



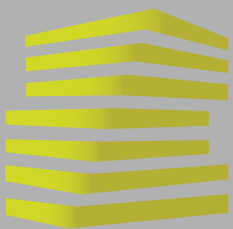
LOCATION.
commercial real estate



**FORMER DAVID'S BRIDAL
AT JAMES RIVER
TOWN CENTER**

3803 S. GLENSTONE AVE.

SPRINGFIELD, MO



3803 S. GLENSTONE AVE

NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

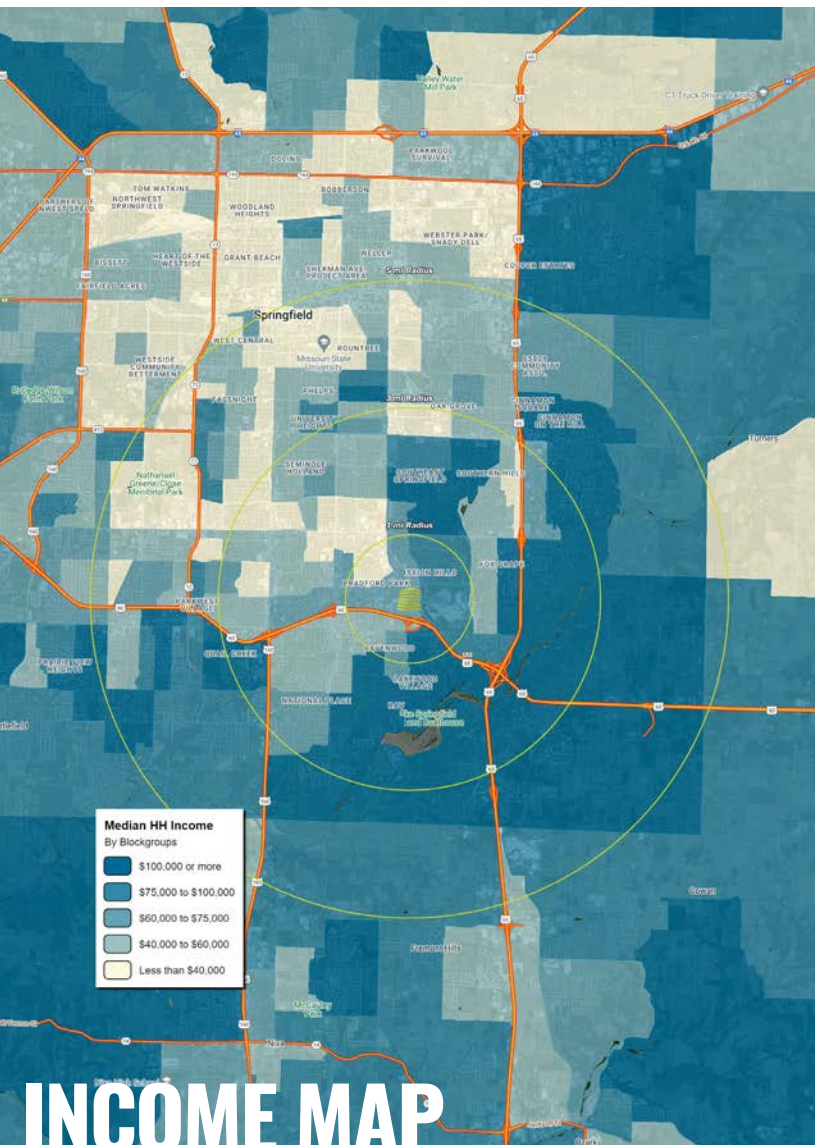
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INCOME MAP

TRADE AREA OVERVIEW

With more than 440,000 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, 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.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	5,904	55,924	141,165
HOUSEHOLDS	2,934	26,575	64,341
EMPLOYEES	5,316	39,397	76,638
MED HH INCOME	\$61,827	\$66,144	\$61,238

AREA RETAIL | RESTAURANTS

Walmart

DOLLAR TREE



KOHL'S

LOWE'S

Michaels

STAPLES



Wendy's

Great Clips

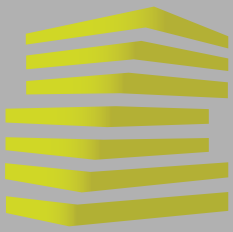
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PHOTOS

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ZOOM AERIAL + DETAILS

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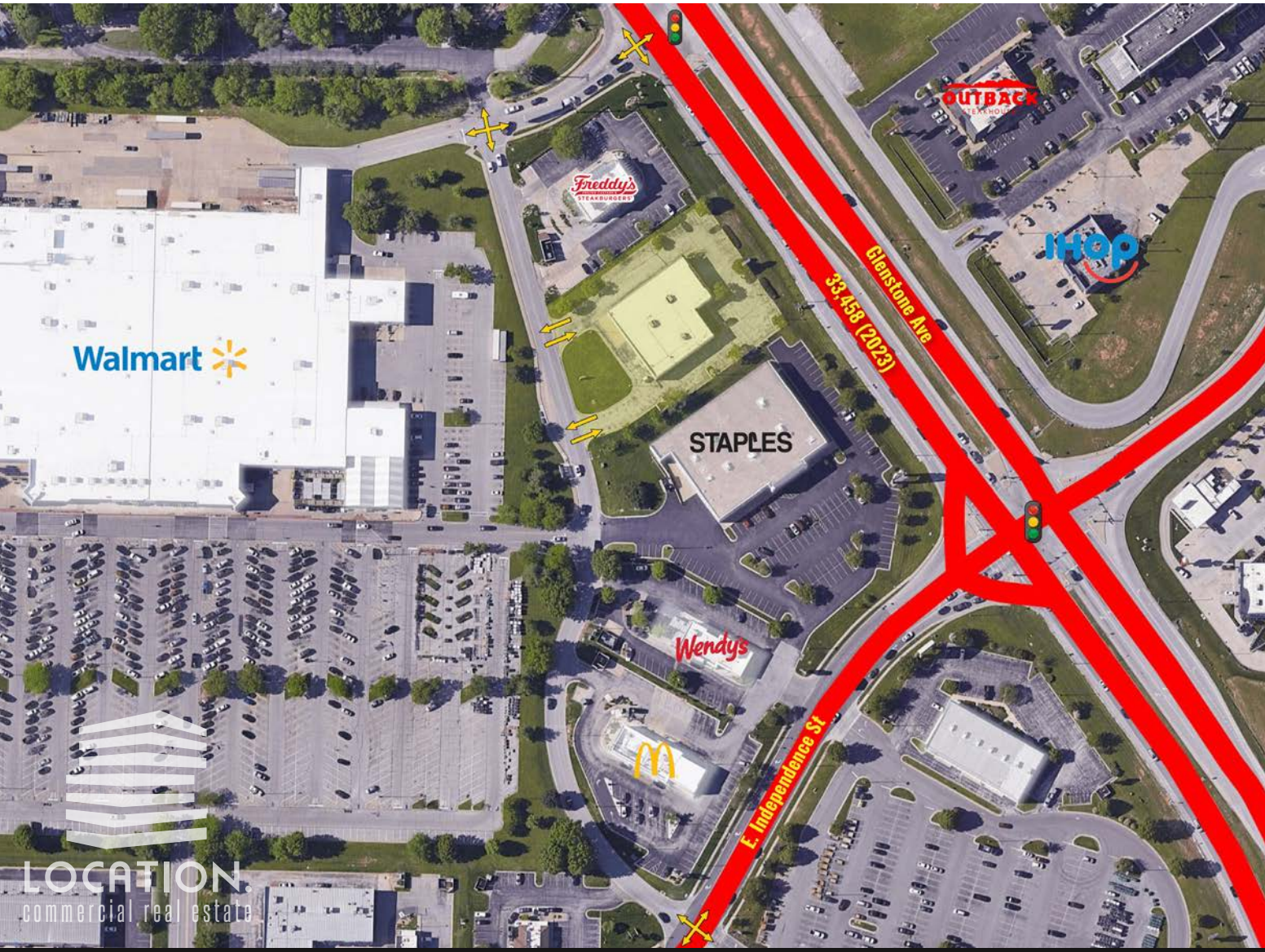
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- APPROXIMATELY 12,000 SF +/- ON 1.44 ACRES
- SHOPPING CENTER ANCHORS INCLUDE WALMART AND KOHLS
- PAD SITE COTENANTS INCLUDE FREDDY'S FROZEN CUSTARD, WENDY'S, MCDONALD'S, FAZOLI'S, BRICKTOWN BREWERY, AND COLTON'S STEAKHOUSE
- 50 DEDICATED PARKING SPACES
- POTENTIAL SINGLE TENANT OR MULTI-TENANT OPPORTUNITIES
- GREAT VISIBILITY AND ACCESS FROM GLENSTONE AVE WITH AVERAGE DAILY TRAFFIC COUNTS OF 26,033 VPD ON BATTLEFIELD RD AND 32,737 VPD ON GLENSTONE AVE (2022)
- CALL BROKER FOR MORE DETAILS

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3803 S. GLENSTONE AVE

MARKET AERIAL

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SITE

Office DEPOT
MARDEL
CHRISTIAN & EDUCATION
BARNES & NOBLE
HOBBY LOBBY

PET SMART
ROSS DRESS FOR LESS
SHOE CARNIVAL
BURLINGTON
CHUCKE CHEESE'S
Total Wine & MORE PROPOSED

JOANN
FIVE BEL'W
BEST BUY
ULTA
TJ-MAXX
KIRKLAND'S
Marshall's
Kohl's
FAMOUS footwear
Walmart

NATURAL GRO CERIES
petco
DSW
HomeGoods
Target

LOWE'S

LAZBOY

Ashley HOMESIDE

SOFA CITY

slumberland FURNITURE

JAMES RIVER TOWNE CENTER

12,083 (2023)

COX MEDICAL CENTER

64,955 (2023)



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