



14,845 SQ FT RETAIL SPACE

GLENSTONE MARKETPLACE
3333 S Glenstone
SPRINGFIELD, MISSOURI



PROPERTY HIGHLIGHTS

- Strong co-tenancy
- Two new co-tenancy coming soon to the out lot (chase bank and Black Sheep)
- Modern building with High end finishes
- 361 parking spaces
- 18,000 average daily traffic counts
- Located near the intersection of Battlefield and Glenstone
- Less than 1 mile from the regional mall, Battlefield Mall



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Population

	1 Mile	5 Mile	10 Mile
2023 Estimated	6,706	156,924	302,992
2028 Projected	6,670	159,008	310,840
2020 Census	6,506	154,881	297,579

Households

	1 Mile	5 Mile	10 Mile
2023 Estimated	3,482	70,430	129,201
2028 Projected	3,398	69,994	131,164
2020 Census	3,422	68,671	125,429

Average Household Income Estimates

	1 Mile	5 Mile	10 Mile
2023 Average	\$75,315	\$86,930	\$87,098
2023 Median	\$51,630	\$58,037	\$61,601
2023 Per Capita	\$39,235	\$39,367	\$37,368

ABOUT SPRINGFIELD

Springfield is the third largest city in Missouri, its metropolitan area has an estimated population of about 485,000. Flourishing is a word we use to describe Springfield as it is one of the fastest growing cities in the state. Commonly referred to as the "Queen of the Ozarks" due to its amazing location being right along I-44 and located roughly an hour north of Branson. Springfield is also home to many universities and colleges which bring many students and staff to the area; Missouri State University, Drury University; Evangel University, Ozark Technical Community College, Baptist Bible College, and Cox College.

N/F
FRIENDLY FORD
ZONED HC

SCREENING/
DETENTION AREA

25'

162'
RETAIL E
12,474 SF

77'

30'

30'

40' INGRESS/
EGRESS EASEMENT
TO ERIE STREET

30'

25'

25'

100' UTILITY EASEMENT

25'

170'

102'

170'

195'

100'

142'

140'

162'

30'

30'

30'

30'

30'

30'

30'

RETAIL A
4,794 SF

RETAIL B
20,400 SF

RETAIL C
5,000 SF

RETAIL D
19,880 SF

RESTAURANT
2,000 SF

RESTAURANT
5,000 SF

16

11

19

39

6

25

28

26

16

20

17

51

9

16

7

8

11

25'

25'

25'

25'

25'

25'

S GLENSTONE AVE.

FUTURE
ADDITIONAL
LANE

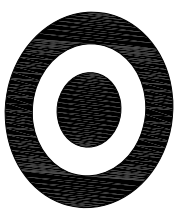
ROUTE #60 BUSINESS ROUTE #68
(GLENSTONE AVE.) SOUTHBOUND LANE

EXISTING UTILITY
POLE WITH
GUY WIRES
(TO BE
RELOCATED)

RELOCATED
UTILITY PO

15' SANITARY SEWER
EASEMENT

15' SANITARY
SEWER EASEMENT



TARGET
129,555 S.F.

ARD
American Realty & Development

GLENSTONE MARKETPLACE
3333 S GLENSTONE AVENUE,
SPRINGFIELD, MISSOURI



ABOUT AMERICAN REALTY & DEVELOPMENT

American Realty & Development has developed millions of square feet in retail space through our specialization in free standing and multi-tenant centres. We have multiple construction managers and subcontractors on staff who have worked for us exclusively for the last 20 years. Our business has helped connect us with many great clients over the years who have also become great friends. We are Varco Pruden builders. American Realty & Development was established 25 years ago by Kevin Guffey, who has filled his office with many family members including his two children. We are the definition of a family run business. Kevin's knowledge of commercial real estate includes retail centres, triple-net single-tenant retail, quick service restaurants, site selections, land, and development.