



74,500' RETAIL BOX WITH 400+/- PARKING SPACES

1735 S. GLENSTONE
SPRINGFIELD, MO 65804

Mike Fusek, CCIM
Senior Advisor
O: 417.849.5703
mike.fusek@svn.com

A photograph of a CVS/pharmacy storefront. The building has a white metal roof with a series of white support columns. The 'CVS/pharmacy' logo is prominently displayed in red and white above the glass entrance. Several cars are parked in the lot in front of the building under a clear blue sky.

CVS/pharmacy

Property Summary



OFFERING SUMMARY

Available SF:	74,500 SF
Lease Rate:	\$3.55 SF/yr (NNN)
Monthly Base Rent:	\$22,000
Lot Size:	7.12 Acres
Building Size:	74,500 SF
Zoning:	General Retail
Market:	Springfield
Submarket:	Springfield

PROPERTY OVERVIEW

74,500' Retail Box w/ 400+/- Parking Spaces
Former CVS building is for lease at \$3.55 / sf NNN [\$22,000/ month NNN]
7 acres on S. Glenstone with 680' of frontage
Property is vacant
2.2 miles north of Battlefield Mall
For more information, please call the Listing Agent. Thank you.

PROPERTY HIGHLIGHTS

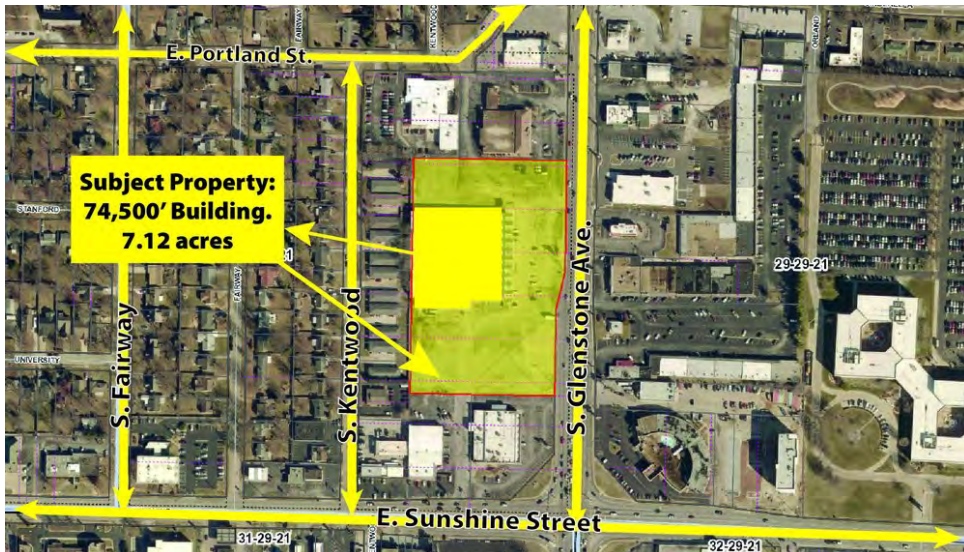
- 74,500' Retail Box w/ 400+/- Parking Spaces
- Former CVS building is for lease at \$3.55 / sf NNN [\$22,000/ month NNN]
- 7 acres on S. Glenstone with 680' of frontage
- Property is vacant
- 2.2 miles north of Battlefield Mall
- For more information, please call the Listing Agent. Thank you.

74,500' RETAIL BOX W/ 400+/- PARKING SPACES | 1735 S. GLENSTONE SPRINGFIELD, MO 65804

SVN | Rankin Company, LLC | Page 2

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

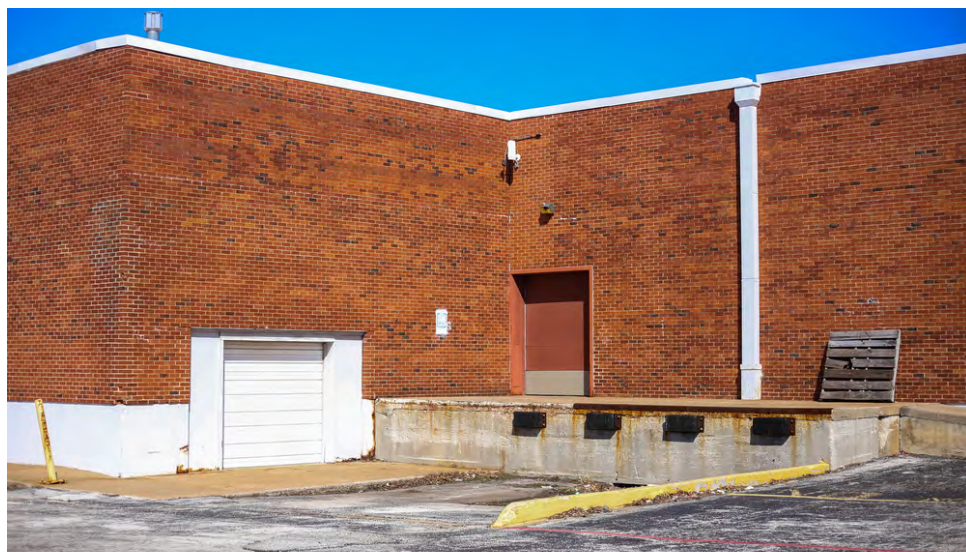


74,500' RETAIL BOX W/ 400+/- PARKING SPACES | 1735 S. GLENSTONE SPRINGFIELD, MO 65804

SVN | Rankin Company, LLC | Page 3

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

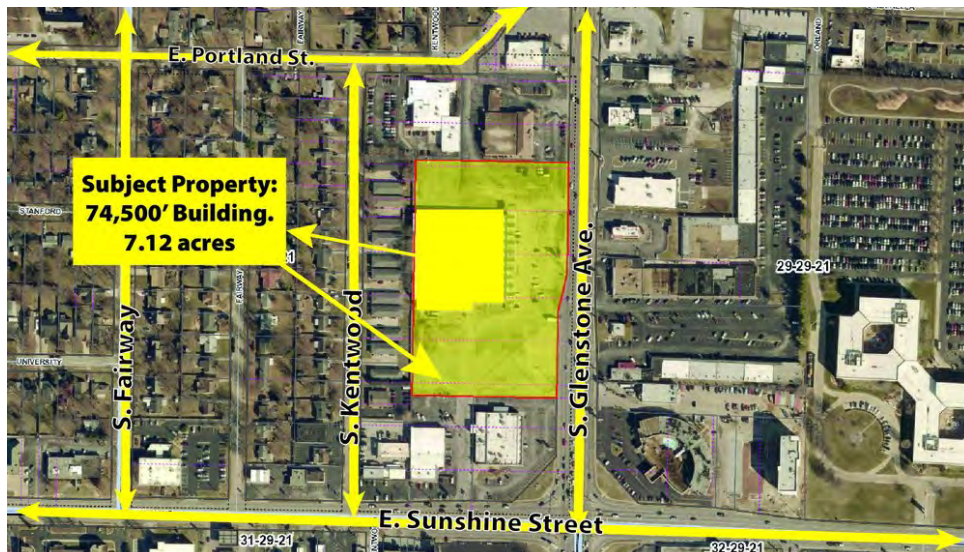


74,500' RETAIL BOX W/ 400+/- PARKING SPACES | 1735 S. GLENSTONE SPRINGFIELD, MO 65804

SVN | Rankin Company, LLC | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



74,500' RETAIL BOX W/ 400+/- PARKING SPACES | 1735 S. GLENSTONE SPRINGFIELD, MO 65804

SVN | Rankin Company, LLC | Page 5

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

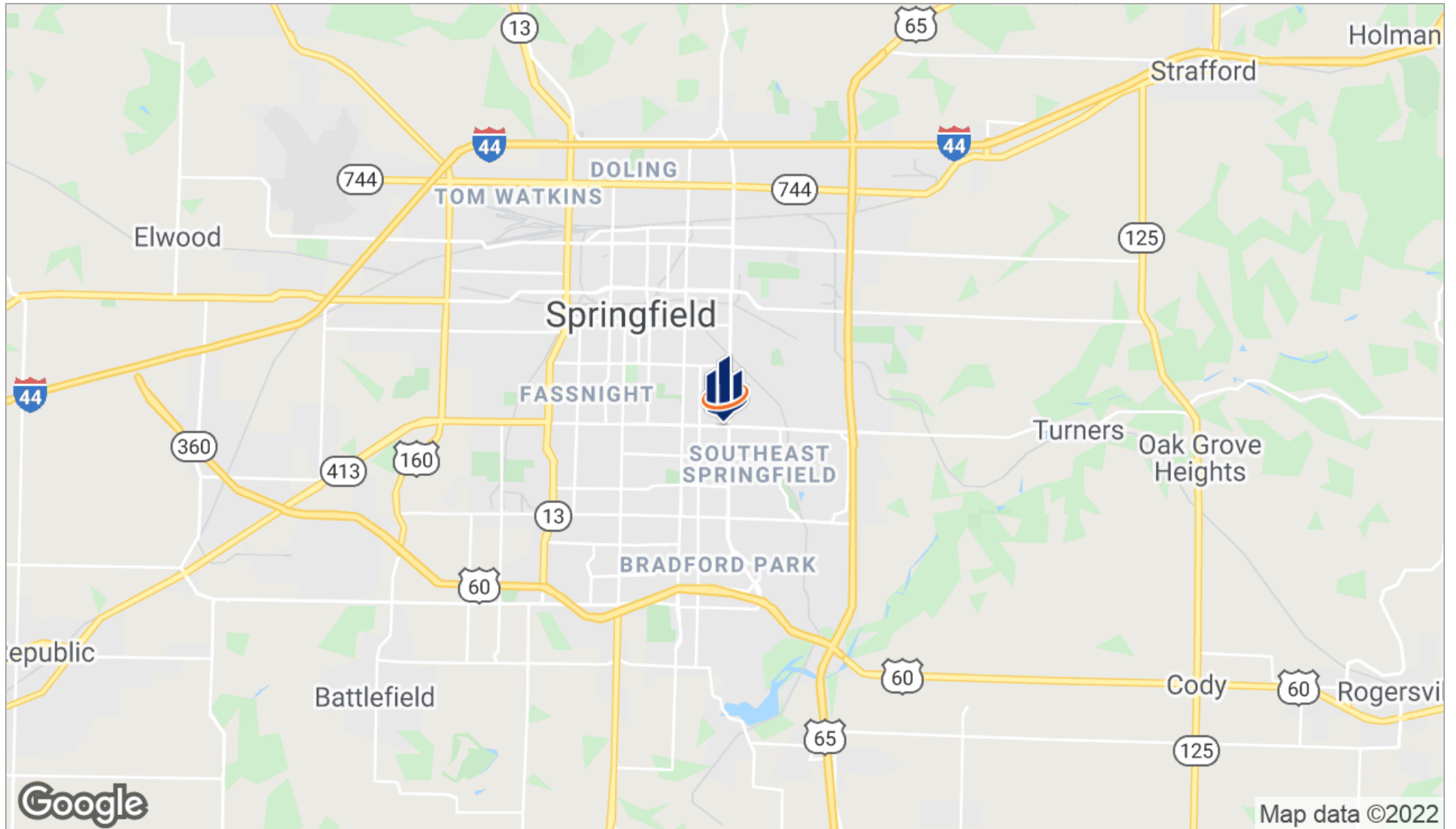


74,500' RETAIL BOX W/ 400+/- PARKING SPACES | 1735 S. GLENSTONE SPRINGFIELD, MO 65804

SVN | Rankin Company, LLC | Page 6

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



74,500' RETAIL BOX W/ 400+/- PARKING SPACES | 1735 S. GLENSTONE SPRINGFIELD, MO 65804

SVN | Rankin Company, LLC | Page 7

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Site Plan



2 VICINITY MAP

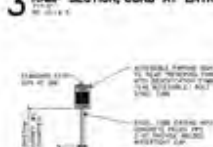


GN SCHEDULE OF GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD ZONING ORDINANCES AND ALL APPLICABLE CODES.
- 2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD ZONING ORDINANCES AND ALL APPLICABLE CODES.
- 3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD ZONING ORDINANCES AND ALL APPLICABLE CODES.
- 4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD ZONING ORDINANCES AND ALL APPLICABLE CODES.
- 5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD ZONING ORDINANCES AND ALL APPLICABLE CODES.
- 6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD ZONING ORDINANCES AND ALL APPLICABLE CODES.
- 7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD ZONING ORDINANCES AND ALL APPLICABLE CODES.
- 8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD ZONING ORDINANCES AND ALL APPLICABLE CODES.



3 RAMP SECTION, CURB AT ENTRY



OWNER: OSCO DRUG STORE #5160
1735 S. GLENSTONE
SPRINGFIELD, MISSOURI 65804

DATE: 08/20/2014

PROJECT NO.: 14-001

SCALE: 1/4" = 1'-0"

DESIGNER: KENT A. LAMBERT ARCHITECT
1100 N. WASHINGTON AVE., 5TH FLOOR
SPRINGFIELD, MISSOURI 65802

PERMIT NO.: 2014-08-001

REVISIONS:

DATE: 08/20/2014

BY: KAL

CHECKED: [Signature]

LEGAL DESCRIPTION:

COMMERCIAL DISTRICT (CD) ZONING DISTRICT

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

SECTION 16.000 OF THE CITY OF SPRINGFIELD ZONING ORDINANCES

KN SCHEDULE OF KEYED NOTES

1. SEE KEY PLAN FOR LOCATION OF NOTES.

2. SEE KEY PLAN FOR LOCATION OF NOTES.

3. SEE KEY PLAN FOR LOCATION OF NOTES.

4. SEE KEY PLAN FOR LOCATION OF NOTES.

5. SEE KEY PLAN FOR LOCATION OF NOTES.

6. SEE KEY PLAN FOR LOCATION OF NOTES.

7. SEE KEY PLAN FOR LOCATION OF NOTES.

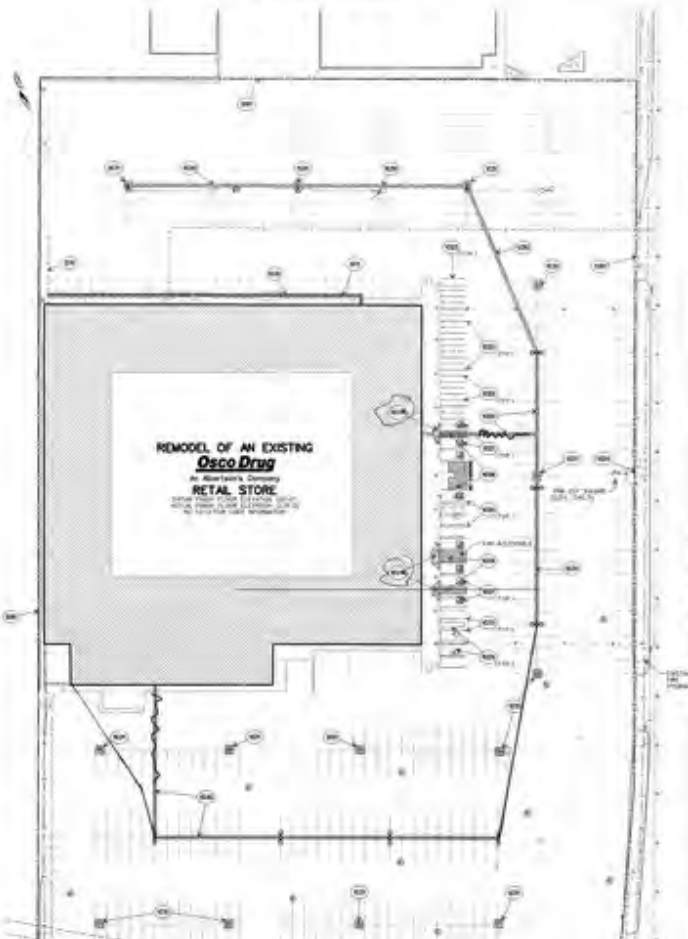
8. SEE KEY PLAN FOR LOCATION OF NOTES.

9. SEE KEY PLAN FOR LOCATION OF NOTES.

10. SEE KEY PLAN FOR LOCATION OF NOTES.



OSCO DRUG STORE #5160
SPRINGFIELD, MISSOURI



- SA SCHEDULE OF ABBREVIATIONS**
- 1. [Symbol] - [Description]
 - 2. [Symbol] - [Description]
 - 3. [Symbol] - [Description]
 - 4. [Symbol] - [Description]
 - 5. [Symbol] - [Description]
 - 6. [Symbol] - [Description]
 - 7. [Symbol] - [Description]
 - 8. [Symbol] - [Description]
 - 9. [Symbol] - [Description]
 - 10. [Symbol] - [Description]

- SD SCHEDULE OF DRAWINGS**
- 1. [Symbol] - [Description]
 - 2. [Symbol] - [Description]
 - 3. [Symbol] - [Description]
 - 4. [Symbol] - [Description]
 - 5. [Symbol] - [Description]
 - 6. [Symbol] - [Description]
 - 7. [Symbol] - [Description]
 - 8. [Symbol] - [Description]
 - 9. [Symbol] - [Description]
 - 10. [Symbol] - [Description]



OSCO DRUG NO. 5160

1735 S. GLENSTONE

KENT A. LAMBERT ARCHITECT

REGISTERED ARCHITECT

STATE OF MISSOURI

CSI 104

OSCO Drug

RENDERING DIVISION

ORIG. SCALE: 1/4" = 1'-0"

DATE: 08/20/14

BY: [Signature]

CHECKED: [Signature]

1/4" = 1'-0"

DATE: 08/20/14

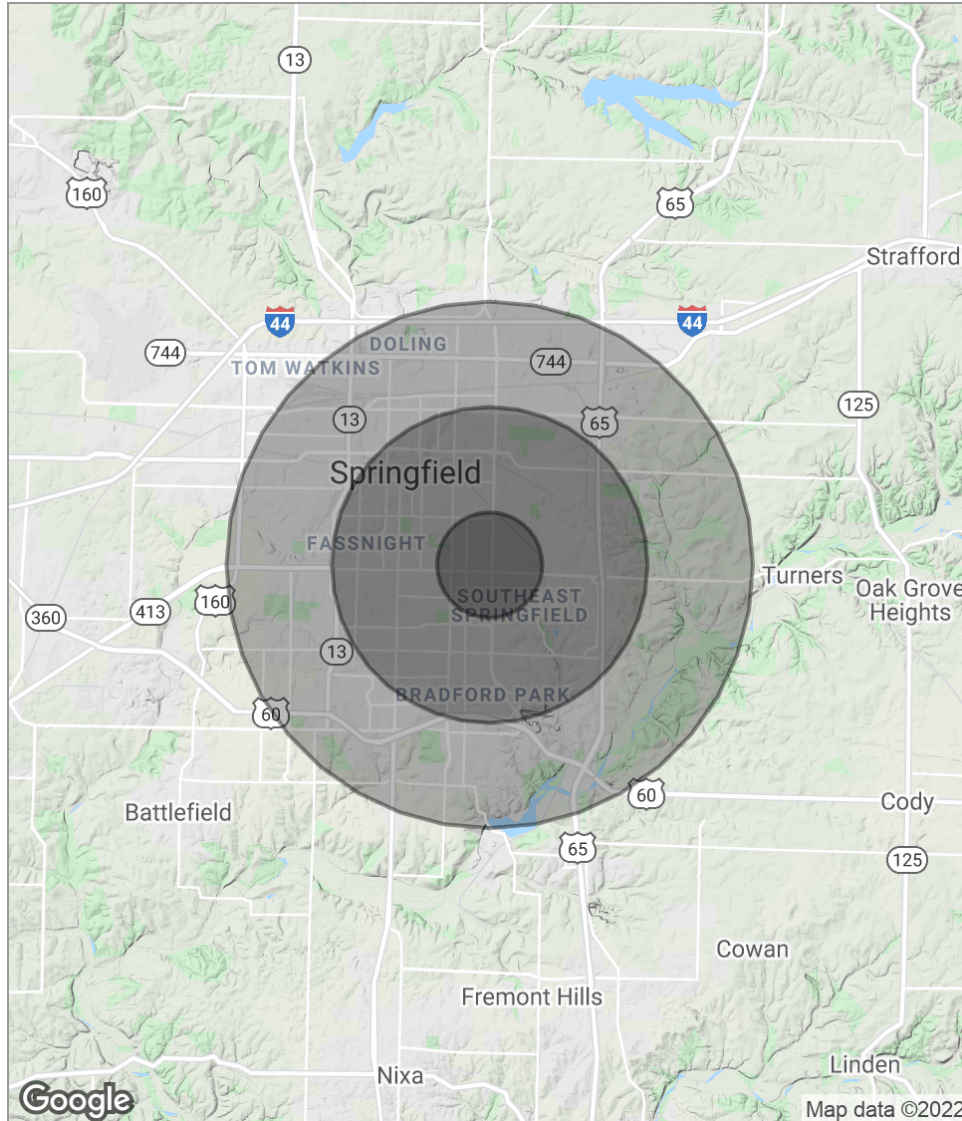
BY: [Signature]

CHECKED: [Signature]

Additional Photos



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,158	87,604	171,442
Median age	35.8	33.5	35.0
Median age (Male)	33.8	31.8	33.6
Median age (Female)	36.8	34.9	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,180	39,587	75,786
# of persons per HH	2.0	2.2	2.3
Average HH income	\$57,882	\$44,313	\$46,983
Average house value	\$202,240	\$140,872	\$145,150

* Demographic data derived from 2010 US Census

Advisor Bio 1



MIKE FUSEK, CCIM

Senior Advisor

mike.fusek@svn.com

Direct: 417.849.5703 | Cell: 417.849.5703

PROFESSIONAL BACKGROUND

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009. SVN has more than 1,700 National Advisors.

SVN | RANKIN COMPANY, LLC
2808 S. Ingram Mill, Suite A100
Springfield, MO 65804
417.887.8826