

14,845 SF AVAILABLE

**GLENSTONE**  
Marketplace

NATURAL  
GROCERS

HomeGoods

DSW  
DESIGNER SHOE WAREHOUSE

petco

3333

HomeGoods

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GROCERS

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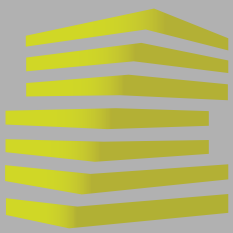
# GLENSTONE MARKETPLACE

3333 S. GLENSTONE AVE

SPRINGFIELD, MO



**LOCATION.**  
commercial real estate



# GLENSTONE MARKETPLACE

## NEIGHBORHOOD VIBE

BILL SIEMS

MIKE PETTIT

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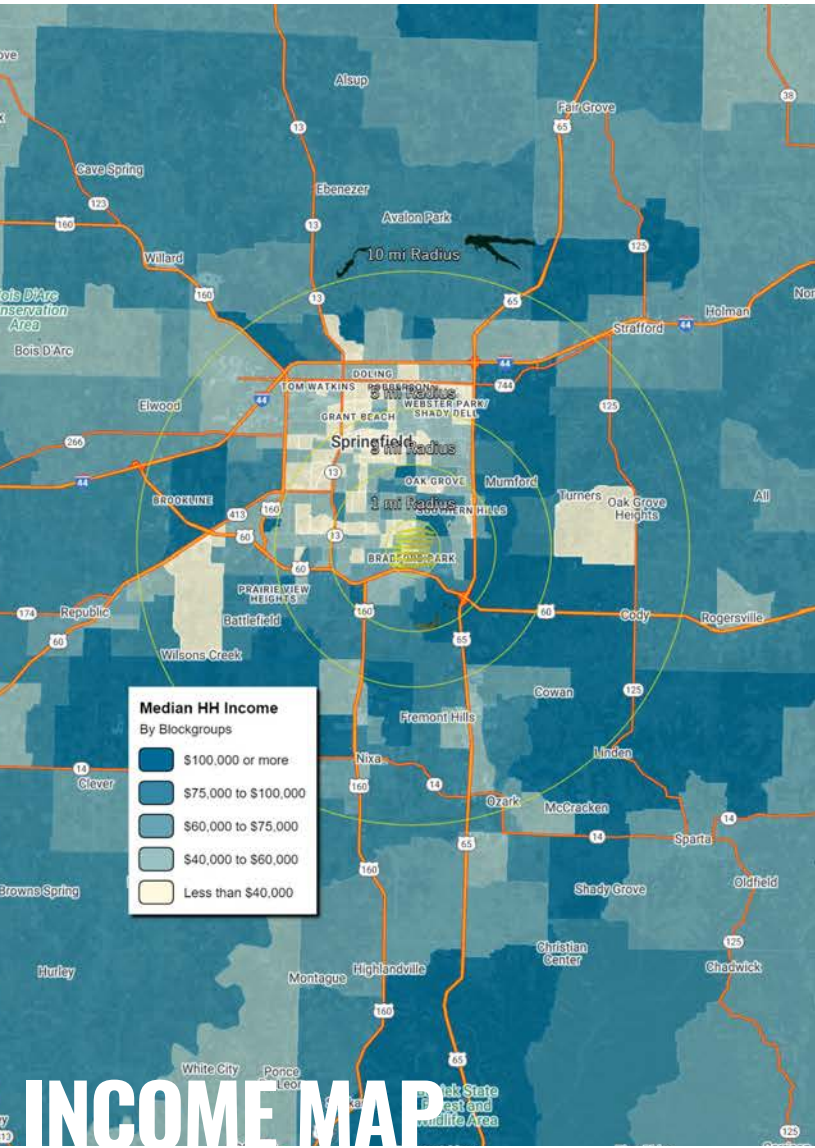
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### TRADE AREA OVERVIEW

### DEMOGRAPHICS



With more than 487,000 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 HQ, O’Reilly Auto Parts HQ, 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.

You could call Springfield a college town, but the truth is education is the cornerstone of the community at all levels. More than 24,000 students attend the Springfield R-12 School District, Missouri’s largest fully accredited school system. Collegiately, Missouri State University and its more than 24,000 students call Springfield home, as do the students of Drury University, Ozarks Technical Community College, and Evangel University.

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.

	1 mile	3 miles	5 miles
<b>POPULATION</b>	7,103	69,684	157,154
<b>HOUSEHOLDS</b>	3,679	33,839	71,581
<b>EMPLOYEES</b>	11,851	43,469	87,512
<b>MED HH INCOME</b>	\$54,539	\$61,503	\$60,124

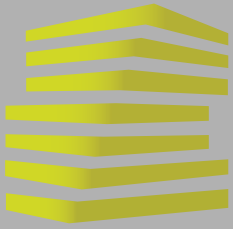
### AREA RETAIL

## INCOME MAP



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# GLENSTONE MARKETPLACE

## PHOTOS

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## SITE PLAN + DETAILS

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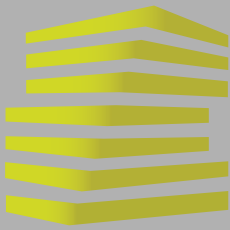
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- 14,845 SF SPACE AVAILABLE FOR LEASE IN HIGHLY SOUGHT AFTER SOUTHEAST RETAIL CORRIDOR OF SPRINGFIELD, MO
- LESS THAN 1 MILE FROM BATTLEFIELD MALL
- 361 PARKING SPACES
- LARGE PYLON SIGN AVAILABLE
- SUPERIOR VISIBILITY TO OVER 33,000 VPD ON GLENSTONE AVE WITH ACCESS TO TWO (2) SIGNALIZED INTERSECTIONS
- DEMISED PORTION OF FORMER LUCKY'S MARKET
- PRIME LOCATION WITHIN THE SPRINGFIELD TRADE AREA - SITUATED ON GLENSTONE AVE, ONE OF THE BUSIEST THOROUGHFARES IN SPRINGFIELD
- SHOPPING CENTER ANCHORS HOMEGOODS, NATURAL GROCERS, DSW, AND PETCO
- CALL BROKER FOR MORE DETAILS



# GLENSTONE MARKETPLACE

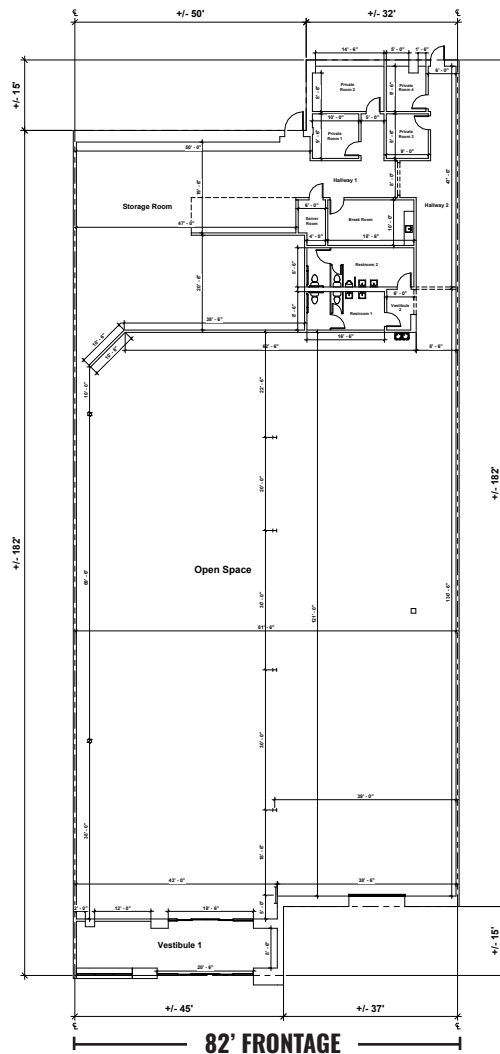
## FLOOR PLAN

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### GLENSTONE MARKETPLACE SPACE OVERVIEW

### SQUARE FOOTAGE

**14,845 SF**

### CEILING INFORMATION

HEIGHT FROM FLOOR TO CEILING -	FRONT: 20'2"	BACK: 9'0"
HEIGHT FROM FLOOR TO BOTTOM OF DECK -	FRONT: 30'3"	BACK: 22'8"
HEIGHT FROM FLOOR TO BOTTOM OF JOIST -	FRONT: 28'11"	BACK: 20'6"

### SERVICE PANEL

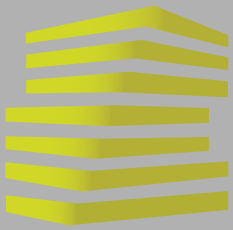
REFERENCE	AMPS	SERVICE TYPE
1	250	120/208
2	400	120/208

A1 MAIN FLOOR



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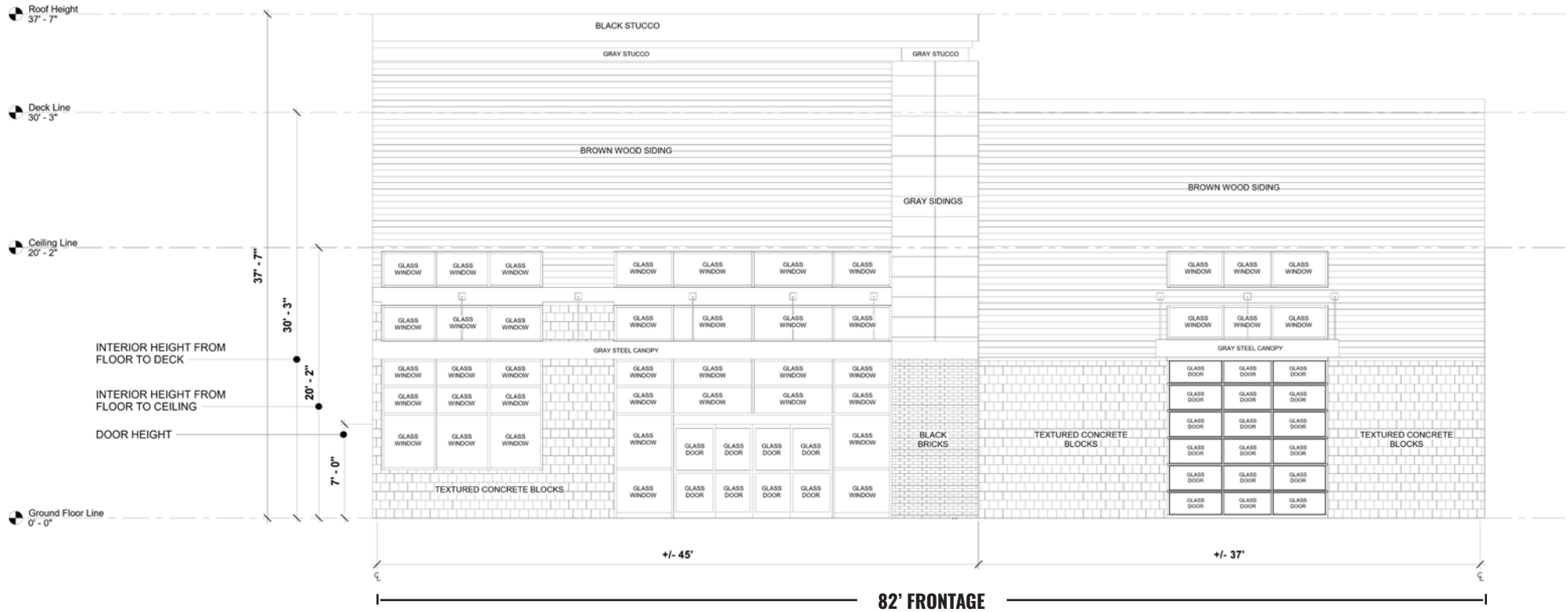
## STOREFRONT

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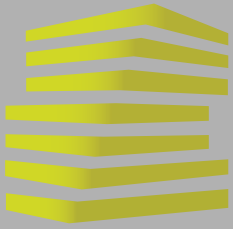


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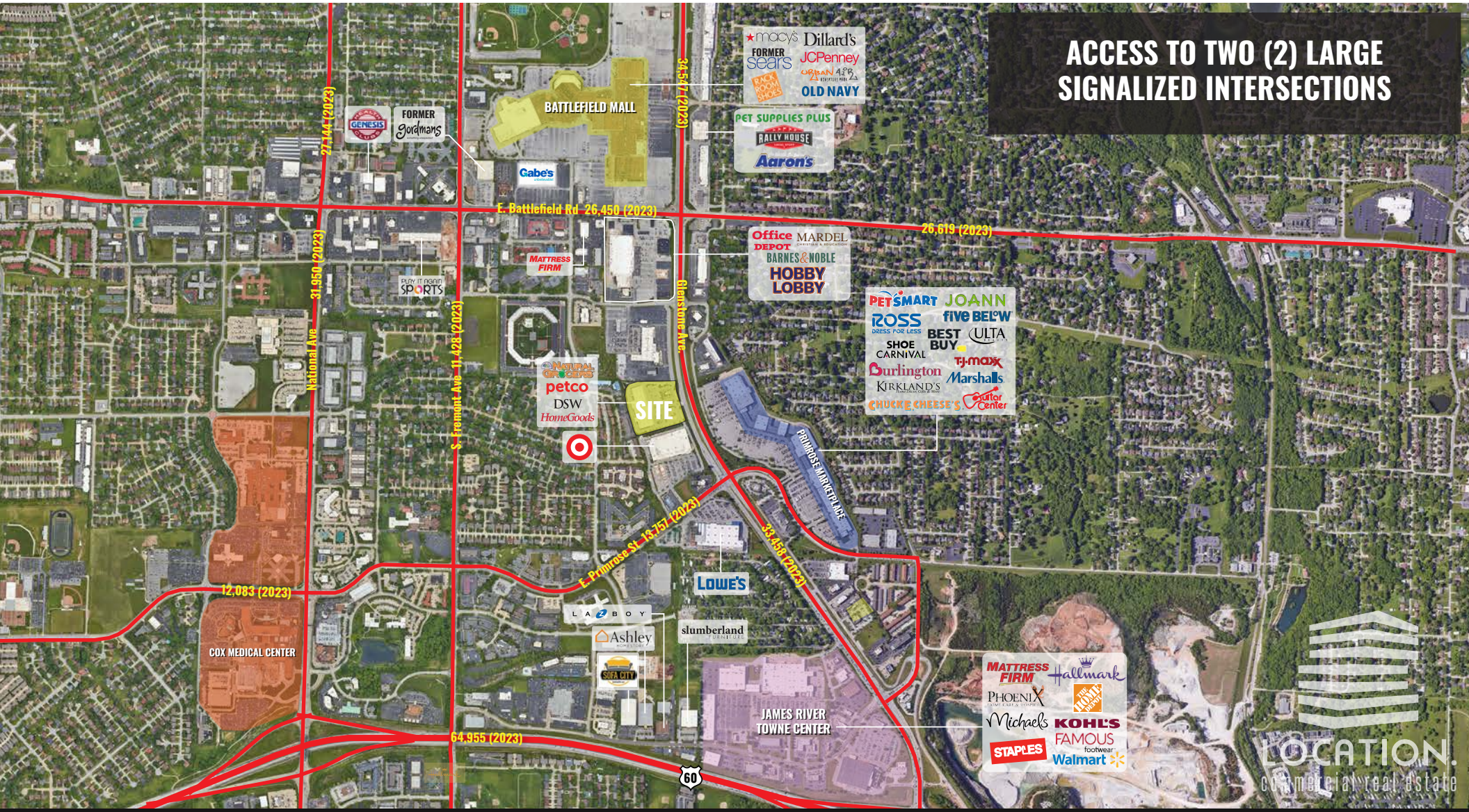
## ZOOM AERIAL

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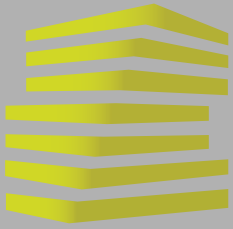
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**ACCESS TO TWO (2) LARGE SIGNALIZED INTERSECTIONS**





# GLENSTONE MARKETPLACE

## MARKET AERIAL

BILL SIEMS

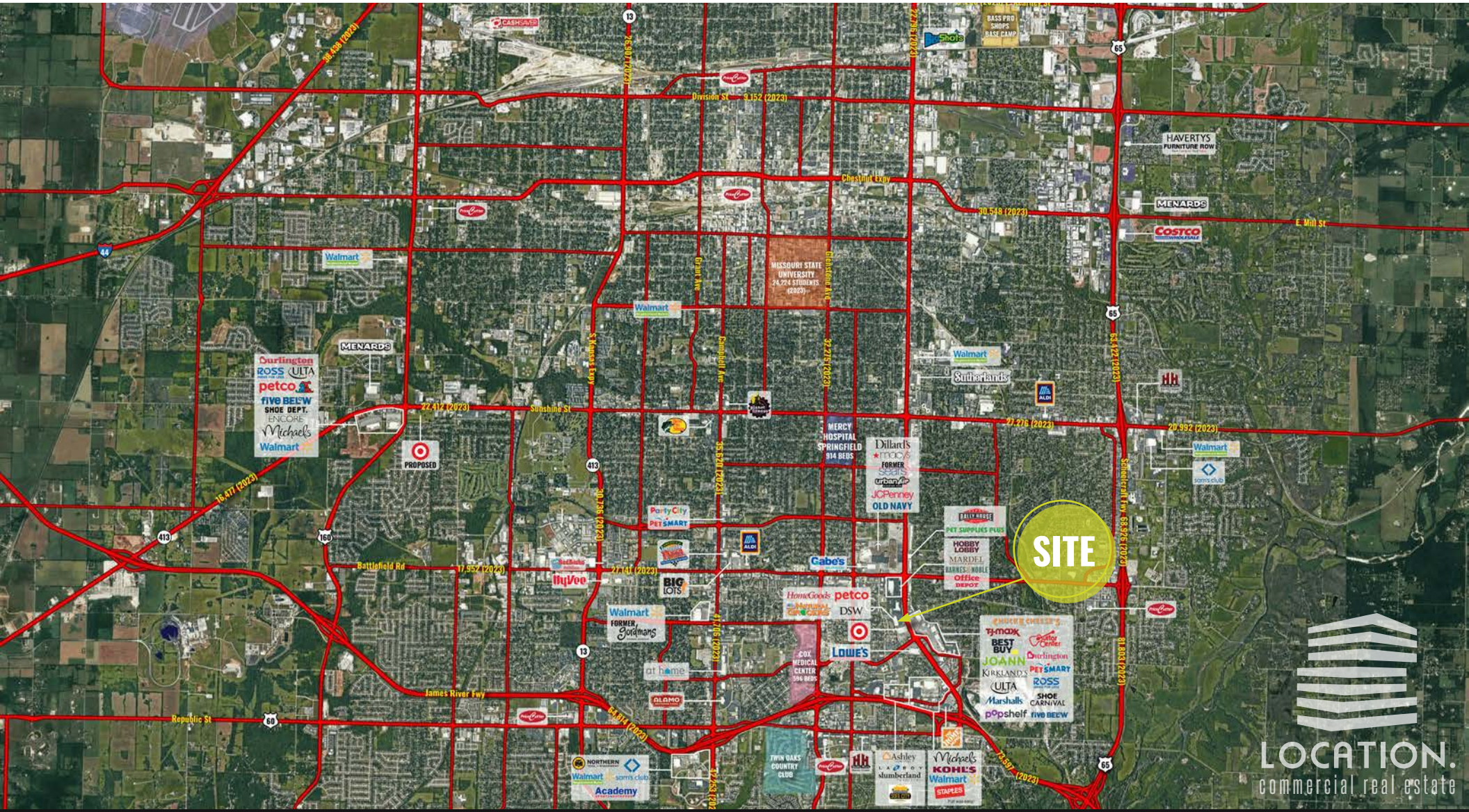
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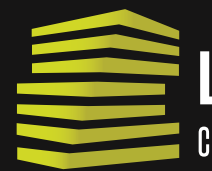
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