

LEASE

RETAIL CENTER NEXT TO MISSOURI STATE

631 - 637 S KIMBROUGH AVE

Springfield, MO 65806

PRESENTED BY:

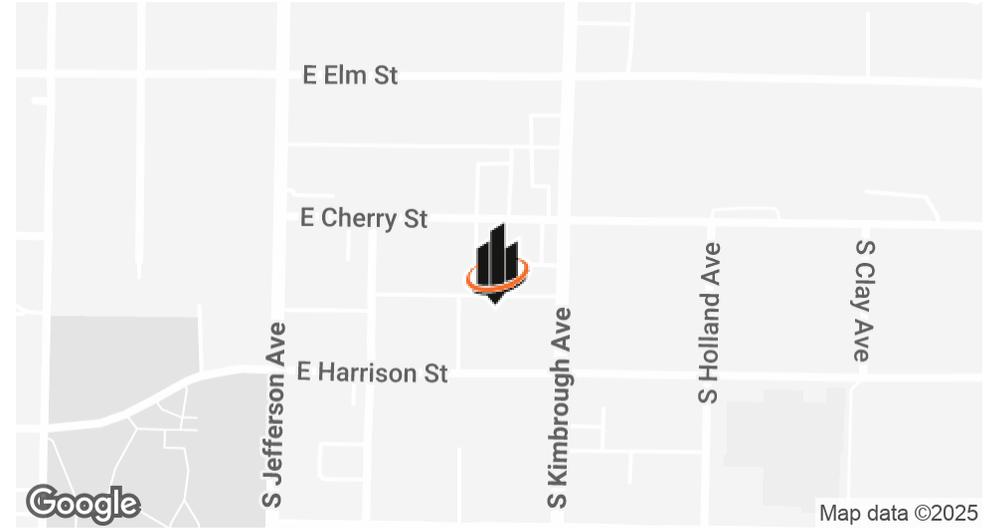
LEE MCLEAN III, SIOR, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.50 - 14.00 SF/yr (NNN)
AVAILABLE SF:	3,195 - 4,161 SF
LOT SIZE:	48,012 SF
BUILDING SIZE:	14,966 SF
SUBMARKET:	Downtown Springfield
NNN:	\$3.00/SF (est.)

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PROPERTY DESCRIPTION

Thank you for viewing this wide open retail space in Downtown Springfield. This center is walking distance to Missouri State University as well as Downtown Springfield. This property currently has 3 additional tenants and a large parking lot to support lots of traffic. Unit 631 is a full service restaurant space offered at \$14.00/SF NNN. This space is subject to current tenant rights. Unit 633 is wide open and includes a dock door. This space is for lease for \$9.50/SF NNN

LOCATION DESCRIPTION

This strip center is located near downtown Springfield right next to Missouri State University with over 22,000 students in 2025. Neighboring businesses and locations include Great Southern Bank Arena, Bear Village, Beacon Commons, Subway, Kum & Go, Qdoba, Panera, and many other local and national companies. The location is also very near Springfield's Downtown and Central Business Districts.

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

ADDITIONAL PHOTOS



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SITE PLAN



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LOCATION MAP



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AREA ANALYTICS

POPULATION

5 MINUTES 10 MINUTES 15 MINUTES

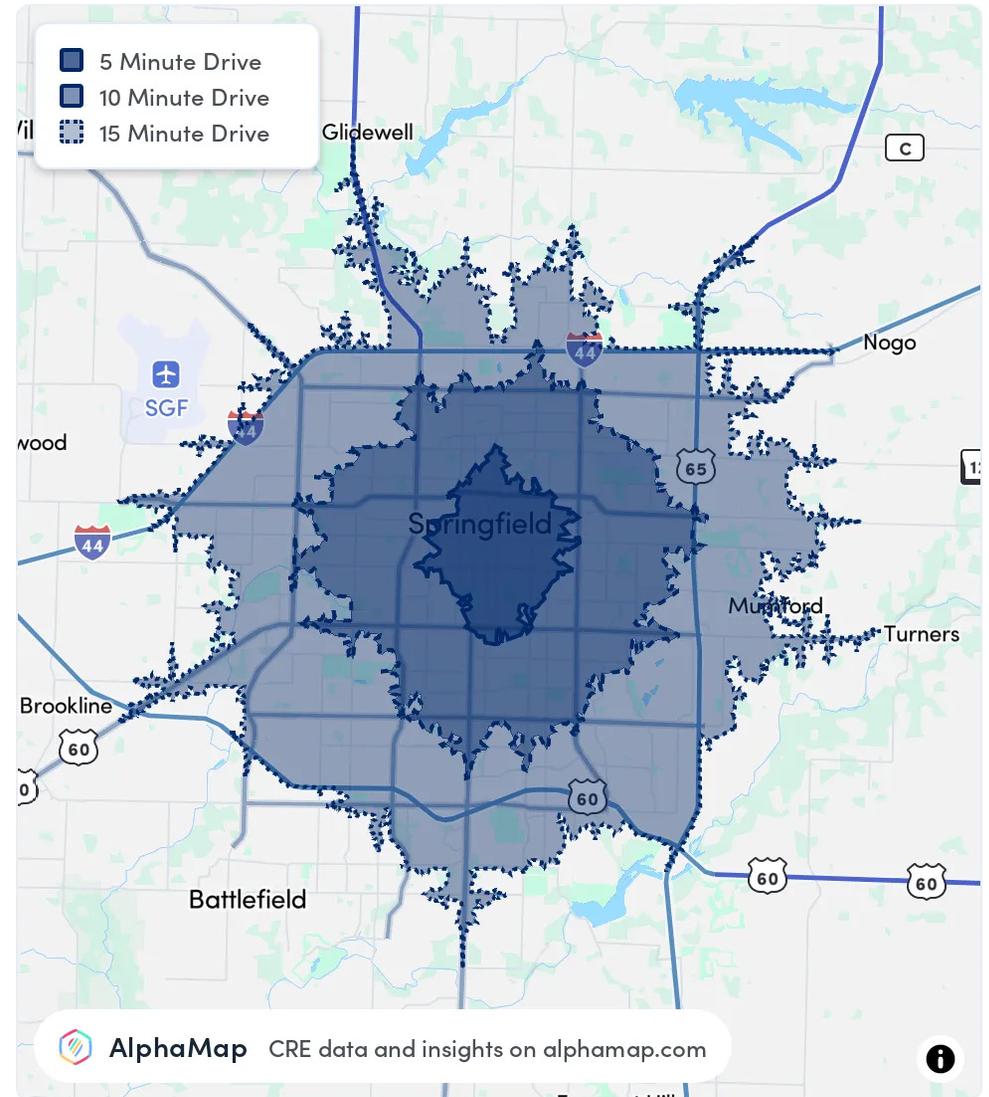
	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	17,947	74,970	159,998
AVERAGE AGE	31	36	39
AVERAGE AGE (MALE)	31	35	38
AVERAGE AGE (FEMALE)	31	37	39

HOUSEHOLD & INCOME

5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	8,304	33,315	70,484
PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$43,327	\$57,432	\$67,931
AVERAGE HOUSE VALUE	\$216,469	\$180,149	\$203,685
PER CAPITA INCOME	\$19,694	\$24,970	\$29,535

Map and demographics data derived from AlphaMap



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ADVISOR BIO



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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Direct: **417.887.8826 x110** | Cell: **417.818.8894**

PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 - 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

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EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member

DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum 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 Memorandum 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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