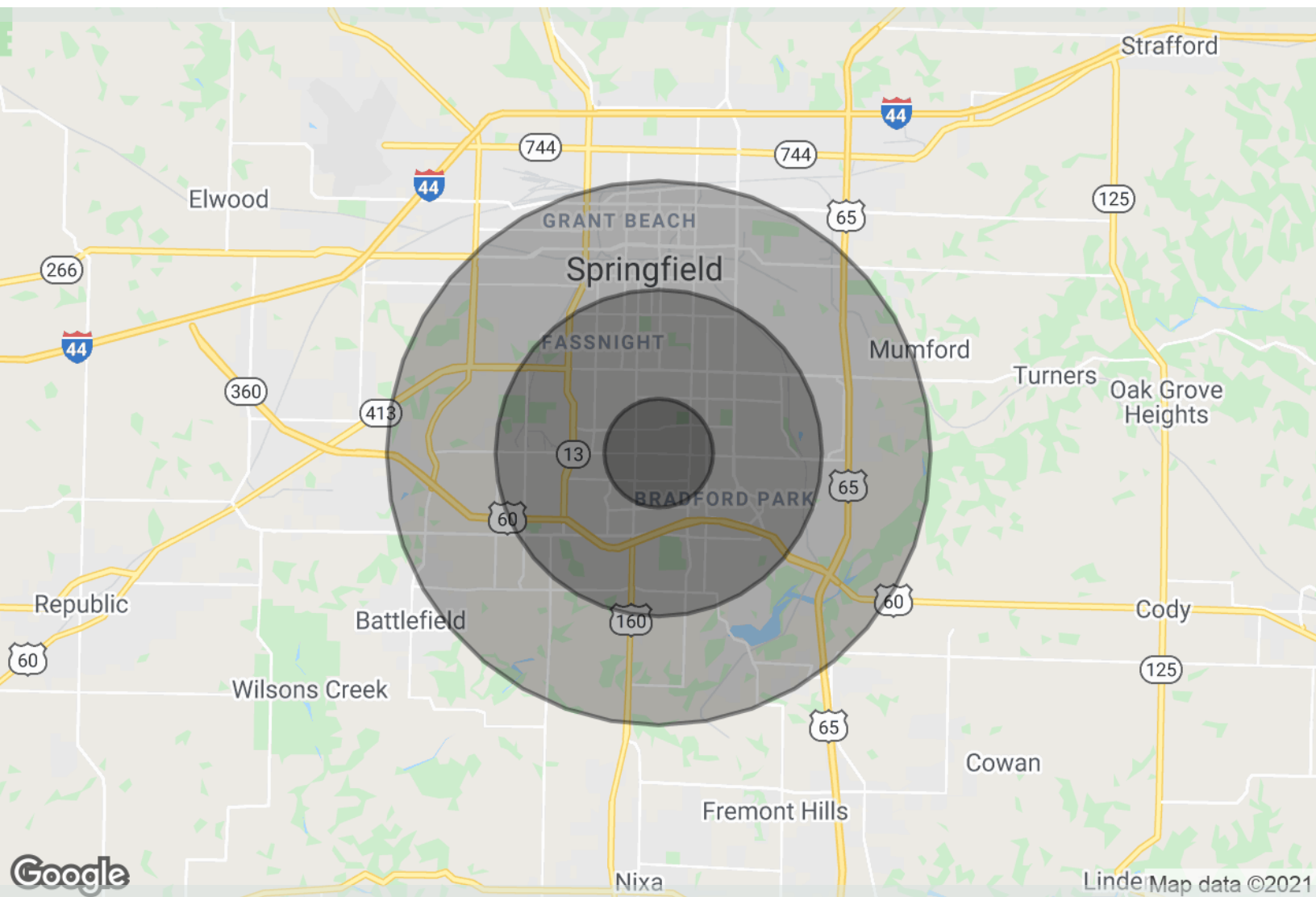
Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	11,654	79,144	175,781
Total Number of Households	6,122	37,107	77,030
Total Number of Persons per Household	1.9	2.1	2.3
Average House Value	\$104,384	\$158,047	\$159,456
Average Household Income	\$39,506	\$48,278	\$49,984
Median Age	36.7	36.6	35.1
Median Age - Male	33.2	34.5	33.7
Median Age - Female	39.1	38.5	36.4
Total Population - White	10,246	71,463	158,335
Total Percent - White	87.9%	90.3%	90.1%
Total Population - Black	293	2,605	6,284
Total Percent - Black	2.5%	3.3%	3.6%
Total Population - Asian	417	2,193	3,867
Total Percent - Asian	3.6%	2.8%	2.2%
Total Population - Hawaiian	0	0	153
Total Percent - Hawaiian	0.0%	0.0%	0.1%
Total Population - Indian	206	312	686
Total Percent - Indian	1.8%	0.4%	0.4%
Total Population - Other	297	590	1,473
Total Percent - Other	2.5%	0.7%	0.8%
Total Population - Hispanic	528	2,329	4,827
Total Percent - Hispanic	4.5%	2.9%	2.7%

* Demographic information provided by BuildOut, LLC

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Demographics Analysis



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Radius Map

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Mike Fusek, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN Commercial has more than 1,500 National Advisors.

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Lee McLean III, CCIM

Senior Advisor

SVN | Rankin Company, LLC

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 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 Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,100 agents within SVN International earning him national honors annually among his

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)

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