



FOR LEASE RETAIL/ OFFICE SPACE WEST BYPASS & CHESTNUT

535 N. WEST BY PASS
SPRINGFIELD, MO 65802

Lee McLean III, CCIM
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$750.00 Month
Building Size:	5,175 SF
Available SF:	874 SF
Lot Size:	0.176 Acres
Zoning:	Highway Commercial
Market:	North West Springfield
Suite:	E

PROPERTY OVERVIEW

Thank you for looking at this property on 535 N West Bypass. The unit available is Suite E - 874 SF \$750/Month. This office space comes fully furnished at no additional cost. Located near the intersection of Chestnut Expressway & West By Pass. I-44 is within a 5 min drive away. The high density traffic is ideal for business exposure. This property is also located near the Springfield-Branson National Airport. Please contact Listing Agent to schedule a showing. Thank you!

LOCATION OVERVIEW

This property is located on West By Pass off of Chestnut Expressway. The cross section has many major fast food restaurants including McDonald's, Hardee's and Sonic.

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Exterior Photos



Interior Photos



Available Spaces

LEASE RATE: \$750.00 PER MONTH
LEASE TYPE: MG

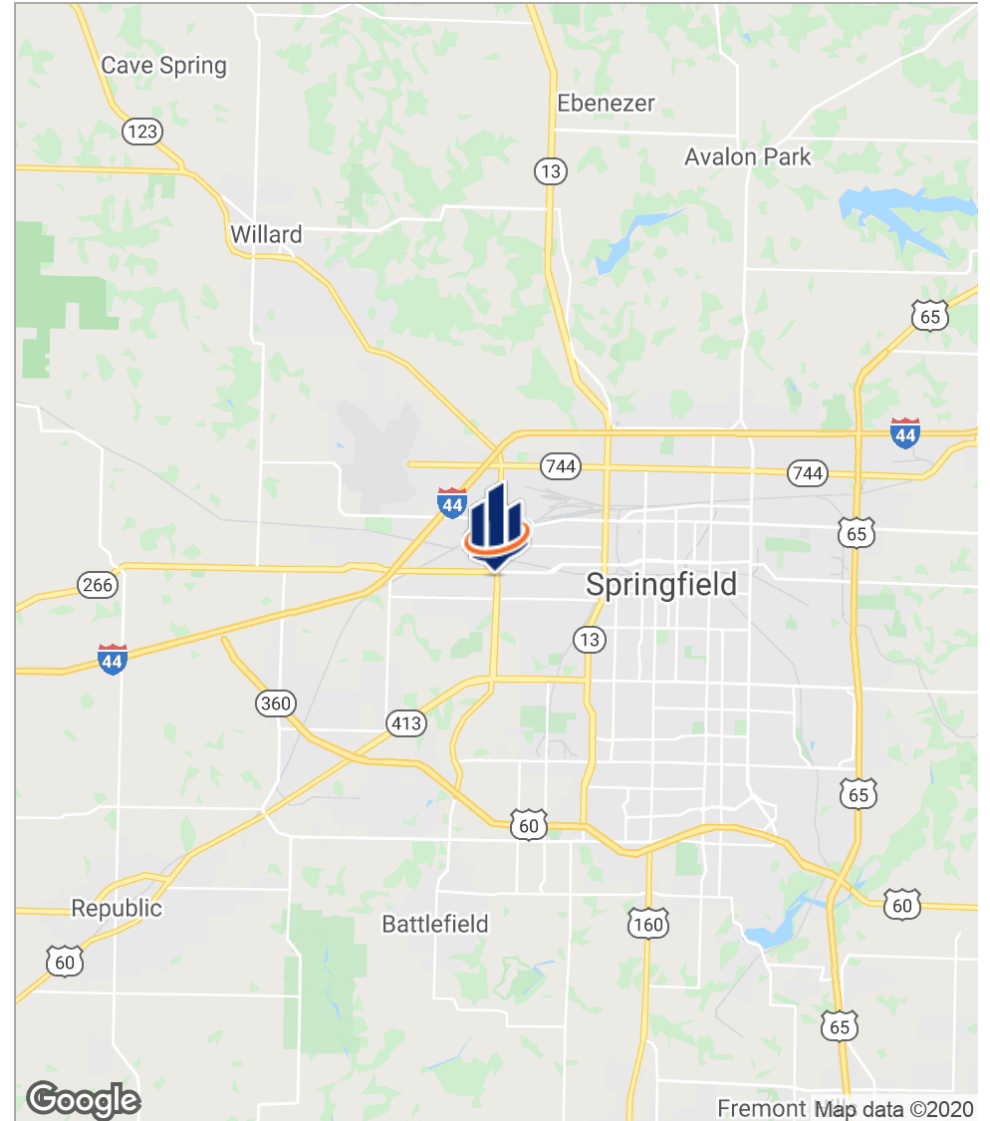
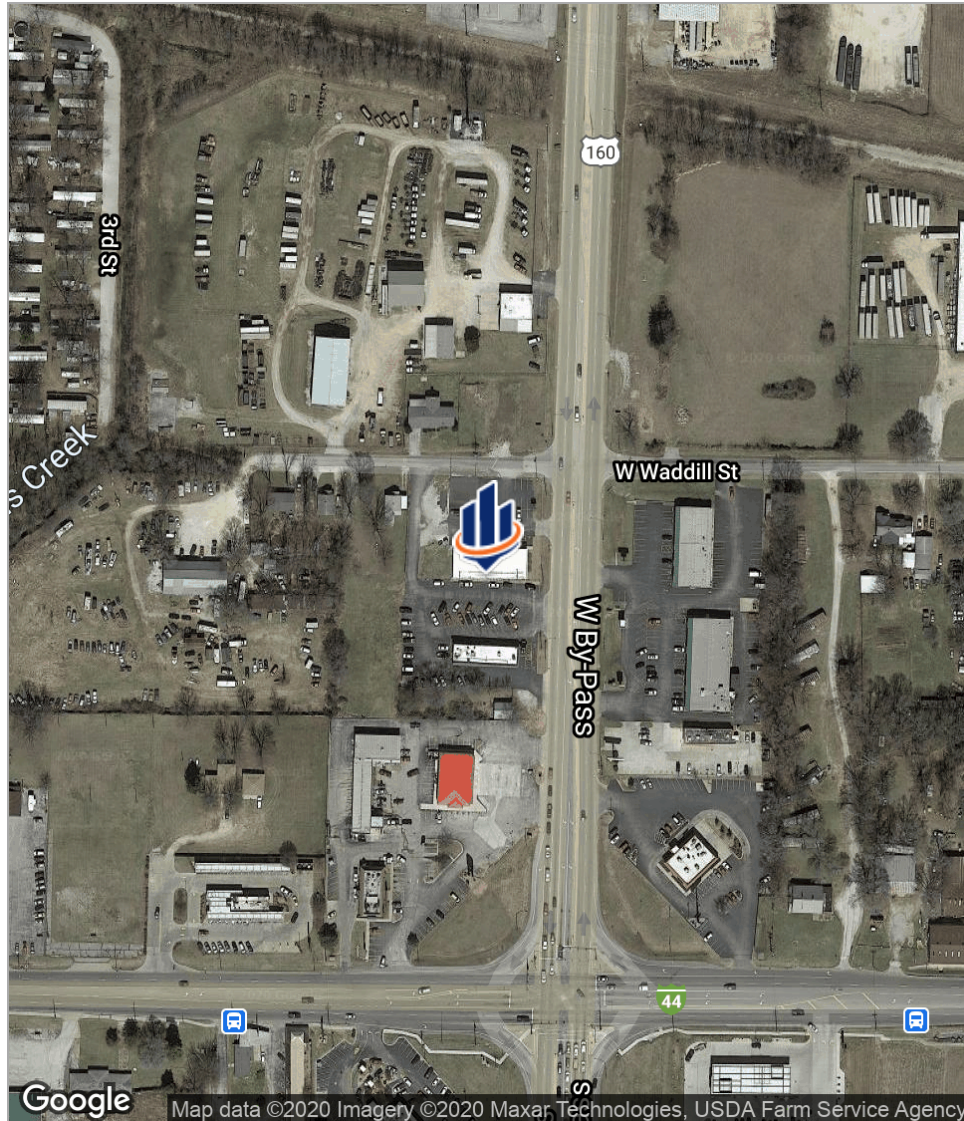
TOTAL SPACE: 874 SF
LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
535 N West By Pass Springfield, MO 65802- Suite E	Strip Center	\$750.00 Month	Modified Gross	874 SF	Negotiable	<p>This office space comes fully furnished at no additional cost. The unit available is Suite E - 874 SF \$700/mo</p> <p>Located near the intersection of Chestnut Expressway & West By Pass.</p> <p>I-44 is within a 5 min drive away.</p>

Aerial Photo



Location Maps

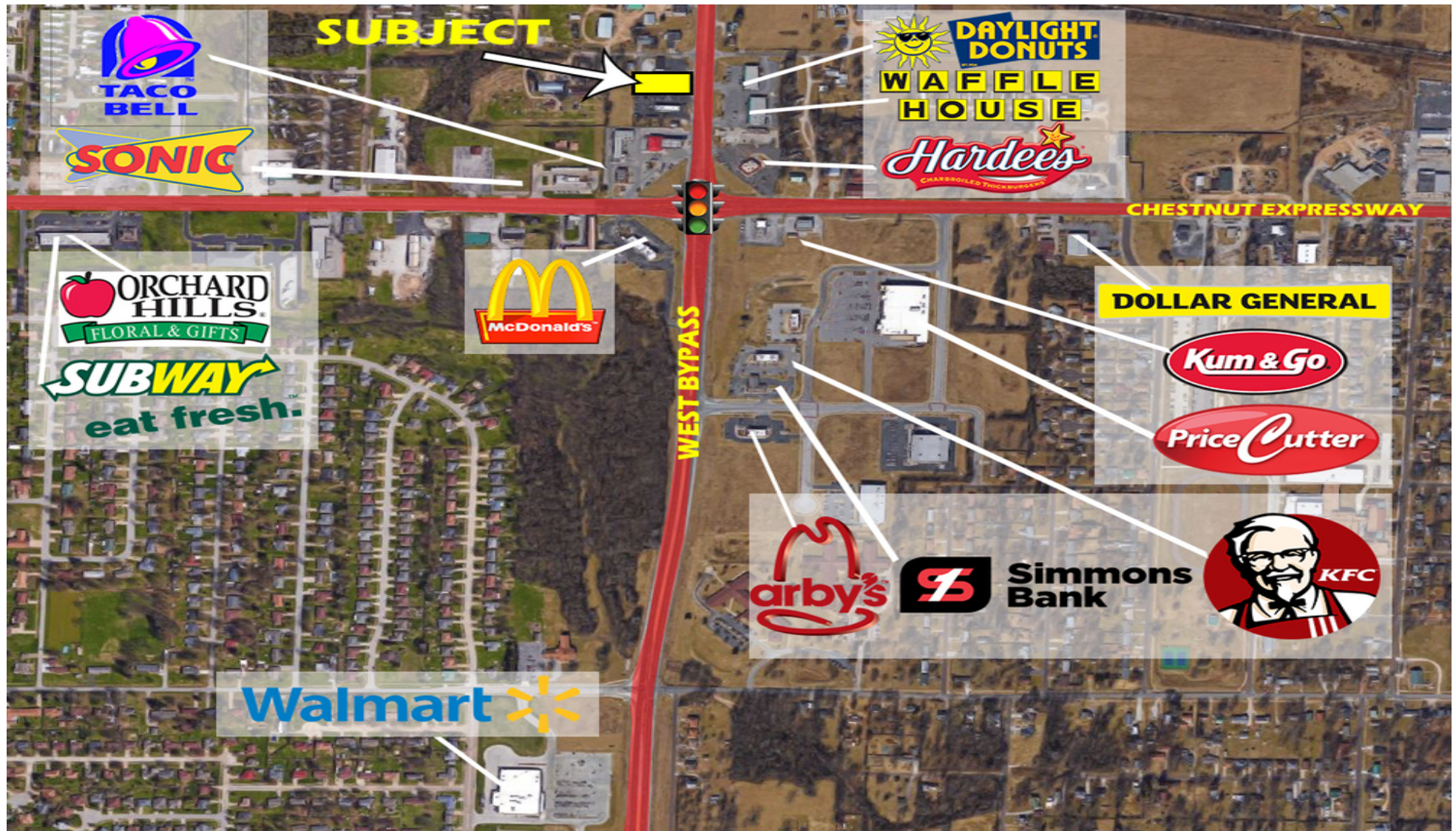


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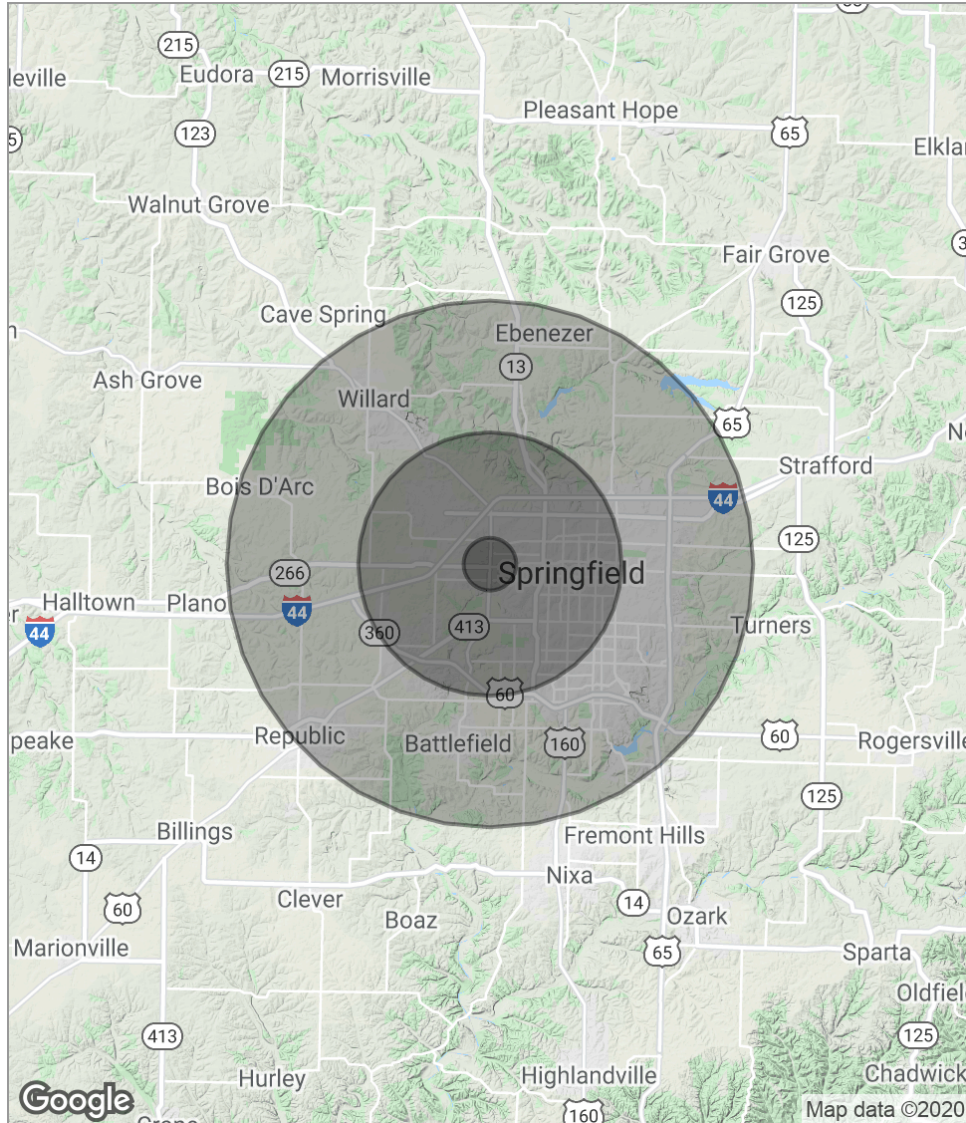
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Retail Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,497	115,711	277,640
Median age	35.3	32.9	35.2
Median age [Male]	32.8	32.2	34.0
Median age [Female]	37.3	34.0	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,203	47,910	117,711
# of persons per HH	2.5	2.4	2.4
Average HH income	\$39,858	\$40,768	\$50,797
Average house value	\$101,954	\$112,657	\$142,894

** Demographic data derived from 2010 US Census*

Advisor Bio

LEE MCLEAN III, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds the Certified Commercial Investment Member [CCIM] designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,100 agents within SVN International earning him national honors annually among his peers.

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]
Top 3% Advisor in SVN International - SVN President's Circle Recipient [2017]
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient [2016]

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Chamber of Commerce
- Development Issues Input Group [DIIG] member
- Children's Foundation of Mid-America Board of Directors [Previous]
- Optimist Club International [Past President, local chapter]



Disclaimer

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.