

# 2825 SOUTH GLENSTONE

FORMER SEARS BOX AT BATTLEFIELD MALL

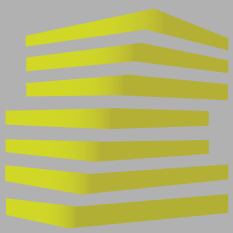
SPRINGFIELD, MO



SEARS



**LOCATION.**  
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2825 S. GLENSTONE AVE  
NEIGHBORHOOD VIBE

SCOTT BITNEY

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314.276.4673 (MOBILE)

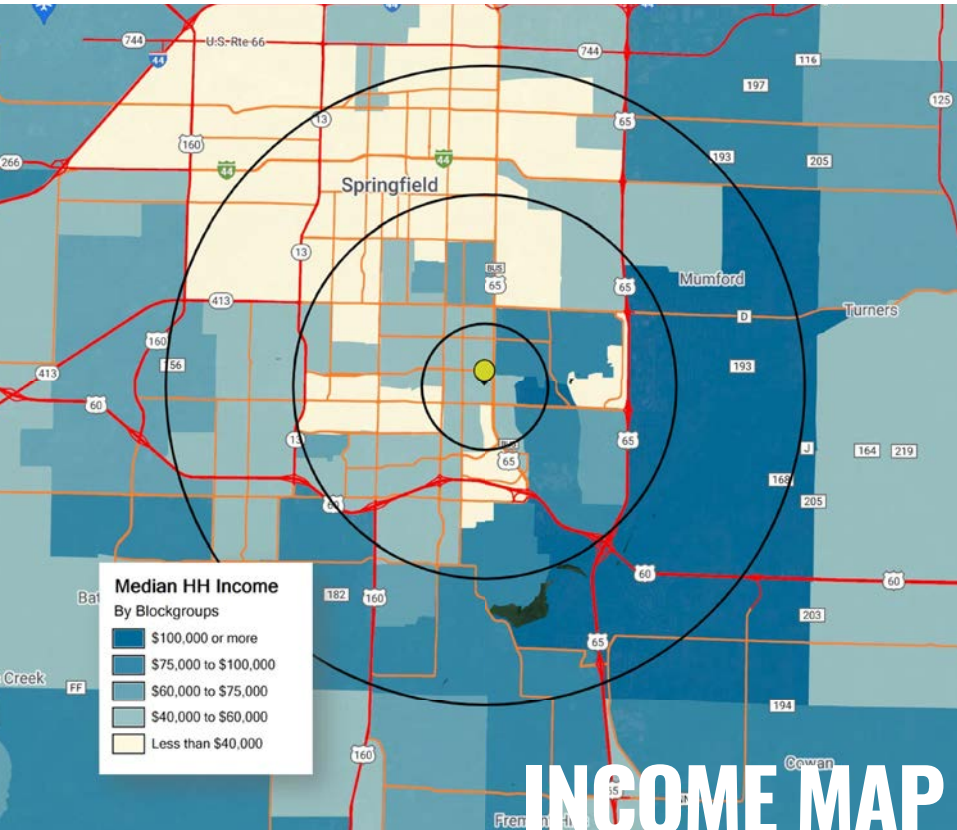
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BILL SIEMS

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**INCOME MAP**

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.

**ANNUAL DEMOGRAPHICS**

		<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>		<b>9,003</b>	<b>80,711</b>	<b>166,973</b>
<b>HOUSEHOLDS</b>		<b>4,502</b>	<b>37,971</b>	<b>74,127</b>
<b>AVG HH INCOME</b>		<b>\$62,360</b>	<b>\$67,678</b>	<b>\$69,441</b>

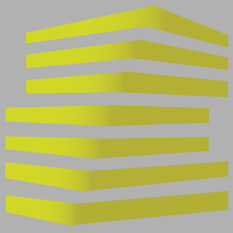


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# 2825 S. GLENSTONE AVE

## SITE PLAN & DETAILS

SCOTT BITNEY

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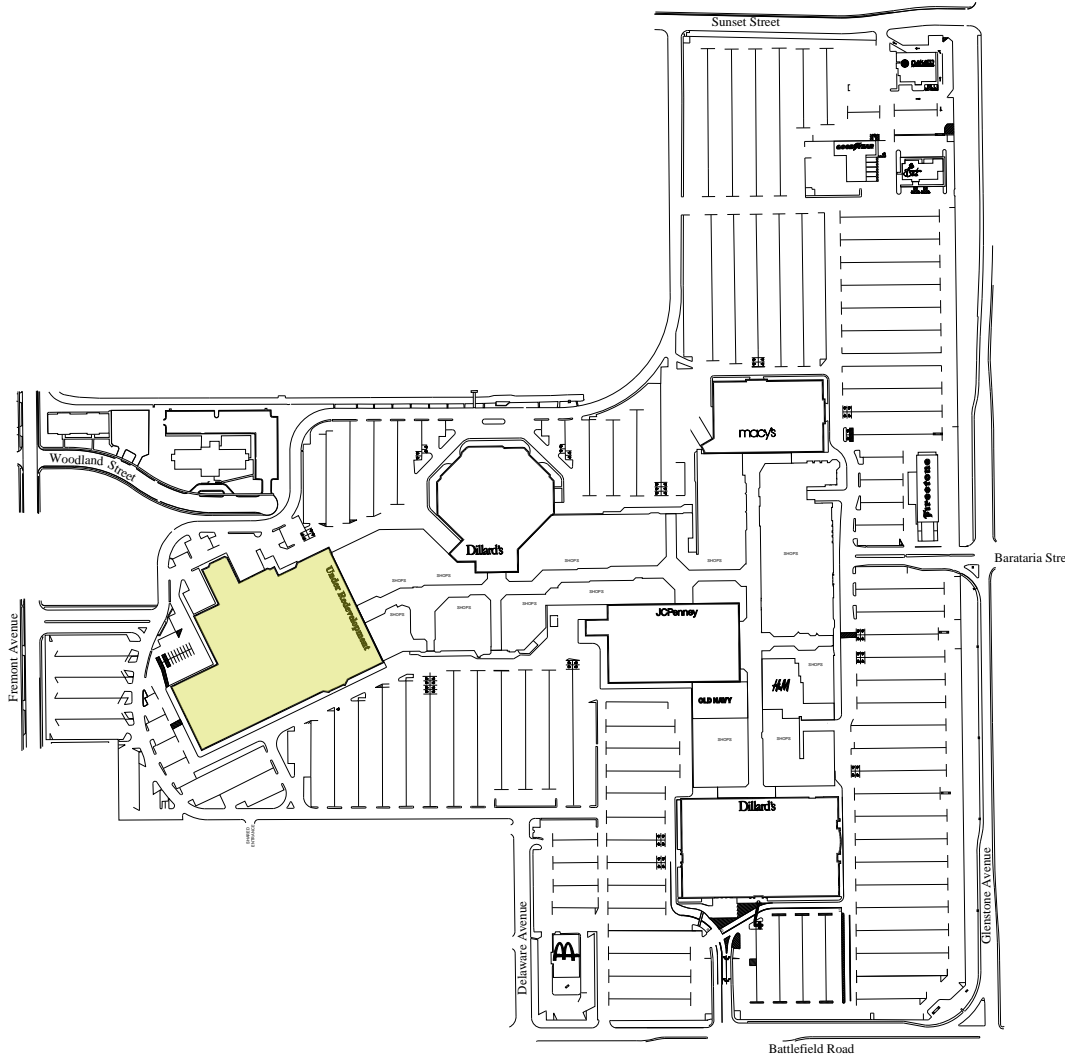
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Current Web Site Plan

**Battlefield Mall**  
101 Battlefield Mall  
Springfield, MO 65804  
CORP # 0302

- **FORMER SEARS BOX AT BATTLEFIELD MALL IN SPRINGFIELD, MO IN THE HEART OF THE TRADE AREA'S SOUTHEASTERN QUADRANT**
- **MALL ANCHORED BY DILLARDS, MACY'S, JC PENNEY, AND FEATURES OTHER RETAIL SUCH AS OLD NAVY AND BATH AND BODY WORKS, H & M, AND BUCKLE**
- **APPROXIMATELY 190,000 SF AVAILABLE**
- **AVERAGE DAILY TRAFFIC COUNTS OF 27,595 VPD ON BATTLEFIELD RD AND 29,228 VPD ON GLENSTONE AVE (2021)**
- **CALL BROKER FOR MORE DETAILS**

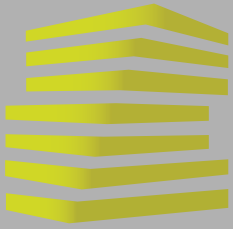
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## MARKET AERIAL

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REALTY RESOURCES MEMBER

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