

Battlefield Market Place - Phase II

**3046 S. Kimbrough
Springfield, Missouri**



\$14.50 PSF

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Battlefield Market Place II



3046 S. Kimbrough
 Springfield, Missouri

Total Building Size: 13,200 SF
 Available Space: 1,375 - 2,175 SF

Lease or Sale Information

Base Rent: \$14.50 PSF
 CAM: \$2.75 - \$3.00 PSF

Property Description

Available: Ste 108 - 112: 2,175 SF
 Ste 136: 1,375 SF
 Condition: New - Gray Box
 Zoning: General Retail
 Infill Allowance: Est. \$22.00 PSF
 Parking: Cooperative Parking with Phase I
 Traffic Count: 31,357 (Battlefield East of Kimbrough)
 32,821 (Battlefield West of Kimbrough)

Additional Information

New upscale retail and office development. The Battlefield Market Place is one of the newest generation of boutique retail introduced to Springfield. The center falls within an elevated demographic (higher incomes) profile for the area. The Market Place has many unique features such as outdoor seating, lighting, water features and outdoor music. It is located within "Medical Mile" and three blocks west of Battlefield Mall (a Simon mall); it is in one of the best locations in Springfield, offering a "lifestyle type" atmosphere for national and local retailers.

Battlefield Market Place II



Battlefield Market Place Phase I



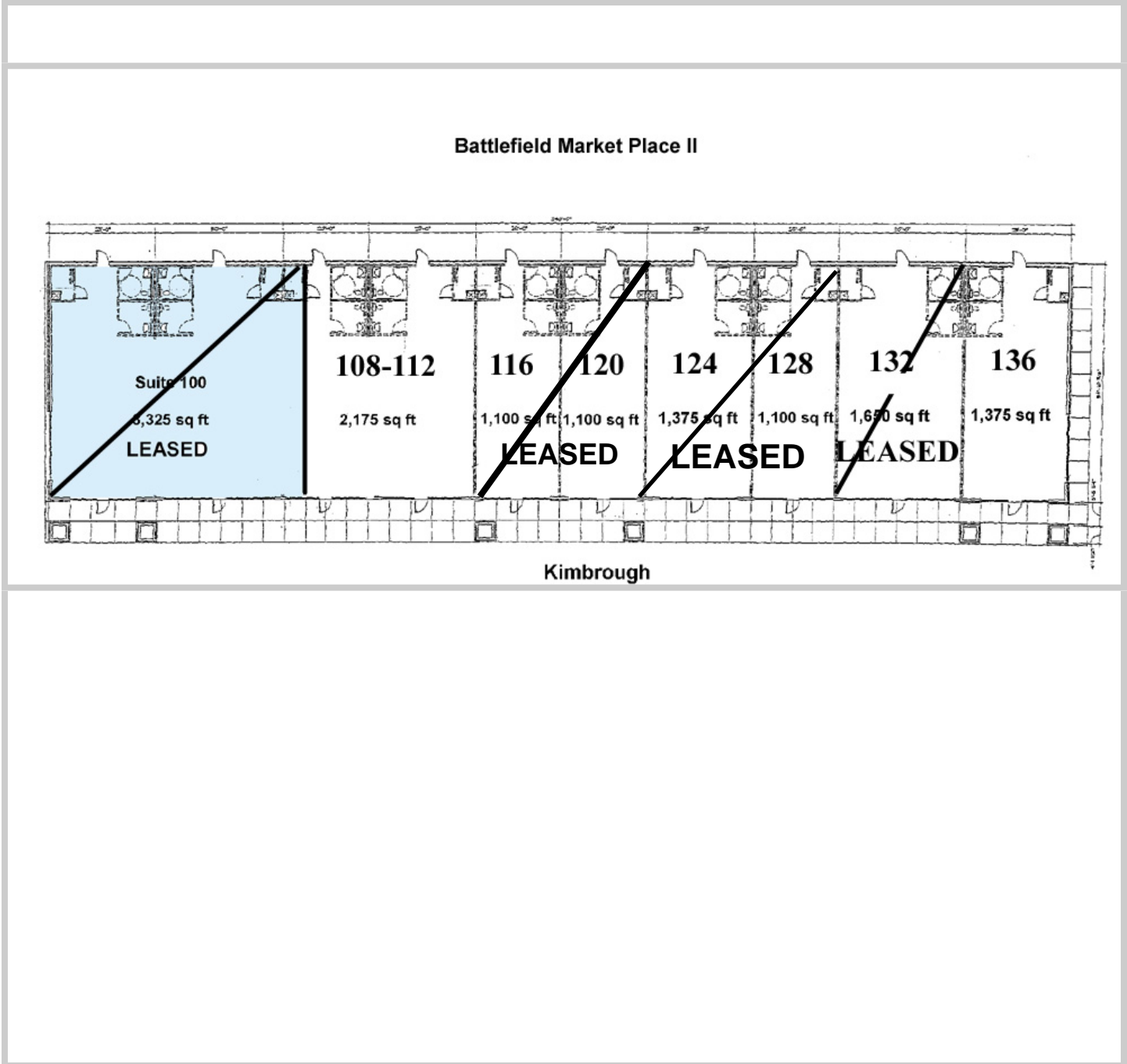
Front



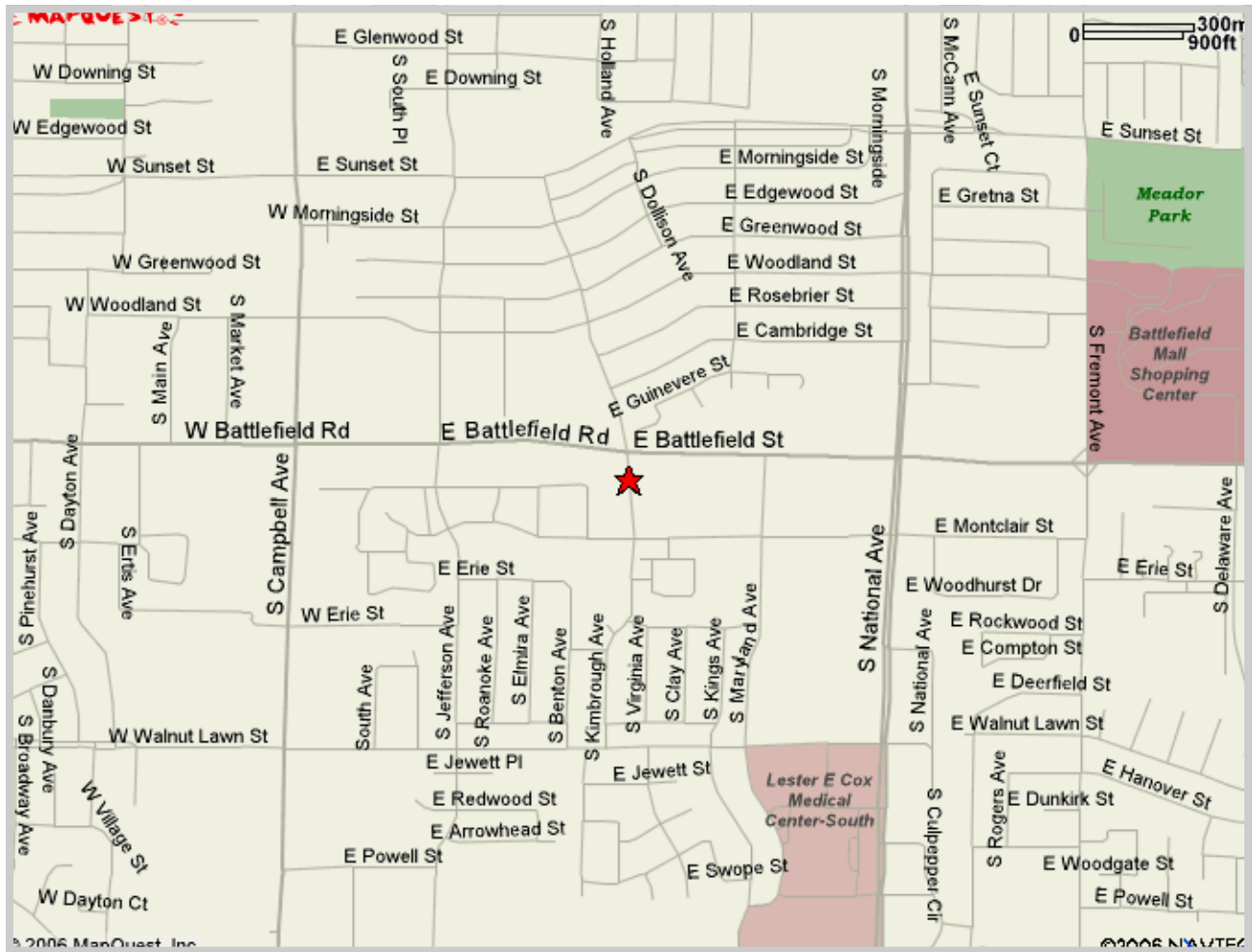
North end

Location

Battlefield Market Place II



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