

FOR LEASE

3,000' OF OFFICE SPACE NEAR NORTH GLENSTONE

1912 N WELLER AVE

Springfield, MO 65803

PRESENTED BY:

JACK RANKIN

O: 417.860.9951

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OFFERING SUMMARY

LEASE RATE:	\$7.25 SF/yr (NNN)
AVAILABLE SF:	3,000 SF
RENOVATED:	2010
MARKET:	Springfield
SUBMARKET:	Glenstone Ave/Atlantic St.

PROPERTY OVERVIEW

Thank you for viewing this 3,000' Office space for lease near North Glenstone Ave in Springfield Mo. This location offers six executive offices, large common area, two restrooms, a reception area, and upstairs storage room measuring 700 sf. Building also comes with a fenced lot for any outside storage. Rental Rate is 7.25/sf/yr NNN. Please contact the listing agent for a showing!

PROPERTY HIGHLIGHTS

- 7.25/sf/yr NNN
- Six large offices
- Upstairs Storage
- Fenced Lot
- Large Common Area

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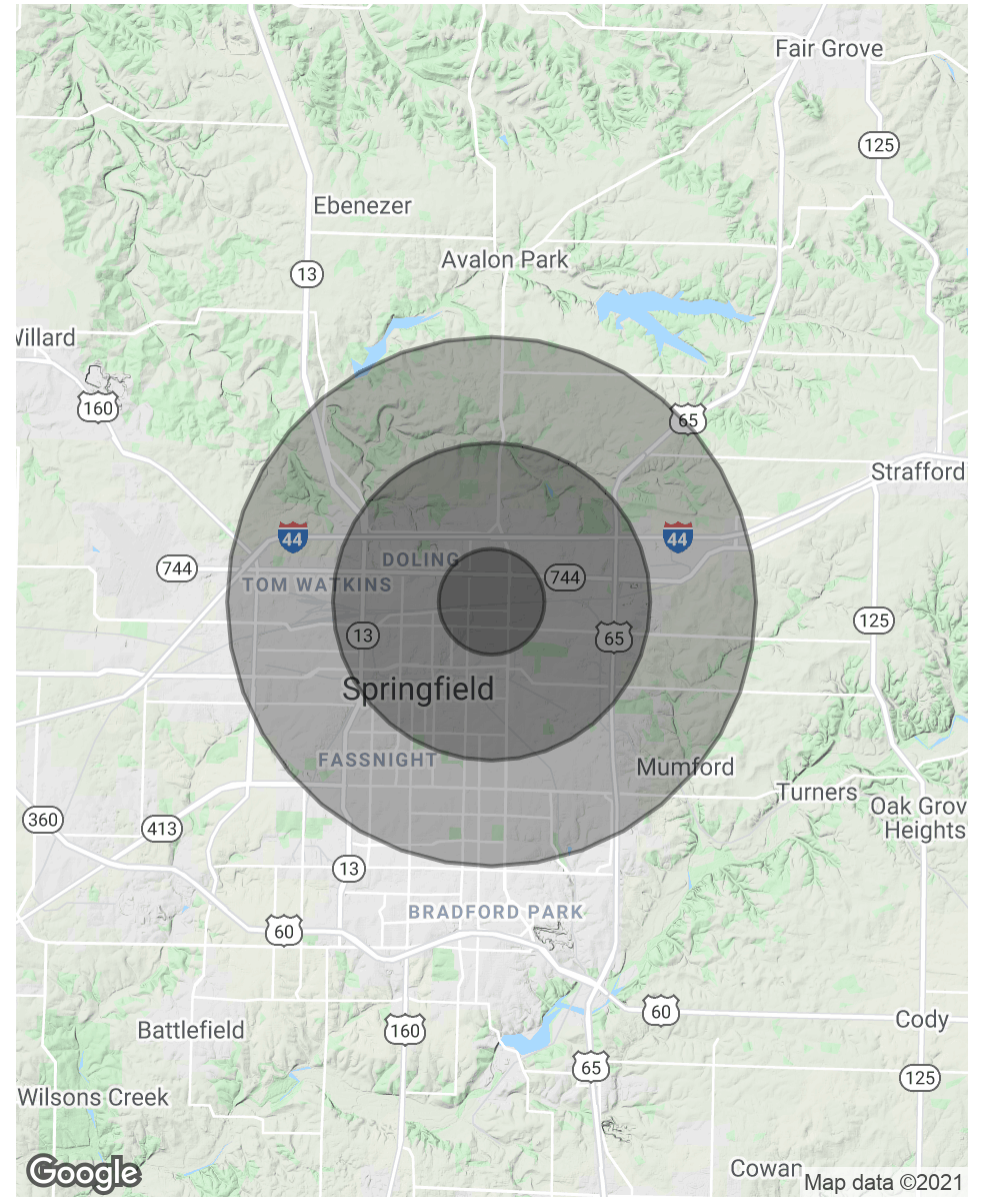
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,729	63,512	138,523
AVERAGE AGE	27.3	30.2	33.2
AVERAGE AGE (MALE)	28.3	30.4	32.3
AVERAGE AGE (FEMALE)	27.2	30.2	34.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,167	25,043	58,362
# OF PERSONS PER HH	2.8	2.5	2.4
AVERAGE HH INCOME	\$31,904	\$37,219	\$42,069
AVERAGE HOUSE VALUE	\$82,970	\$114,198	\$119,531

* Demographic data derived from 2010 US Census



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Associate Advisor

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PROFESSIONAL BACKGROUND

Jack is a recent graduate from Drury University in Springfield, MO, with a bachelor's degree in business management. Since completing school, Jack has gained extensive market knowledge and is dedicated to helping his clients buy, sell, and lease many different product types in the state of Missouri including office, retail, land, and industrial properties.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

- Springfield Chamber of Commerce
- Springfield Board of Realtors
- The Network

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