



# FORMER GAS STATION & RETAIL FOR SALE OR LEASE

103 W OLD MILL RD  
FAIR GROVE, MO 65648

**Lee McLean III, CCIM**  
Senior Advisor  
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# Property Summary



## OFFERING SUMMARY

Sale Price: \$475,000

Lease Rate \$9.00 SF (NNN)

Lot Size: 1.3 Acres

Building Size: 6,476 SF

Cross Streets: US Hwy 65 & Old Mill

Daily Traffic Count: 5,000 +/-

Market: Fair Grove

Zoning: Commercial

## PROPERTY OVERVIEW

Thank you for viewing this former convenience store and retail property located near US Hwy 65 & Old Mill Rd in Fair Grove, Missouri.

For Sale at \$475,000  
Property also for lease at \$9.00 SF (NNN)

6,476 SF property on a 1.3 acre corner lot with parking and multiple points of ingress/egress.

Features include: large open building, 6+ entrances, show room style windows and commercial store entry doors, paved/ marked parking lot, complete with parking stops, and a masonry store front.

To learn more about this listing please contact the listing agent. Thank you.

## LOCATION OVERVIEW

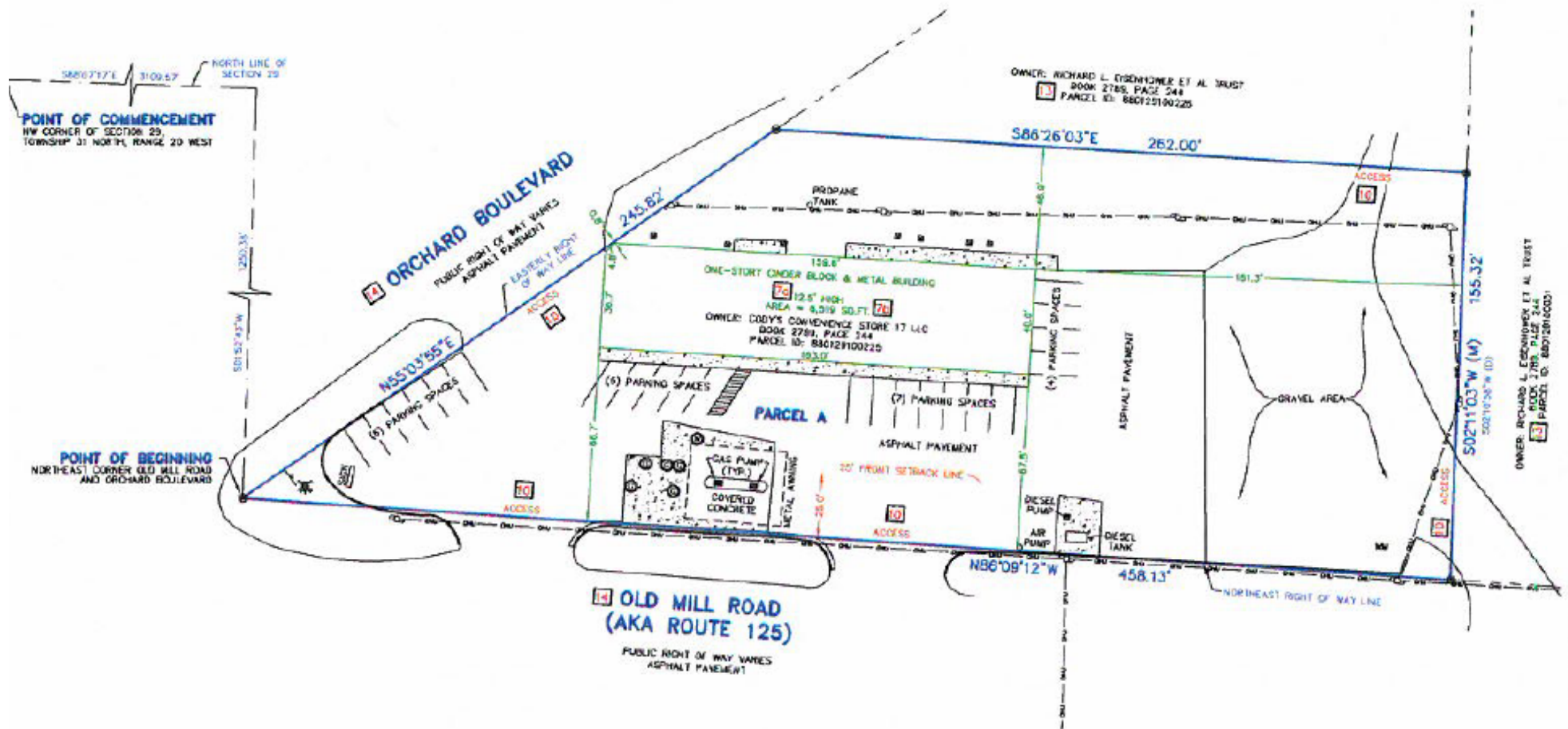
This property is located conveniently off of Highway 65 N in Fair Grove, headed towards Sedalia, 18 miles/25 min. Northeast of Springfield- Branson Airport. The property gets great local traffic directly in front of Fair Grove Schools.

Neighboring businesses include Dollar General, Central Bank, Bank of Bolivar, Sharp's Mini Mart, Hilltop Pizza & Grill, Fair Grove Feed & Trading Post and many other local and national companies.

Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International



# Survey



# Exterior Photos

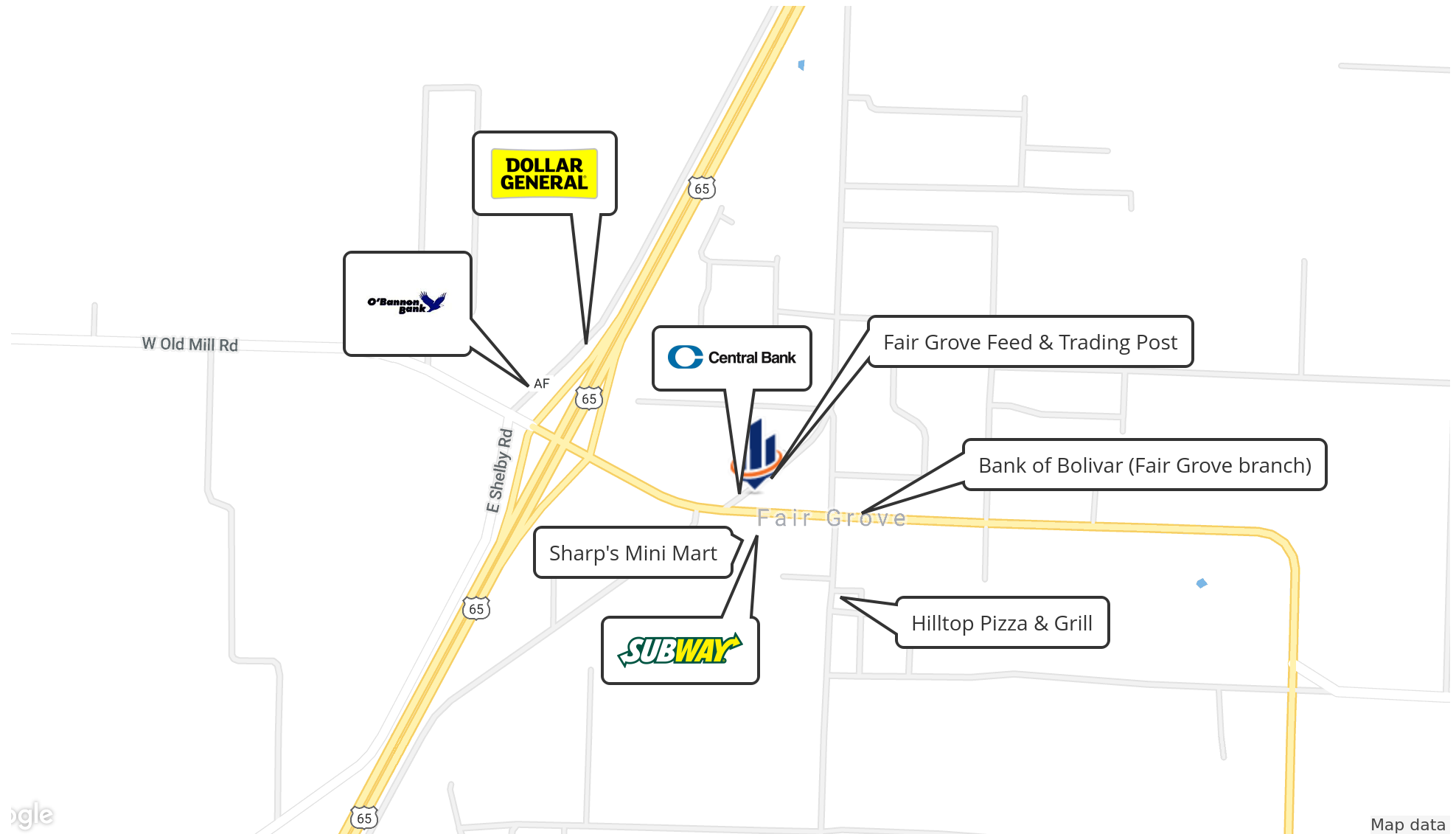




# Exterior Photos

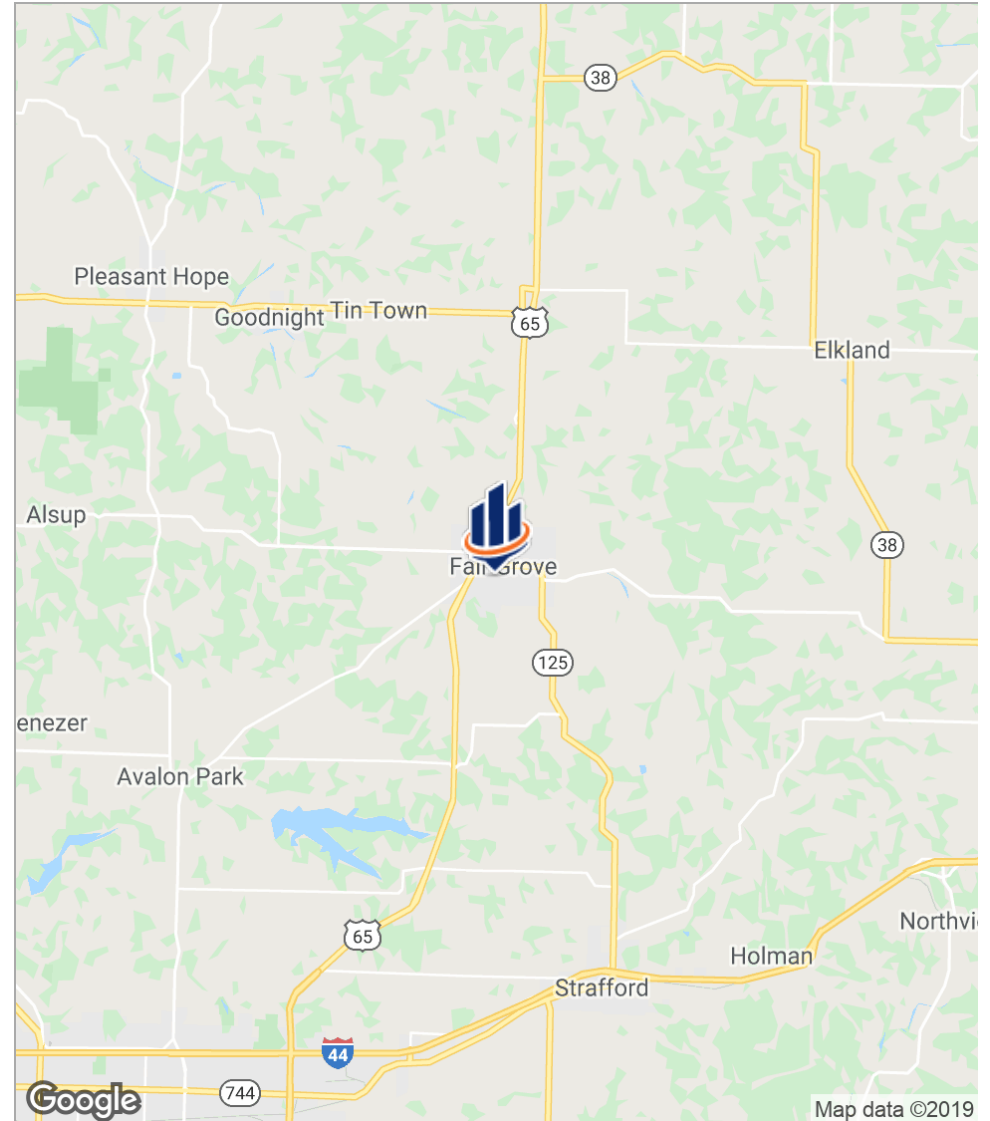


# Retailer Map



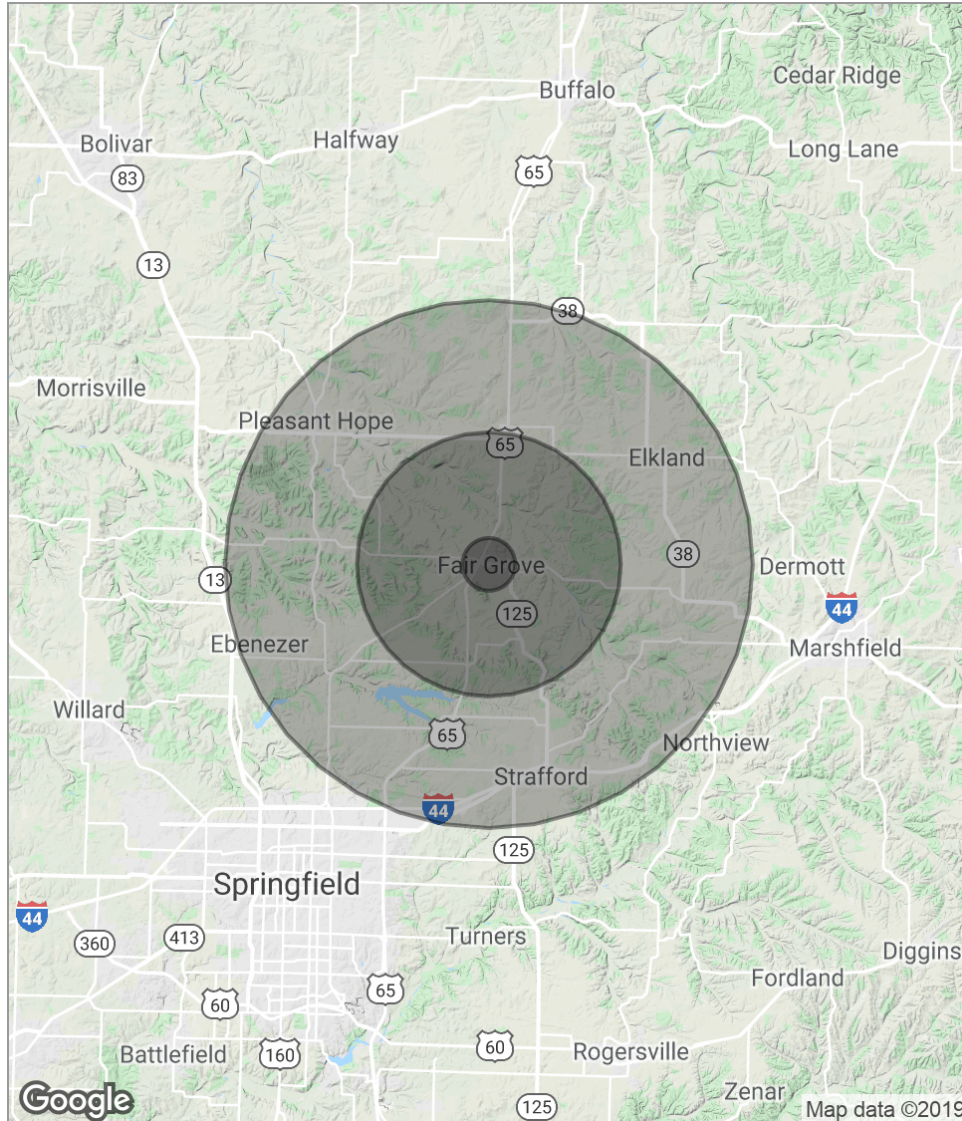


# Location Maps





# Demographics Map

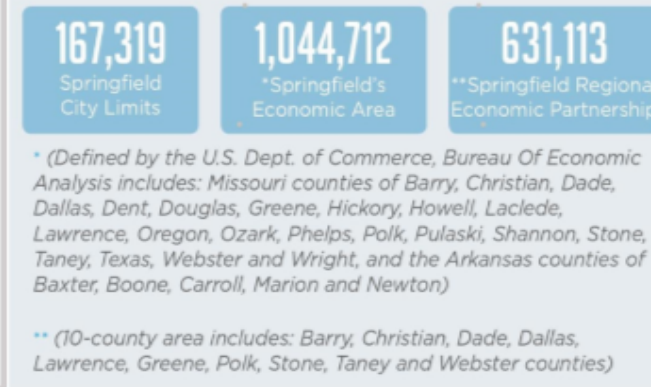
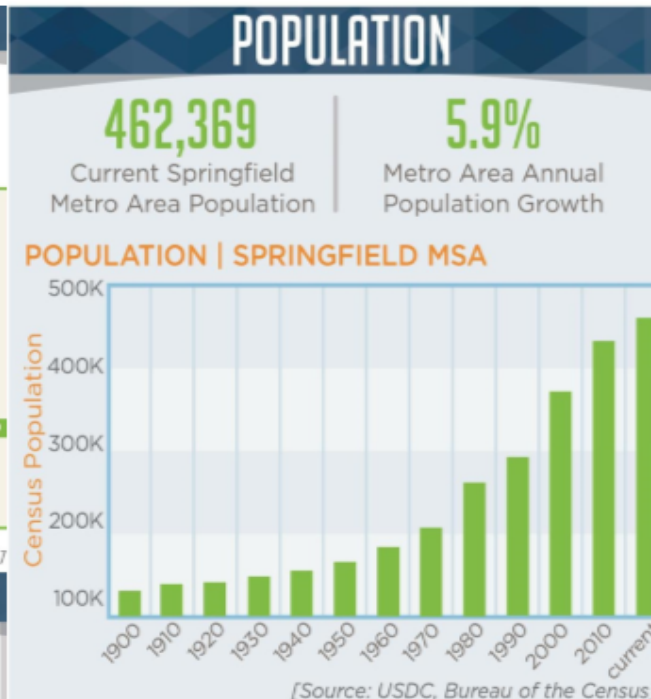
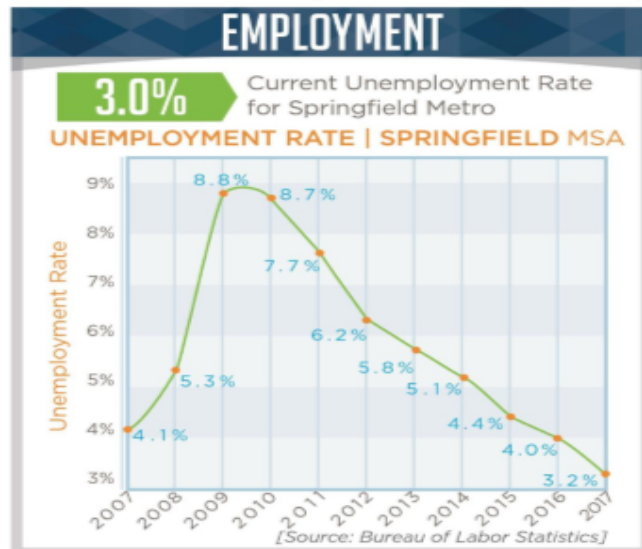
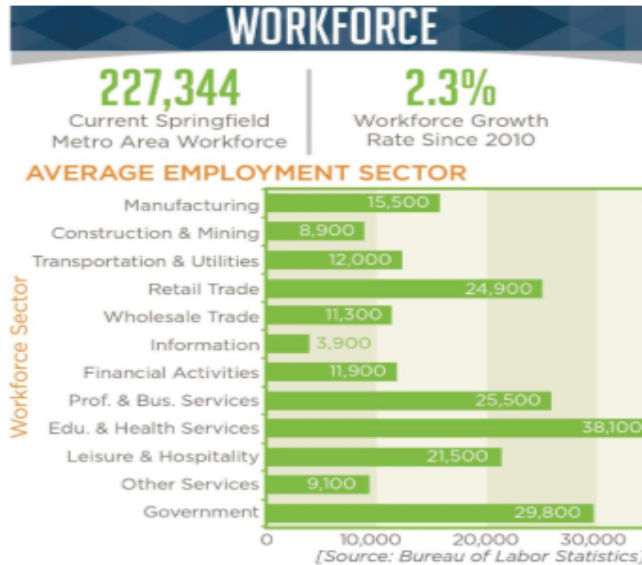


POPULATION	1 MILE	5 MILES	10 MILES
Total population	286	6,091	22,997
Median age	38.0	38.5	38.4
Median age [Male]	37.7	37.8	37.7
Median age [Female]	38.3	39.8	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	108	2,282	8,862
# of persons per HH	2.6	2.7	2.6
Average HH income	\$57,365	\$58,003	\$57,531
Average house value	\$150,990	\$150,054	\$146,065

\* Demographic data derived from 2010 US Census



# Regional Demographics



## EXECUTIVE SUMMARY

### SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

### NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

### WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



# Advisor Bio & Contact 1

## 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 maintains an emphasis in investment real estate including the sale of multifamily properties. 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 US Postal Service, Simmons National Bank, 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 1,500 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
- Optimist Club International (Past President, local chapter)



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