

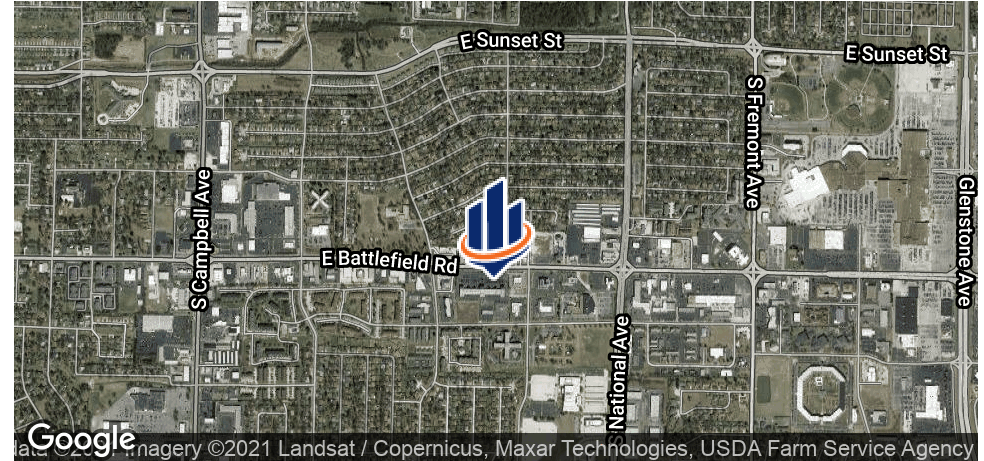


# BATTLEFIELD MARKET PLACE

900 E. BATTLEFIELD  
SPRINGFIELD, MO 65807

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# Property Summary



## OFFERING SUMMARY

|                  |                                |
|------------------|--------------------------------|
| Available SF:    | 2,100 - 9,000 SF               |
| Lease Rate:      | \$14.50 - 18.60 SF/yr<br>(NNN) |
| Current NNN's:   | \$5.69 SF/yr                   |
| Year Built:      | 2004                           |
| Available Suite: | Suite 140                      |
| Market:          | Springfield                    |
| Submarket:       | South Springfield              |

## PROPERTY OVERVIEW

This is the most prominent space in the Battlefield Market Place development. Most recently the space was MJ's market which is a Deli/Market. The landlord would also be open to converting the space into a white box for a credit worthy retailer. There is a large seating area, large built-in bar, large kitchen area, private meeting room, office, storage room, separate dish washing area.. The Battlefield Market Place is a premier shopping center in the Springfield market located in the middle of the Medical Mile. Tenants include national recognized brands such as Buffalo Wild Wings, Cold Stone Creamery, Q'doba Grill and a mixture of local retailers. Its upscale look and feel gives its tenants a competitive advantage over other retailers in the market.

## LOCATION OVERVIEW

Battlefield Market Place is situated in one of the most traveled areas in Springfield, with 32,500 cars per day. This part of Springfield is known for its retail shopping. This center is located one half mile west of the Battlefield Mall, which is a super regional mall for Southwest Missouri.

# Available Spaces

**LEASE RATE:** \$14.50 - 18.60 SF/YR

**LEASE TYPE:** NNN

**TOTAL SPACE:** 2,100 - 9,000 SF

**LEASE TERM:** Negotiable

| SPACE | SPACE USE  | LEASE RATE    | LEASE TYPE | SIZE     | TERM       | COMMENTS   |
|-------|------------|---------------|------------|----------|------------|--|
| 140   | Restaurant | \$14.50 SF/yr | NNN        | 6,900 SF | Negotiable | This is the most prominent space in the Battlefield Market Place development. Currently the space is MJ's market which is a Deli/Market. The landlord would also be open to converting the space into a white box for a credit worthy retailer. There is a large seating area, large built-in bar, large kitchen area, private meeting room, office, storage room, separate dish washing area. |

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|-----------|-----------|---------------|------------|----------|------------|---|
| Suite 136 | Salon     | \$18.60 SF/yr | NNN        | 2,100 SF | Negotiable | Previously a salon with reception area a 9 stations. The space was plumbed for 4 shampoo bowl sinks and it has 2 private rooms. There is a full kitchen, two restrooms and a mechanical room with washer/dryer hookups for 2 stackable units. |

# Suite 136



# Suite 136



# Suite 140 Photos



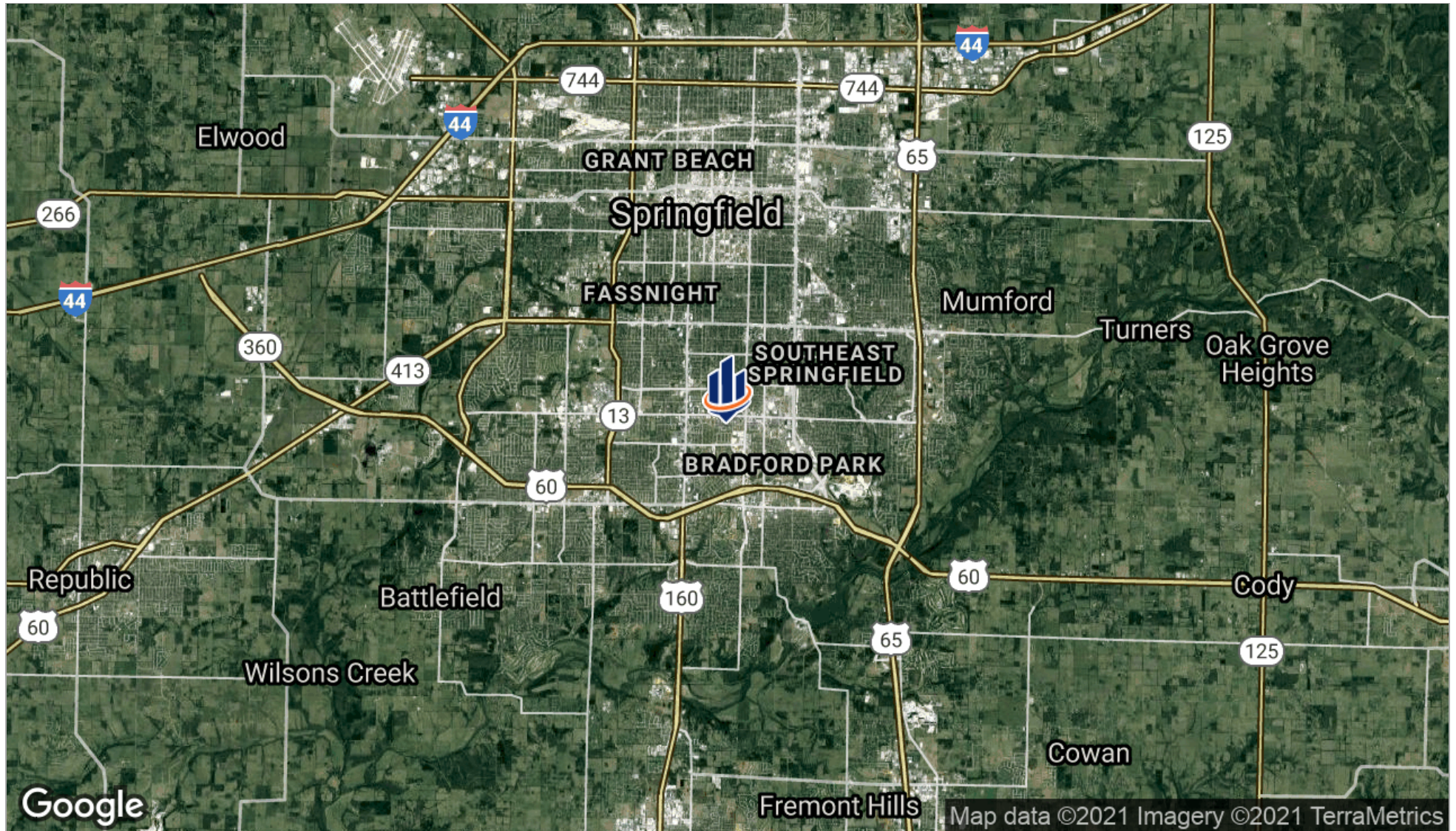
# Suite 140 Photos



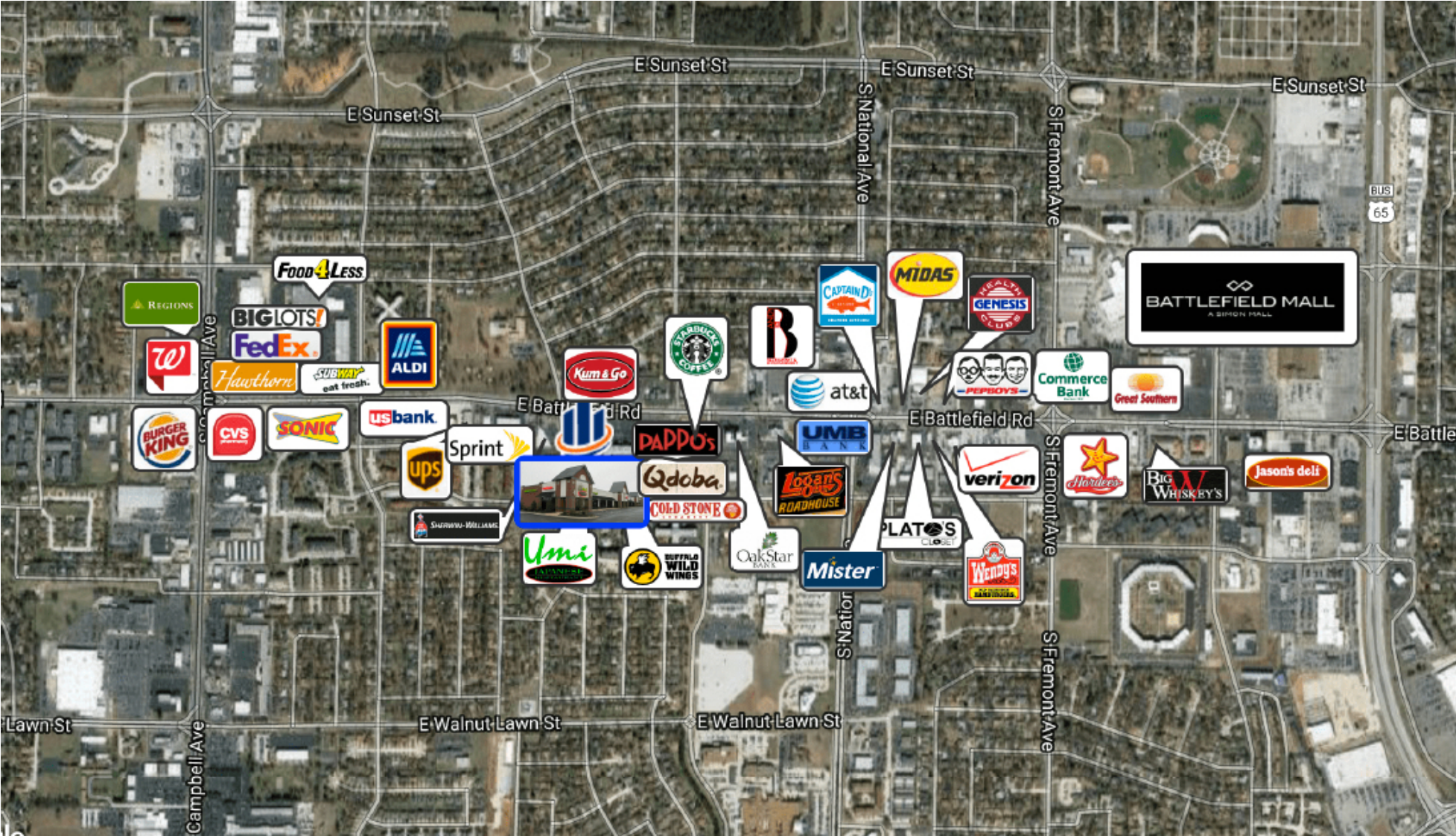
# Tenant Map



# Location Maps



# Neighboring Retailers



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# Advisor Bio & Contact 1

## ARCH WATSON

Senior Advisor



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## PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

## EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

## MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors  
Missouri Association of Realtors  
National Association of Realtors

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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.