

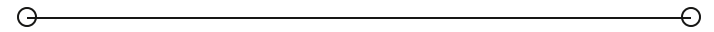


LEASE

NEW 1,375' RETAIL FOR LEASE NEXT TO WALMART

3202 W. REPUBLIC RD

Springfield, MO 65807



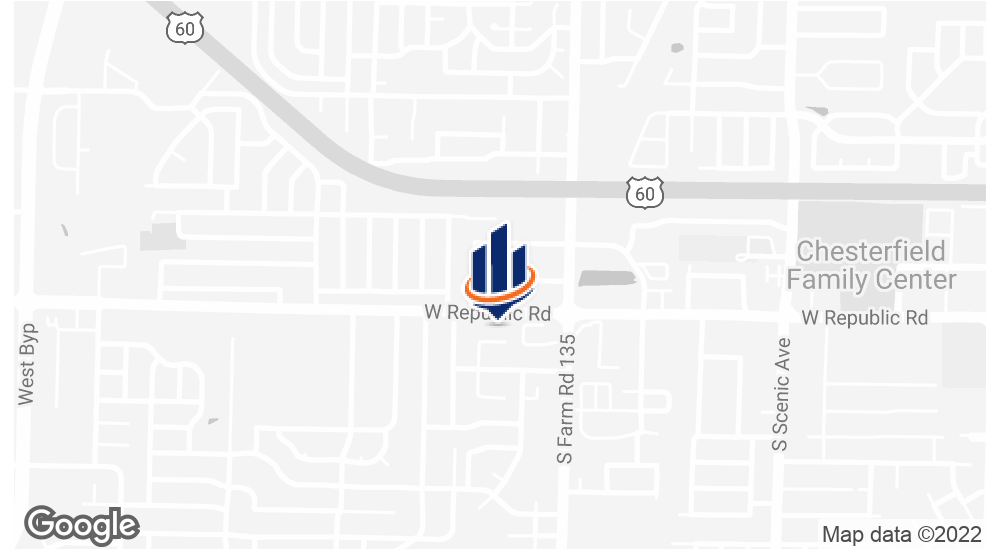
PRESENTED BY:

LEE MCLEAN III, SIOR, CCIM

O: 417.887.8826 x110

lee.mclean@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.50 SF/yr (NNN)
BUILDING SIZE:	14,375 SF
AVAILABLE SF:	1,375 SF
LOT SIZE:	2.8 Acres
YEAR BUILT:	2019
MARKET:	Springfield

PROPERTY OVERVIEW

NEW 1,375' Retail development for Lease next to Walmart. Jump Mania anchors this building with 7,500 SF. There is currently one remaining 1,375' suite available. For Lease at \$15.50 /SF/NNN. Landlord to provide white box infill or similar infill allowance.

To preview this space or others please call, text or email the listing agent. Thank you.

LOCATION OVERVIEW

Located next to Walmart at the intersection of Republic and Golden. Neighboring businesses include Kum & Go, Commerce Bank, Dublin's Pass, Pasta Express, Anytime Fitness, Walmart Neighborhood Market, Price Cutter, and many other local and national companies.

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ADDITIONAL PHOTOS



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SVN | RANKIN COMPANY, LLC

ADDITIONAL PHOTOS



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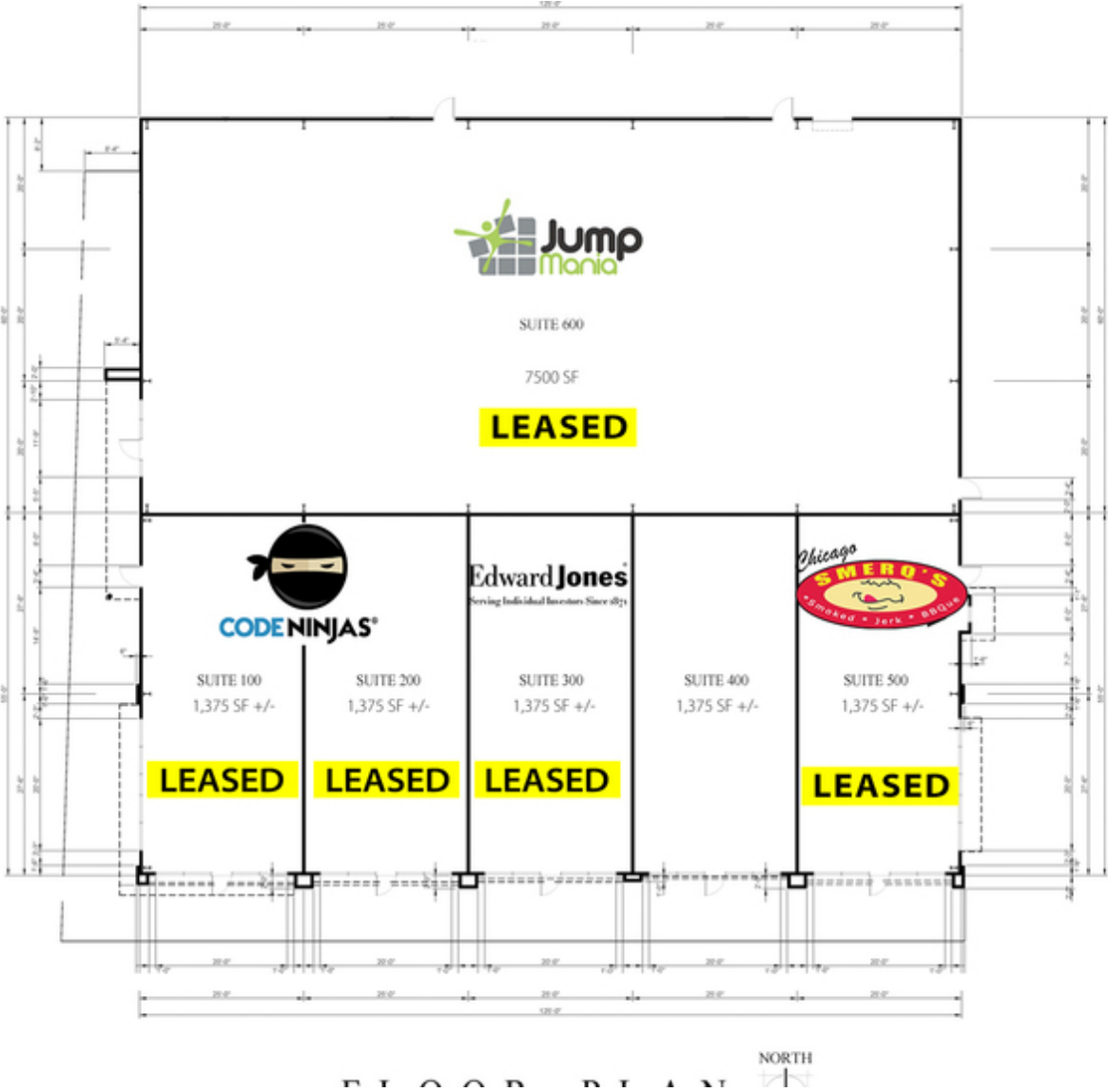
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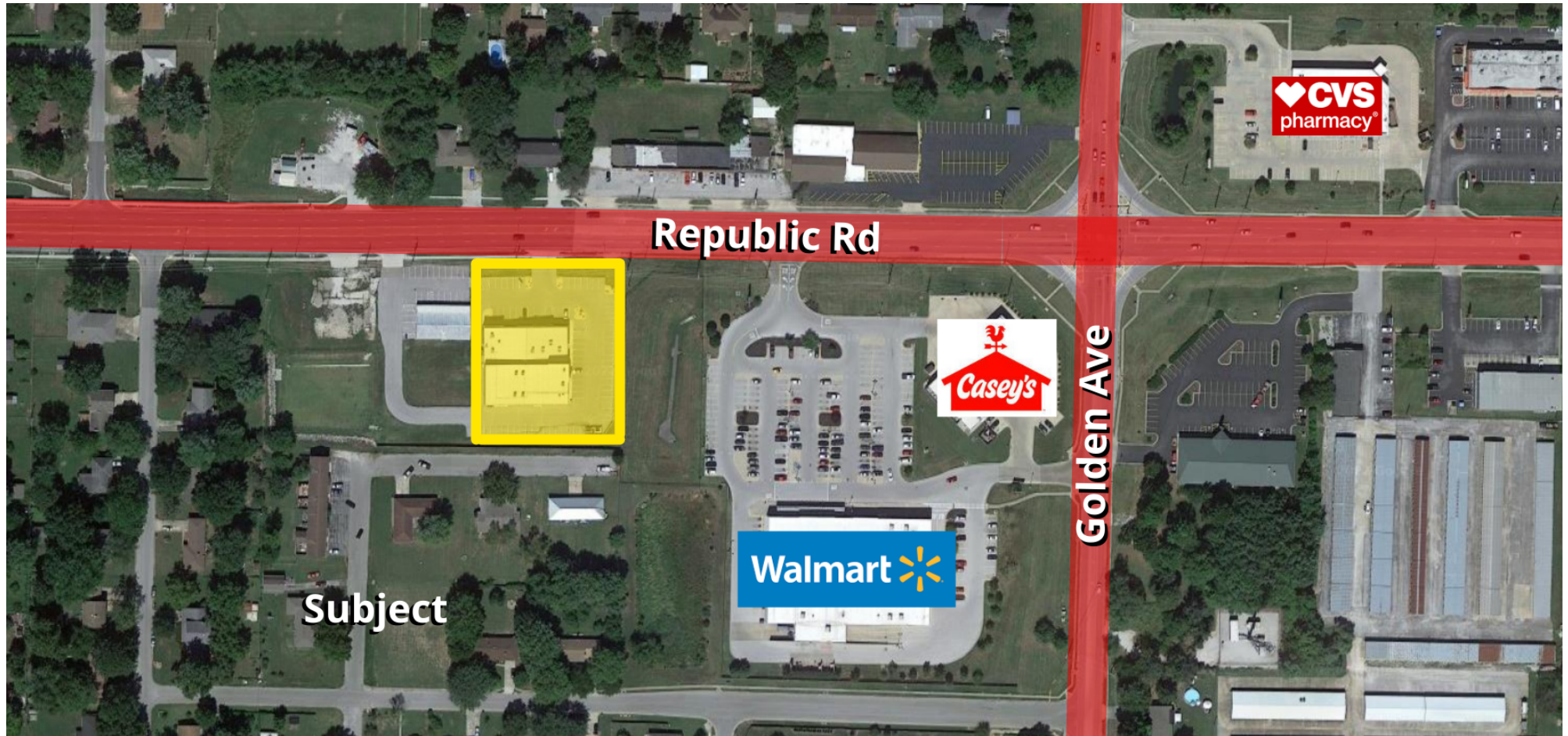
ADDITIONAL PHOTOS



NEW SHELL BUILDING
OZARKS INVESTMENT
PROPERTIES, L.L.C.
MR. STEVE STROBEL
3202 W. REPUBLIC ROAD
SPRINGFIELD, MISSOURI

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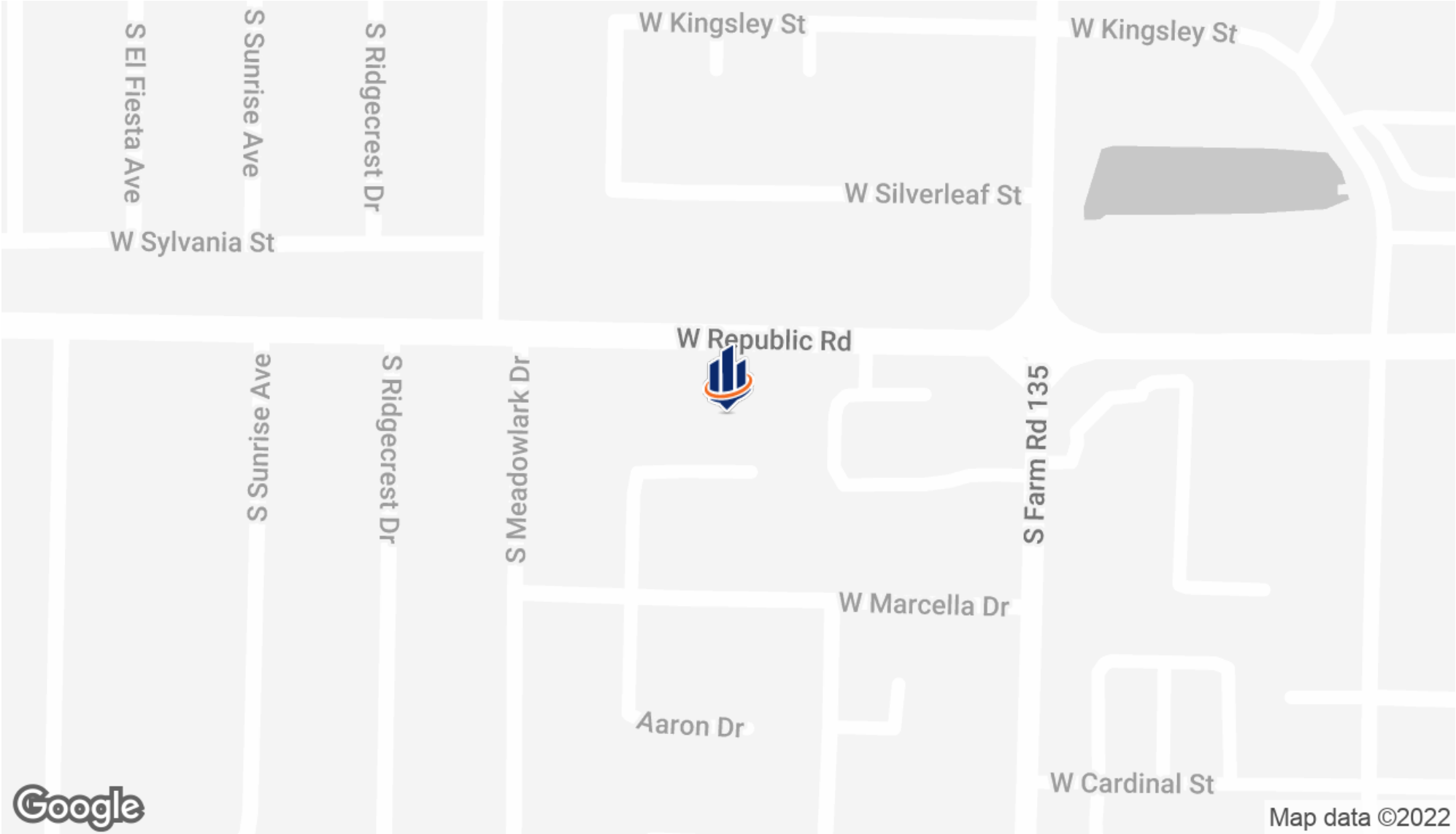
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

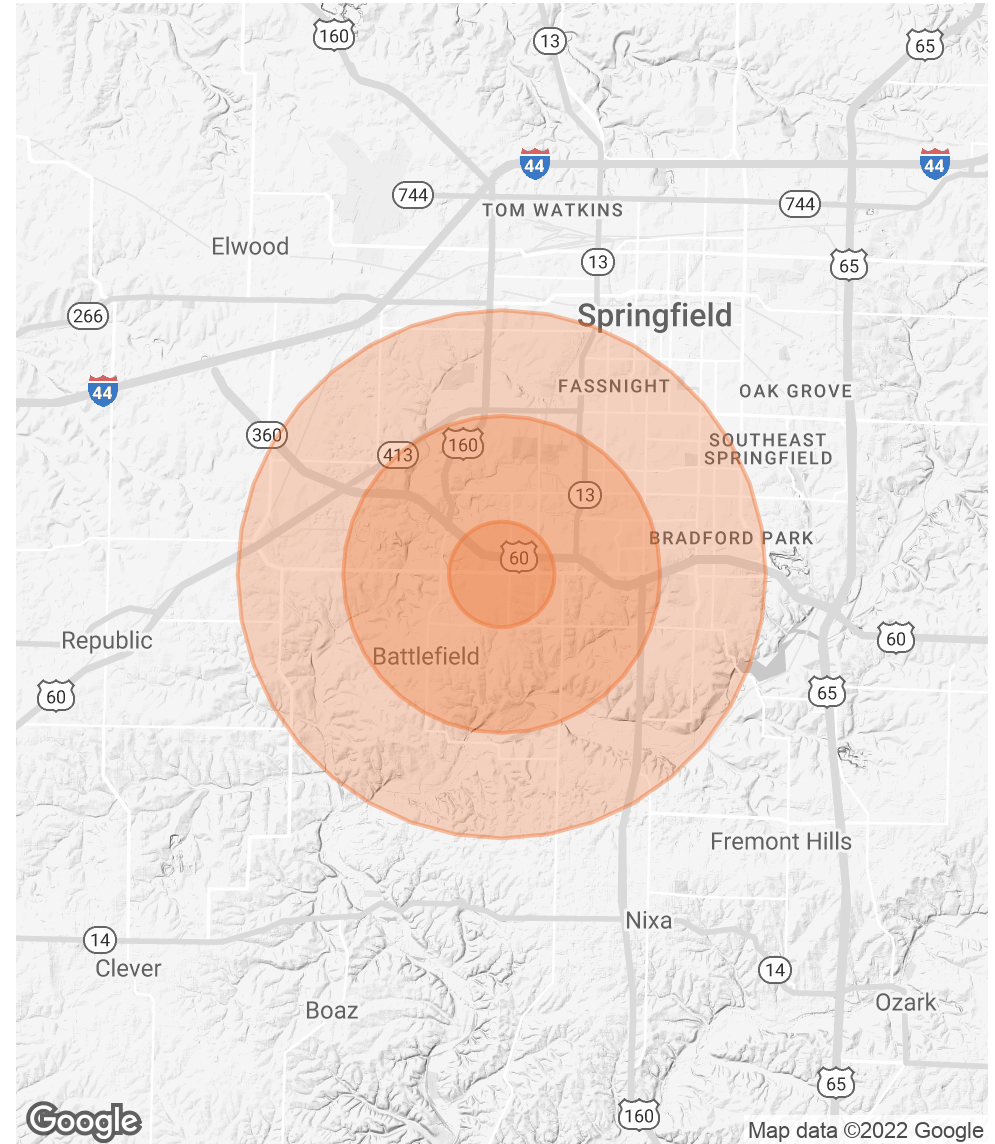
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,567	44,637	112,163
AVERAGE AGE	32.7	35.0	36.1
AVERAGE AGE (MALE)	32.0	34.4	34.7
AVERAGE AGE (FEMALE)	33.6	35.4	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,789	18,400	48,260
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$66,582	\$62,386	\$54,942
AVERAGE HOUSE VALUE	\$174,466	\$177,834	\$156,683

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

lee.mclean@svn.com
Direct: 417.887.8826 x110 | Cell: 417.818.8894

PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, 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 was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri 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, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, 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.

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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 Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase 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 Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser 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 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.

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