

NEW DEVELOPMENT



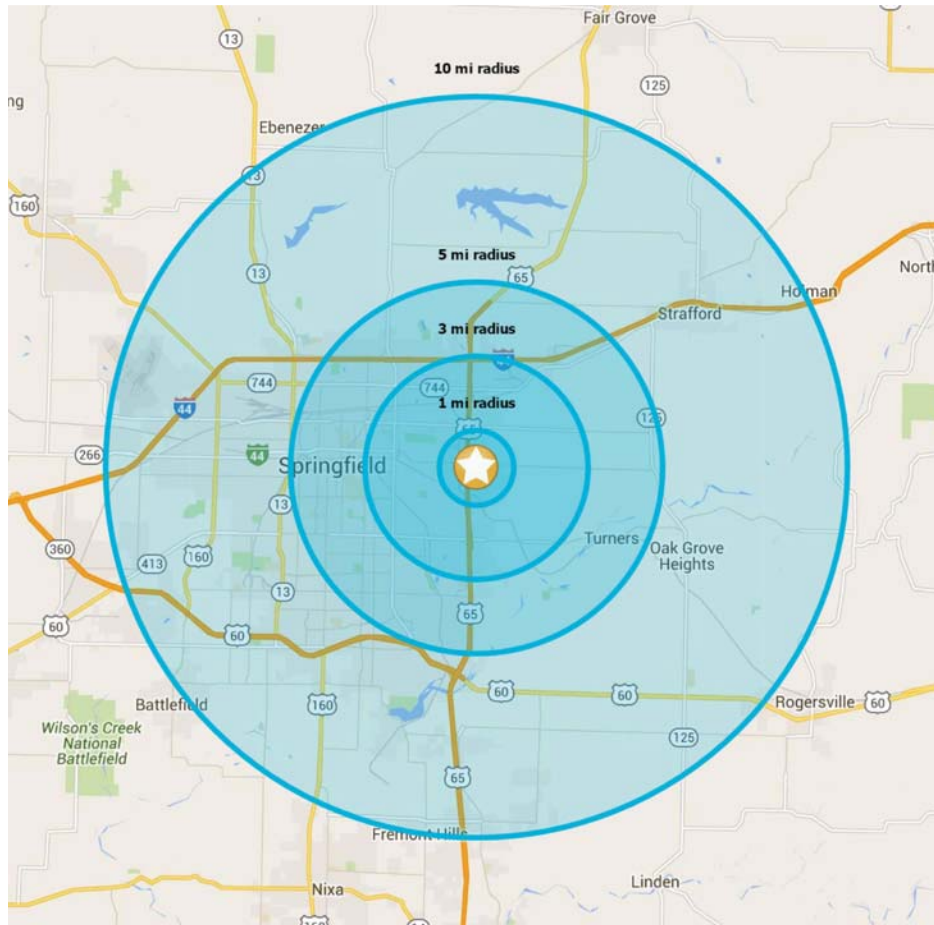
FOR LEASE
SEQ U.S. 65 & CHESTNUT EXPRESSWAY . SPRINGFIELD . MISSOURI

NEW PROPOSED POWER CENTER DEVELOPMENT ON HIGHWAY 65 WITHIN CLOSE PROXIMITY TO MISSOURI STATE UNIVERSITY AND ACROSS FROM NEW MENARDS LOCATION.

L³ CORPORATION
 COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
 SAINT LOUIS . MISSOURI . 63141
 314.469.7400 . WWW.L3CORP.NET

MARKET OVERVIEW



POPULATION		<u>3 MILES</u> 39,285	<u>5 MILES</u> 113,937	<u>10 MILES</u> 249,786
HOUSEHOLDS		<u>3 MILES</u> 17,258	<u>5 MILES</u> 49,753	<u>10 MILES</u> 106,900
AVG HH INCOME		<u>3 MILES</u> \$61,035	<u>5 MILES</u> \$50,476	<u>10 MILES</u> \$56,111

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 offers 102 parks, including a linear trail system that integrates with the city's growing on-street bike route system; an airport; an art museum; a zoo; the Springfield Lasers professional tennis team; the Springfield Cardinals minor-league baseball team and is home to Bass Pro Shops, Missouri State University, Drury and Evangel universities and the Assemblies of God USA.

Springfield/Greene County is the only municipality in the nation with a Gold Medal Award-winning parks and recreation department, American Chamber of Commerce Executives Chamber of the Year award and accreditation in law enforcement, fire, emergency management, environmental services and public works.

Springfield Public Schools is Missouri's largest fully accredited school district. More than 24,000 students attend 36 elementary schools, an intermediate school (grades 5-6), nine middle schools, five high schools, Phelps Center for Gifted Education and an Early Childhood Center.

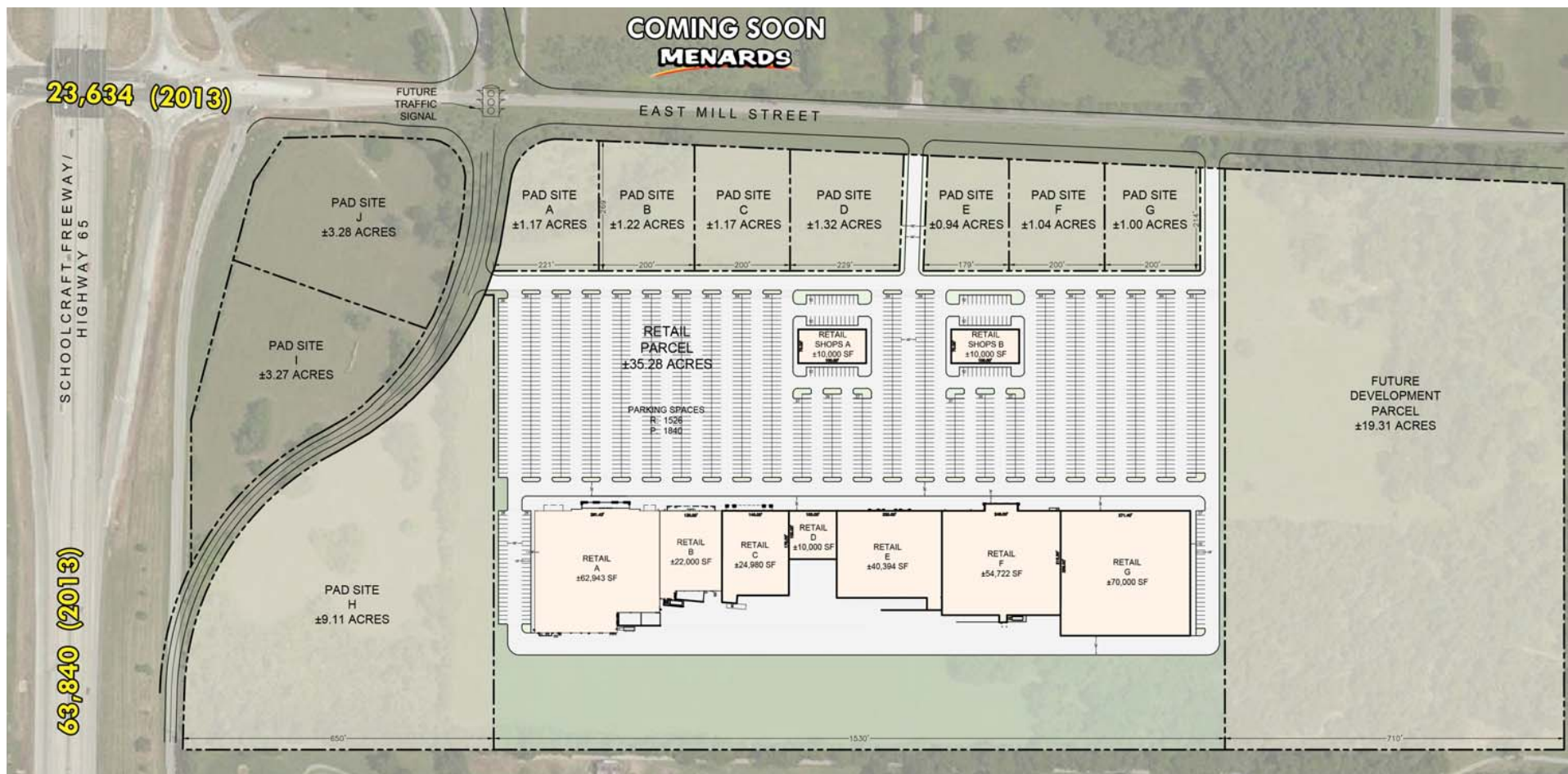
Casual dining, upscale bars and restaurants, antique shops, trendy clothing, art galleries and a public art and sculpture tour make downtown Springfield a great place to live and visit.



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S I T E P L A N

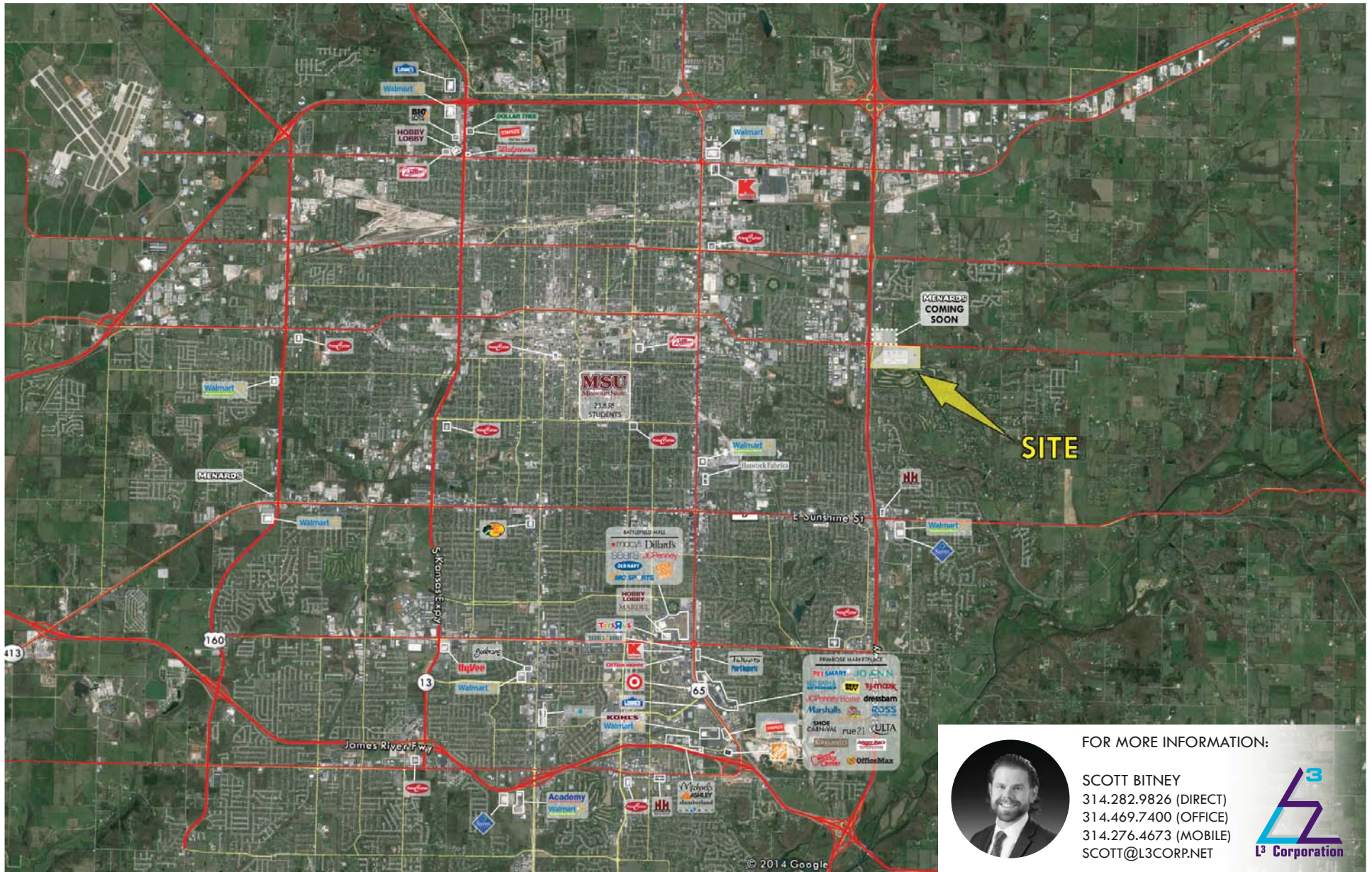


- DEVELOPMENT HAS BOTH ANCHOR AND JUNIOR ANCHOR OPPORTUNITIES.
- DEVELOPMENT HAS VISIBILITY TO OVER 63,000 VEHICLES PER DAY AND IS APPROXIMATELY 4 MILES FROM MISSOURI STATE UNIVERSITY (23,838 STUDENTS).
- SITE OFFERS RETAILERS AND RESTAURANTS A GREAT OPPORTUNITY TO SERVICE THE NORTH AND EAST SIDE OF THE SPRINGFIELD MARKET. DEVELOPMENT IS IN PRIME POSITION TO BENEFIT FROM THE \$865M IN TRADE AREA'S ANNUAL HOUSEHOLD EXPENDITURE.

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