



www.billbeall.com

10,500 SF - FOR LEASE

**3550 N. Glenstone - Suite K
Springfield, MO**



HIGHLIGHTS

- 10,500 SF
- Neighborhood Center
- Front Door Parking
- 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 N. Glenstone - Suite K Springfield, MO



Executive Summary

Square Footage:	10,500 SF (Suites E - K)
Zoning:	GR - General Retail
Existing Tenants:	Neighborhood Pizza, MO Farm Bureau, B&C Accounting, Seremeta
Lease Rate:	\$ 7.50 / SF = \$6,562.50
NNN:	\$ 2.75 / SF = \$2,406.25
Est. Monthly Payment:	\$8,968.75

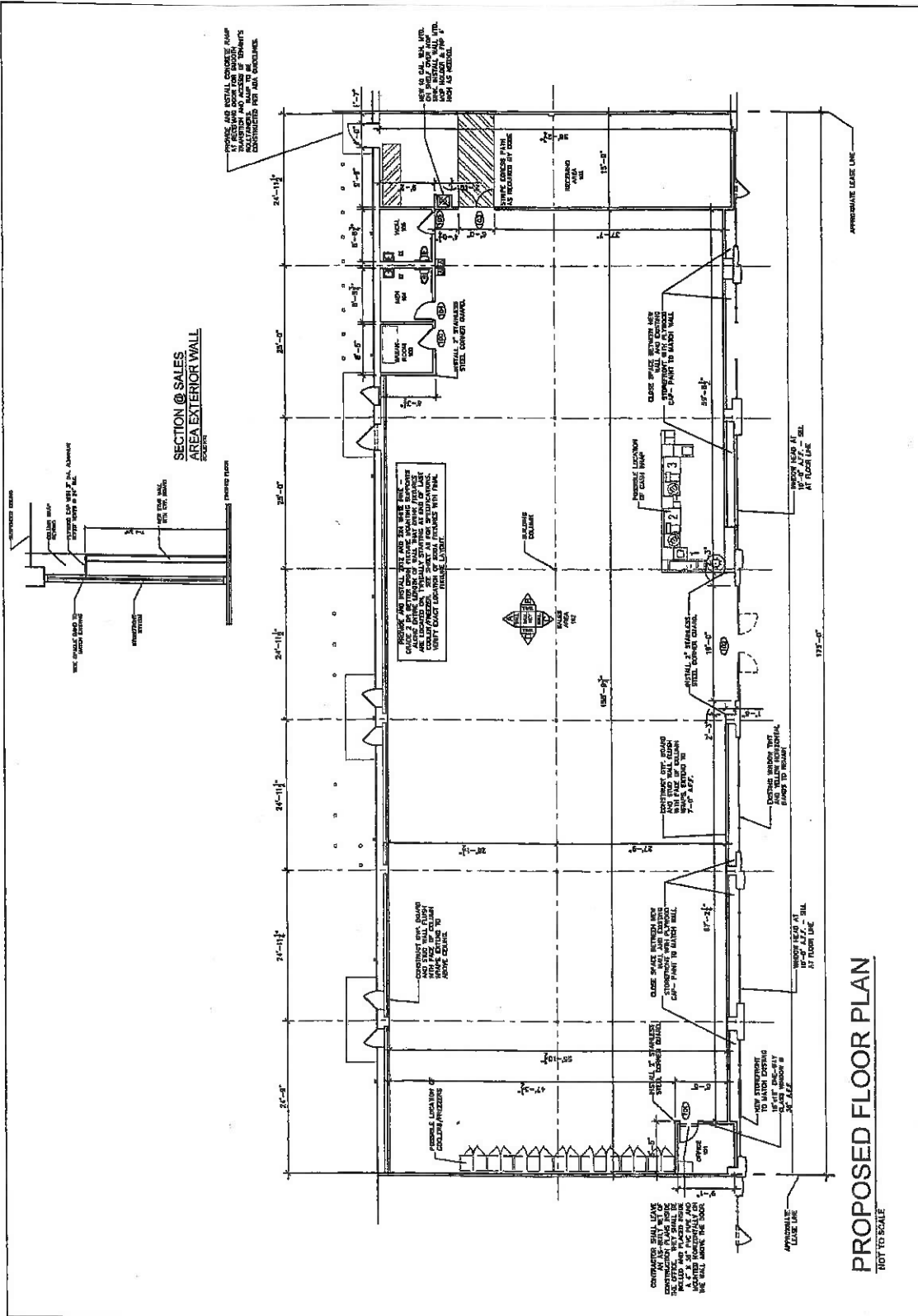


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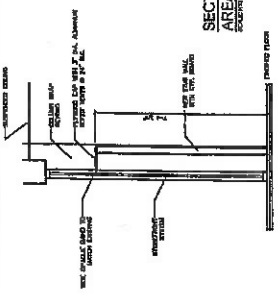
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SECTION @ SALES AREA EXTERIOR WALL
 FINISHES



IF ANY PART OF THIS WALL IS TO BE REPAIRED OR REPLACED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES BELOW AND ABOVE THE WALL.

REMOVE AND INSTALL THE WALL AND BRICK VENEER AS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES BELOW AND ABOVE THE WALL.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES BEFORE THE WALL IS REBUILT.

PROPOSED FLOOR PLAN
 NOT TO SCALE

APPROXIMATE LEASE LINE

APPROXIMATE LEASE LINE

APPROXIMATE LEASE LINE

APPROXIMATE LEASE LINE



Business Summary

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

Prepared by Esri
Latitude: 37.26102
Longitude: -93.26416

	1 mile			3 miles			5 miles			
	Businesses		Employees	Businesses		Employees	Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Data for all businesses in area										
Total Businesses:	95		1,509		4,363					
Total Employees:	677		30,376		97,166					
Total Residential Population:	4,862		32,500		87,216					
Employee/Residential Population Ratio (per 100 Residents)	14		93		111					
by SIC Codes										
Agriculture & Mining	2	2.1%	6	0.9%	43	2.8%	434	1.4%	91	2.1%
Construction	9	9.5%	36	5.3%	116	7.7%	1,008	3.3%	301	6.9%
Manufacturing	0	0.0%	0	0.0%	73	4.8%	2,693	8.9%	213	4.9%
Transportation	5	5.3%	25	3.7%	77	5.1%	1,668	5.5%	155	3.6%
Communication	0	0.0%	1	0.1%	11	0.7%	165	0.5%	49	1.1%
Utility	0	0.0%	0	0.0%	8	0.5%	101	0.3%	14	0.3%
Wholesale Trade	1	1.1%	1	0.1%	76	5.0%	1,487	4.9%	253	5.8%
Retail Trade Summary	22	23.2%	140	20.7%	359	23.8%	8,182	26.9%	949	21.8%
Home Improvement	2	2.1%	55	8.1%	19	1.3%	235	0.8%	54	1.2%
General Merchandise Stores	4	4.2%	14	2.1%	22	1.5%	930	3.1%	49	1.1%
Food Stores	5	5.3%	23	3.4%	33	2.2%	1,261	4.2%	78	1.8%
Auto Dealers, Gas Stations, Auto Aftermarket	1	1.1%	4	0.6%	74	4.9%	869	2.9%	170	3.9%
Apparel & Accessory Stores	0	0.0%	0	0.0%	8	0.5%	36	0.1%	25	0.6%
Furniture & Home Furnishings	3	3.2%	10	1.5%	26	1.7%	138	0.5%	72	1.7%
Eating & Drinking Places	3	3.2%	28	4.1%	88	5.8%	1,664	5.5%	266	6.1%
Miscellaneous Retail	5	5.3%	7	1.0%	89	5.9%	3,048	10.0%	235	5.4%
Finance, Insurance, Real Estate Summary	13	13.7%	62	9.2%	103	6.8%	459	1.5%	347	8.0%
Banks, Savings & Lending Institutions	2	2.1%	11	1.6%	22	1.5%	167	0.5%	55	1.3%
Securities Brokers	1	1.1%	3	0.4%	13	0.9%	50	0.2%	39	0.9%
Insurance Carriers & Agents	4	4.2%	14	2.1%	19	1.3%	51	0.2%	54	1.2%
Real Estate, Holding, Other Investment Offices	6	6.3%	33	4.9%	49	3.2%	191	0.6%	199	4.6%
Services Summary	39	41.1%	403	59.5%	558	37.0%	12,444	41.0%	1,655	37.9%
Hotels & Lodging	4	4.2%	28	4.1%	31	2.1%	636	2.1%	49	1.1%
Automotive Services	0	0.0%	0	0.0%	83	5.5%	863	2.8%	188	4.3%
Motion Pictures & Amusements	4	4.2%	28	4.1%	31	2.1%	723	2.4%	108	2.5%
Health Services	2	2.1%	129	19.1%	34	2.3%	3,269	10.8%	107	2.5%
Legal Services	1	1.1%	1	0.1%	6	0.4%	31	0.1%	72	1.7%
Education Institutions & Libraries	2	2.1%	52	7.7%	28	1.9%	1,784	5.9%	104	2.4%
Other Services	27	28.4%	165	24.4%	345	22.9%	5,136	16.9%	1,028	23.6%
Government	0	0.0%	0	0.0%	22	1.5%	1,705	5.6%	118	2.7%
Unclassified Establishments	4	4.2%	4	0.6%	63	4.2%	31	0.1%	218	5.0%
Totals	95	100.0%	677	100.0%	1,509	100.0%	30,376	100.0%	4,363	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.
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

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

Prepared by Esri
Latitude: 37.26102
Longitude: -93.26416

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	0	0.0%	0	0.0%	5	0.3%	263	0.9%	11	0.3%	276	0.3%
Mining	0	0.0%	0	0.0%	3	0.2%	29	0.1%	7	0.2%	84	0.1%
Utilities	0	0.0%	0	0.0%	1	0.1%	8	0.0%	1	0.0%	9	0.0%
Construction	9	9.5%	36	5.3%	125	8.3%	1,064	3.5%	323	7.4%	2,975	3.1%
Manufacturing	3	3.2%	8	1.2%	78	5.2%	2,706	8.9%	228	5.2%	8,798	9.1%
Wholesale Trade	1	1.1%	1	0.1%	76	5.0%	1,477	4.9%	249	5.7%	5,800	6.0%
Retail Trade	16	16.8%	104	15.4%	261	17.3%	6,484	21.3%	656	15.0%	11,558	11.9%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	65	4.3%	820	2.7%	149	3.4%	3,060	3.1%
Furniture & Home Furnishings Stores	1	1.1%	4	0.6%	14	0.9%	90	0.3%	42	1.0%	248	0.3%
Electronics & Appliance Stores	0	0.0%	0	0.0%	8	0.5%	30	0.1%	23	0.5%	119	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	2	2.1%	55	8.1%	19	1.3%	242	0.8%	54	1.2%	581	0.6%
Food & Beverage Stores	5	5.3%	25	3.7%	30	2.0%	1,261	4.2%	69	1.6%	1,740	1.8%
Health & Personal Care Stores	1	1.1%	1	0.1%	18	1.2%	124	0.4%	37	0.8%	348	0.4%
Gasoline Stations	1	1.1%	4	0.6%	10	0.7%	49	0.2%	21	0.5%	113	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	10	0.7%	43	0.1%	32	0.7%	107	0.1%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	12	0.8%	2,742	9.0%	43	1.0%	3,361	3.5%
General Merchandise Stores	4	4.2%	14	2.1%	22	1.5%	930	3.1%	49	1.1%	1,330	1.4%
Miscellaneous Store Retailers	1	1.1%	2	0.3%	42	2.8%	153	0.5%	109	2.5%	420	0.4%
Nonstore Retailers	2	2.1%	0	0.0%	11	0.7%	1	0.0%	29	0.7%	130	0.1%
Transportation & Warehousing	3	3.2%	20	3.0%	63	4.2%	1,580	5.2%	122	2.8%	2,755	2.8%
Information	0	0.0%	1	0.1%	21	1.4%	332	1.1%	104	2.4%	2,713	2.8%
Finance & Insurance	7	7.4%	29	4.3%	53	3.5%	268	0.9%	153	3.5%	1,180	1.2%
Central Bank/Credit Intermediation & Related Activities	2	2.1%	11	1.6%	22	1.5%	167	0.5%	58	1.3%	470	0.5%
Securities, Commodity Contracts & Other Financial	1	1.1%	3	0.4%	13	0.9%	50	0.2%	40	0.9%	425	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	4	4.2%	14	2.1%	19	1.3%	51	0.2%	54	1.2%	285	0.3%
Real Estate, Rental & Leasing	7	7.4%	12	1.8%	89	5.9%	371	1.2%	267	6.1%	1,275	1.3%
Professional, Scientific & Tech Services	9	9.5%	53	7.8%	99	6.6%	1,508	5.0%	386	8.8%	4,637	4.8%
Legal Services	1	1.1%	1	0.1%	8	0.5%	62	0.2%	75	1.7%	556	0.6%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.2%	14	0.0%	11	0.3%	53	0.1%
Administrative & Support & Waste Management & Remediation	5	5.3%	12	1.8%	68	4.5%	744	2.4%	189	4.3%	2,987	3.1%
Educational Services	2	2.1%	52	7.7%	32	2.1%	1,694	5.6%	108	2.5%	7,557	7.8%
Health Care & Social Assistance	4	4.2%	165	24.4%	64	4.2%	3,880	12.8%	200	4.6%	20,205	20.8%
Arts, Entertainment & Recreation	3	3.2%	28	4.1%	25	1.7%	786	2.6%	87	2.0%	3,390	3.5%
Accommodation & Food Services	6	6.3%	55	8.1%	120	8.0%	2,304	7.6%	319	7.3%	5,160	5.3%
Accommodation	4	4.2%	28	4.1%	31	2.1%	636	2.1%	49	1.1%	832	0.9%
Food Services & Drinking Places	3	3.2%	28	4.1%	89	5.9%	1,668	5.5%	270	6.2%	4,329	4.5%
Other Services (except Public Administration)	16	16.8%	97	14.3%	237	15.7%	3,127	10.3%	607	13.9%	9,475	9.8%
Automotive Repair & Maintenance	0	0.0%	0	0.0%	68	4.5%	769	2.5%	154	3.5%	1,627	1.7%
Public Administration	0	0.0%	0	0.0%	22	1.5%	1,705	5.6%	119	2.7%	6,119	6.3%
Unclassified Establishments	4	4.2%	4	0.6%	63	4.2%	31	0.1%	218	5.0%	161	0.2%
Total	95	100.0%	677	100.0%	1,509	100.0%	30,376	100.0%	4,363	100.0%	97,166	100.0%

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