



www.billbeall.com

1,500 SF - FOR LEASE

**3550-C N. Glenstone
Springfield, MO**



HIGHLIGHTS

- 1,500 SF
- Attractive Infill
- Slatwall Panel Displays
- Zoned GR = General Retail
- Front Door Parking
- Located in the high growth Valley Water Mill area.



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: beall@billbeall.com

3550-C N. Glenstone Springfield, MO



Executive Summary

Square Footage:	1,500 SF (Suite C)
Zoning:	GR - General Retail
Existing Tenants:	Dollar General, Neighborhood Pizza, Farm Bureau
Lease Rate:	\$ 7.50 / SF = \$937.50
NNN:	\$ 2.75 / SF = \$344.00
Est. Monthly Payment:	\$1,281.50

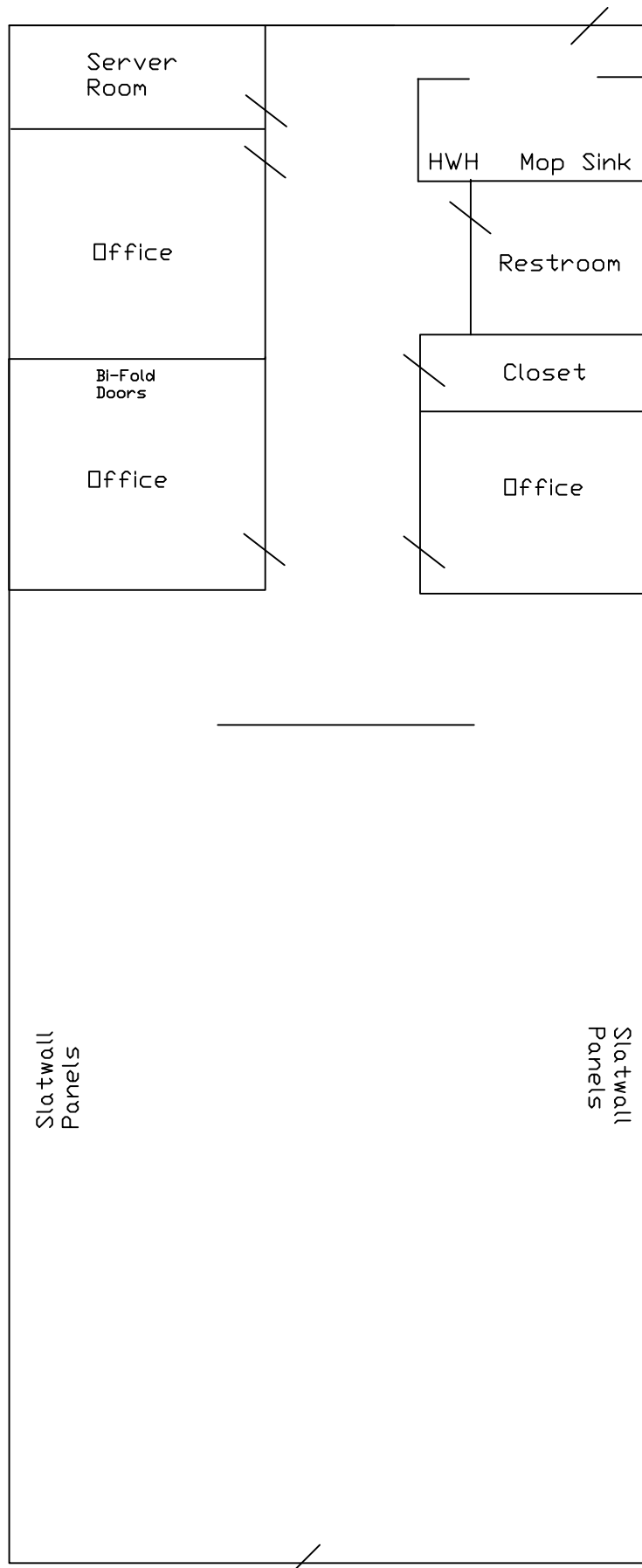


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3550 N. Glenstone
Suite "C"



Business Summary

3550 N Glenstone Ave, Springfield, Missouri, 65803
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.25778
Longitude: -93.26490

	1 mile						3 miles						5 miles					
	Businesses		Employees		Businesses		Employees		Businesses		Employees		Businesses		Employees			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Data for all businesses in area																		
Total Businesses:	147		1,649		4,488		1,005		1,649		4,488		1,005		1,649			
Total Employees:	2,054		34,061		93,402		3,550		34,061		93,402		3,550		34,061			
Total Residential Population:	6,429		35,391		93,850		8,709		35,391		93,850		8,709		35,391			
Employee/Residential Population Ratio (per 100 Residents)	32		96		100		100		96		100		100		96			
by SIC Codes																		
Agriculture & Mining	5	3.4%	184	9.0%	40	2.4%	424	1.2%	92	2.0%	1,005	1.1%	92	2.0%	1,005	1.1%		
Construction	6	4.1%	13	0.6%	123	7.5%	1,868	5.5%	298	6.6%	3,550	3.8%	298	6.6%	3,550	3.8%		
Manufacturing	0	0.0%	0	0.0%	90	5.5%	3,276	9.6%	232	5.2%	8,709	9.3%	232	5.2%	8,709	9.3%		
Transportation	4	2.7%	17	0.8%	84	5.1%	1,796	5.3%	161	3.6%	3,223	3.5%	161	3.6%	3,223	3.5%		
Communication	0	0.0%	1	0.0%	13	0.8%	257	0.8%	57	1.3%	1,691	1.8%	57	1.3%	1,691	1.8%		
Utility	0	0.0%	0	0.0%	7	0.4%	51	0.1%	15	0.3%	125	0.1%	15	0.3%	125	0.1%		
Wholesale Trade	1	0.7%	5	0.2%	93	5.6%	2,831	8.3%	275	6.1%	7,365	7.9%	275	6.1%	7,365	7.9%		
Retail Trade Summary	34	23.1%	399	19.4%	369	22.4%	7,675	22.5%	932	20.8%	16,488	17.7%	932	20.8%	16,488	17.7%		
Home Improvement	3	2.0%	72	3.5%	25	1.5%	297	0.9%	58	1.3%	625	0.7%	58	1.3%	625	0.7%		
General Merchandise Stores	2	1.4%	10	0.5%	17	1.0%	960	2.8%	36	0.8%	1,299	1.4%	36	0.8%	1,299	1.4%		
Food Stores	6	4.1%	44	2.1%	32	1.9%	321	0.9%	79	1.8%	1,968	2.1%	79	1.8%	1,968	2.1%		
Auto Dealers, Gas Stations, Auto Aftermarket	6	4.1%	30	1.5%	85	5.2%	955	2.8%	193	4.3%	3,317	3.6%	193	4.3%	3,317	3.6%		
Apparel & Accessory Stores	0	0.0%	0	0.0%	8	0.5%	40	0.1%	30	0.7%	116	0.1%	30	0.7%	116	0.1%		
Furniture & Home Furnishings	5	3.4%	71	3.5%	28	1.7%	185	0.5%	68	1.5%	407	0.4%	68	1.5%	407	0.4%		
Eating & Drinking Places	6	4.1%	158	7.7%	93	5.6%	1,858	5.5%	255	5.7%	4,359	4.7%	255	5.7%	4,359	4.7%		
Miscellaneous Retail	5	3.4%	15	0.7%	82	5.0%	3,060	9.0%	213	4.7%	4,397	4.7%	213	4.7%	4,397	4.7%		
Finance, Insurance, Real Estate Summary	23	15.6%	89	4.3%	123	7.5%	670	2.0%	377	8.4%	2,268	2.4%	377	8.4%	2,268	2.4%		
Banks, Savings & Lending Institutions	3	2.0%	15	0.7%	34	2.1%	340	1.0%	72	1.6%	668	0.7%	72	1.6%	668	0.7%		
Securities Brokers	2	1.4%	4	0.2%	13	0.8%	49	0.1%	35	0.8%	383	0.4%	35	0.8%	383	0.4%		
Insurance Carriers & Agents	8	5.4%	20	1.0%	24	1.5%	68	0.2%	73	1.6%	380	0.4%	73	1.6%	380	0.4%		
Real Estate, Holding, Other Investment Offices	11	7.5%	49	2.4%	52	3.2%	214	0.6%	197	4.4%	837	0.9%	197	4.4%	837	0.9%		
Services Summary	68	46.3%	1,347	65.6%	606	36.7%	13,471	39.5%	1,697	37.8%	42,376	45.4%	1,697	37.8%	42,376	45.4%		
Hotels & Lodging	11	7.5%	232	11.3%	27	1.6%	592	1.7%	46	1.0%	1,096	1.2%	46	1.0%	1,096	1.2%		
Automotive Services	0	0.0%	1	0.0%	83	5.0%	789	2.3%	191	4.3%	1,611	1.7%	191	4.3%	1,611	1.7%		
Motion Pictures & Amusements	6	4.1%	29	1.4%	38	2.3%	931	2.7%	116	2.6%	1,744	1.9%	116	2.6%	1,744	1.9%		
Health Services	13	8.8%	641	31.2%	44	2.7%	2,768	8.1%	113	2.5%	9,026	9.7%	113	2.5%	9,026	9.7%		
Legal Services	1	0.7%	1	0.0%	6	0.4%	43	0.1%	74	1.6%	1,265	1.4%	74	1.6%	1,265	1.4%		
Education Institutions & Libraries	3	2.0%	74	3.6%	36	2.2%	2,437	7.2%	118	2.6%	10,691	11.4%	118	2.6%	10,691	11.4%		
Other Services	35	23.8%	369	18.0%	372	22.6%	5,911	17.4%	1,040	23.2%	16,943	18.1%	1,040	23.2%	16,943	18.1%		
Government	0	0.0%	0	0.0%	33	2.0%	1,735	5.1%	147	3.3%	6,576	7.0%	147	3.3%	6,576	7.0%		
Unclassified Establishments	6	4.1%	0	0.0%	67	4.1%	8	0.0%	205	4.6%	25	0.0%	205	4.6%	25	0.0%		
Totals	147	100.0%	2,054	100.0%	1,649	100.0%	34,061	100.0%	4,488	100.0%	93,402	100.0%	4,488	100.0%	93,402	100.0%		

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.7%	179	8.7%	5	0.3%	261	0.8%	14	0.3%	482	0.5%
Mining	0	0.0%	0	0.0%	3	0.2%	27	0.1%	5	0.1%	75	0.1%
Utilities	0	0.0%	0	0.0%	1	0.1%	7	0.0%	1	0.0%	10	0.0%
Construction	7	4.8%	16	0.8%	134	8.1%	2,008	5.9%	321	7.2%	3,723	4.0%
Manufacturing	2	1.4%	6	0.3%	94	5.7%	3,278	9.6%	241	5.4%	8,302	8.9%
Wholesale Trade	1	0.7%	5	0.2%	92	5.6%	2,828	8.3%	272	6.1%	7,357	7.9%
Retail Trade	26	17.7%	236	11.5%	266	16.1%	5,780	17.0%	653	14.5%	12,035	12.9%
Motor Vehicle & Parts Dealers	4	2.7%	16	0.8%	76	4.6%	907	2.7%	175	3.9%	3,215	3.4%
Furniture & Home Furnishings Stores	2	1.4%	61	3.0%	14	0.8%	126	0.4%	37	0.8%	261	0.3%
Electronics & Appliance Stores	1	0.7%	4	0.2%	10	0.6%	50	0.1%	24	0.5%	122	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	3	2.0%	72	3.5%	25	1.5%	294	0.9%	57	1.3%	621	0.7%
Food & Beverage Stores	7	4.8%	45	2.2%	28	1.7%	314	0.9%	70	1.6%	1,955	2.1%
Health & Personal Care Stores	2	1.4%	7	0.3%	18	1.1%	127	0.4%	37	0.8%	332	0.4%
Gasoline Stations	3	2.0%	14	0.7%	9	0.5%	48	0.1%	18	0.4%	103	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	10	0.6%	45	0.1%	34	0.8%	135	0.1%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	18	1.1%	2,712	8.0%	52	1.2%	3,392	3.6%
General Merchandise Stores	2	1.4%	10	0.5%	17	1.0%	960	2.8%	36	0.8%	1,299	1.4%
Miscellaneous Store Retailers	1	0.7%	5	0.2%	41	2.5%	191	0.6%	100	2.2%	487	0.5%
Nonstore Retailers	1	0.7%	1	0.0%	1	0.1%	5	0.0%	11	0.2%	112	0.1%
Transportation & Warehousing	2	1.4%	12	0.6%	69	4.2%	1,770	5.2%	127	2.8%	2,970	3.2%
Information	1	0.7%	3	0.1%	27	1.6%	368	1.1%	118	2.6%	2,605	2.8%
Finance & Insurance	12	8.2%	39	1.9%	72	4.4%	457	1.3%	185	4.1%	1,447	1.5%
Central Bank/Credit Intermediation & Related Activities	3	2.0%	15	0.7%	35	2.1%	340	1.0%	76	1.7%	682	0.7%
Securities, Commodity Contracts & Other Financial	2	1.4%	4	0.2%	13	0.8%	49	0.1%	36	0.8%	385	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	8	5.4%	20	1.0%	24	1.5%	68	0.2%	73	1.6%	380	0.4%
Real Estate, Rental & Leasing	13	8.8%	25	1.2%	103	6.2%	512	1.5%	280	6.2%	1,303	1.4%
Professional, Scientific & Tech Services	7	4.8%	199	9.7%	94	5.7%	1,846	5.4%	351	7.8%	5,060	5.4%
Legal Services	1	0.7%	1	0.0%	10	0.6%	76	0.2%	79	1.8%	1,301	1.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.1%	11	0.0%	9	0.2%	44	0.0%
Administrative & Support & Waste Management & Remediation	8	5.4%	17	0.8%	70	4.2%	876	2.6%	191	4.3%	3,767	4.0%
Educational Services	3	2.0%	74	3.6%	40	2.4%	2,432	7.1%	121	2.7%	10,688	11.4%
Health Care & Social Assistance	16	10.9%	685	33.3%	80	4.9%	3,466	10.2%	213	4.7%	11,038	11.8%
Arts, Entertainment & Recreation	3	2.0%	29	1.4%	25	1.5%	977	2.9%	87	1.9%	1,695	1.8%
Accommodation & Food Services	17	11.6%	390	19.0%	123	7.5%	2,461	7.2%	305	6.8%	5,475	5.9%
Accommodation	11	7.5%	232	11.3%	27	1.6%	592	1.7%	46	1.0%	1,096	1.2%
Food Services & Drinking Places	6	4.1%	158	7.7%	96	5.8%	1,869	5.5%	259	5.8%	4,378	4.7%
Other Services (except Public Administration)	22	15.0%	140	6.8%	252	15.3%	2,955	8.7%	643	14.3%	8,719	9.3%
Automotive Repair & Maintenance	0	0.0%	0	0.0%	63	3.8%	586	1.7%	148	3.3%	1,280	1.4%
Public Administration	0	0.0%	0	0.0%	33	2.0%	1,735	5.1%	148	3.3%	6,584	7.0%
Unclassified Establishments	6	4.1%	0	0.0%	67	4.1%	8	0.0%	205	4.6%	25	0.0%
Total	147	100.0%	2,054	100.0%	1,649	100.0%	34,061	100.0%	4,488	100.0%	93,402	100.0%

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May 21, 2019