



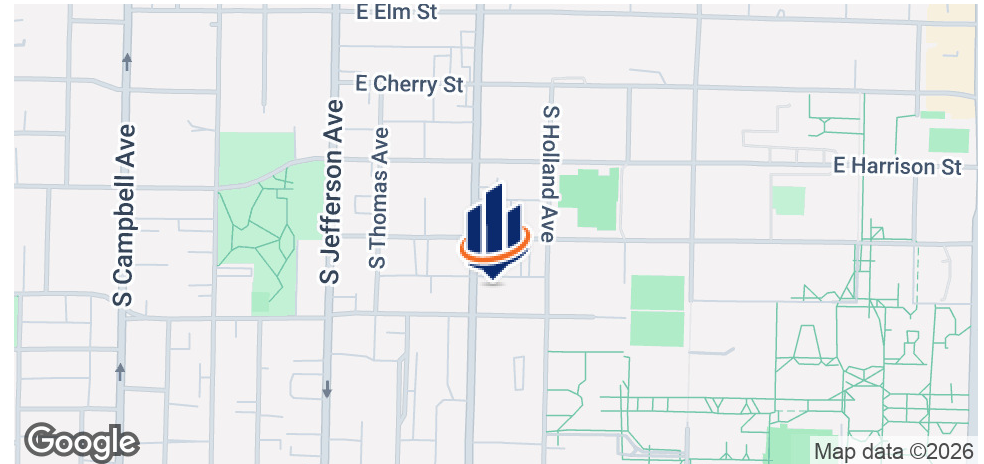
RETAIL SPACES AVAILABLE FOR LEASE

607 E. MADISON SUITE 107
SPRINGFIELD, MO 65806

Lee McLean III, SIOR, CCIM
Senior Advisor
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lee.mclean@svn.com



Property Summary



OFFERING SUMMARY

Available SF:	816 - 2,184 SF
Lease Rate:	\$1,500 - \$2,500 per month (Gross)
Lot Size:	0.459 Acres
Total Building Size:	5,904 SF
Market:	Springfield
Zoning:	Commercial Mixed-Use
Traffic Count	+/- 12,000

PROPERTY OVERVIEW

Thank you for looking at these two retail spaces located near the intersection of Kimbrough and Madison. This center is ideally located within walking distance of the Missouri State University campus and hundreds of student housing units.

Suite 100 is 2,184 SF for \$2,500 per month. Suite 107 is 816 SF for \$1,500 per month.

For more detailed information please contact Lee McLean at 417.887.8826 or lee.mclean@svn.com

LOCATION OVERVIEW

Neighboring businesses include Missouri State University, JQH 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, 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 frequently ranks in the top 3% of SVN International.

Exterior Photos



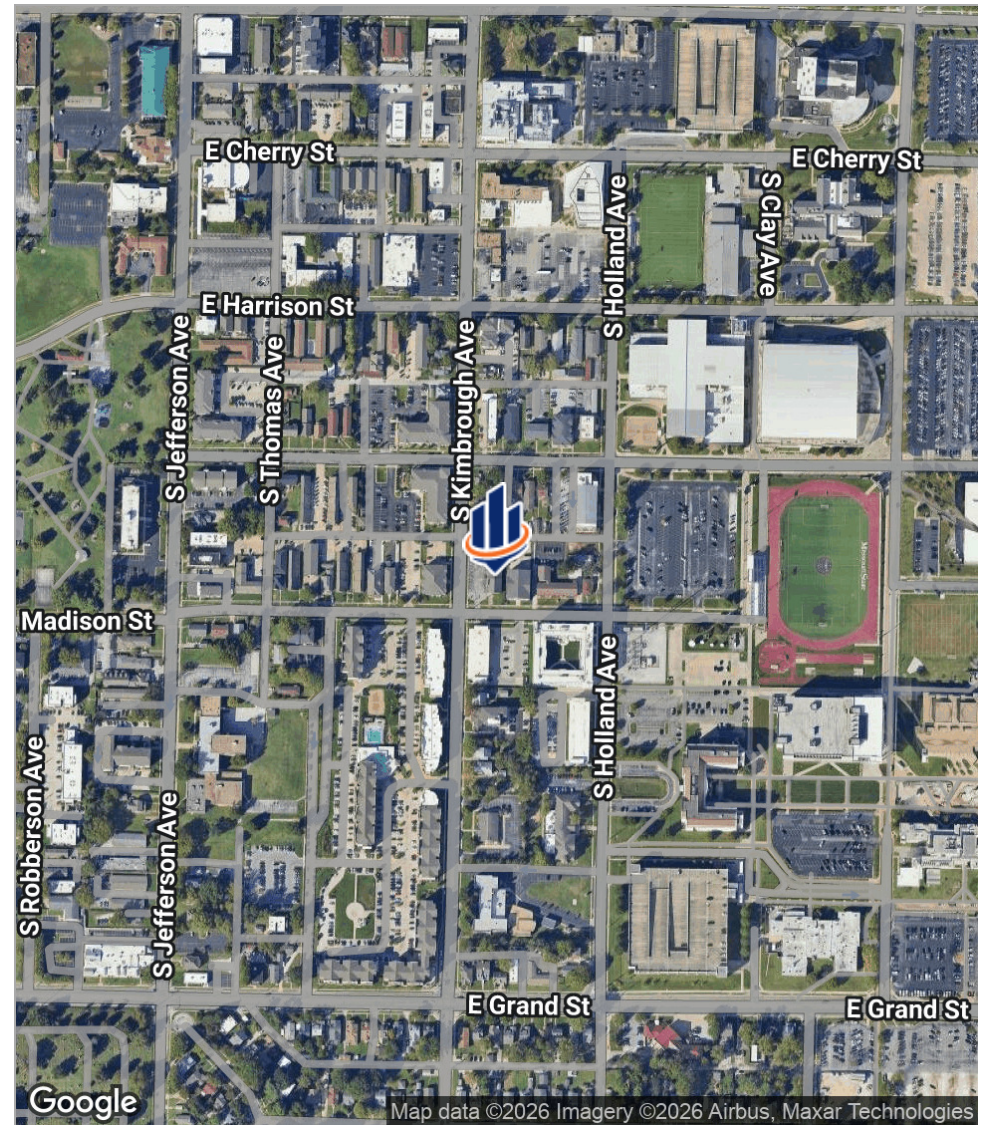
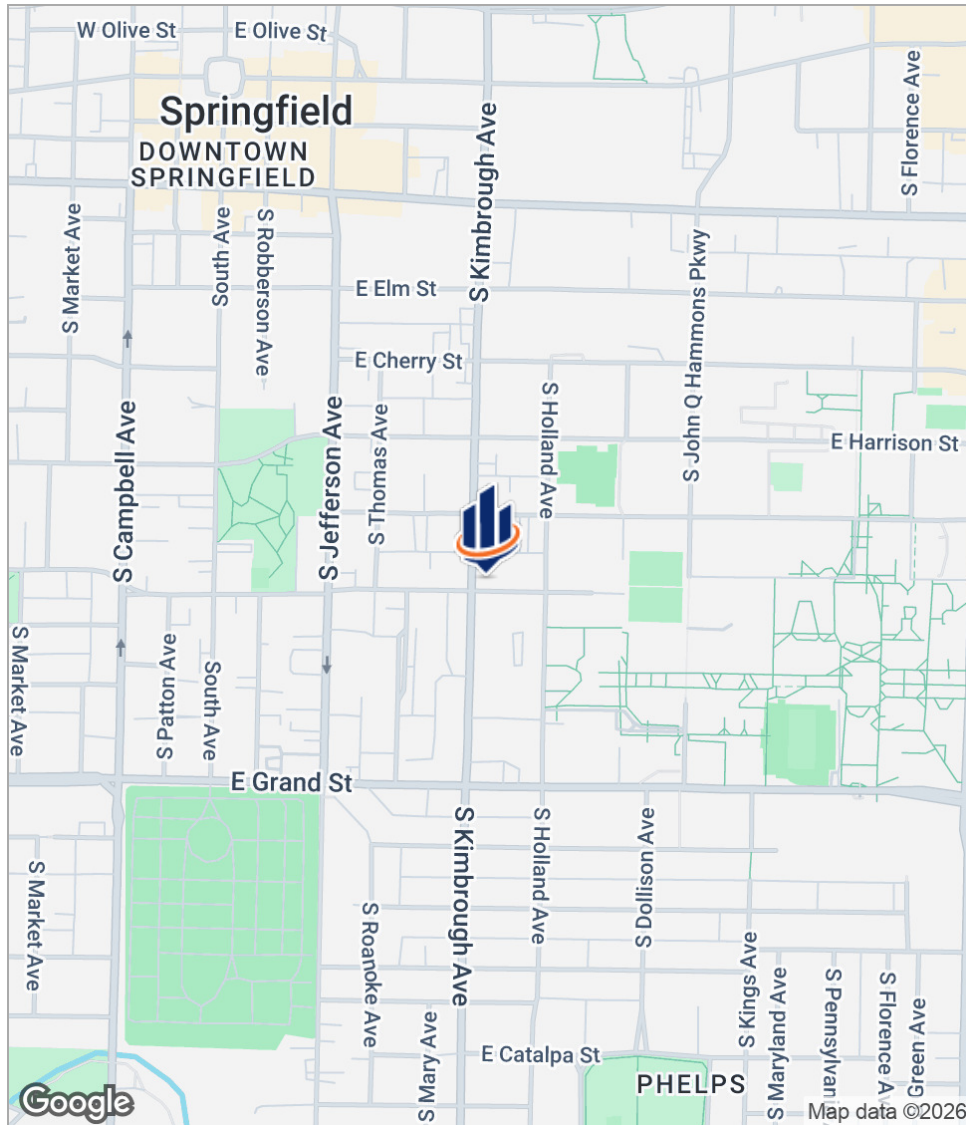
Aerial Map



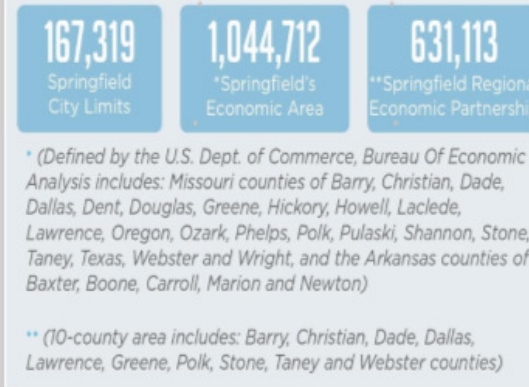
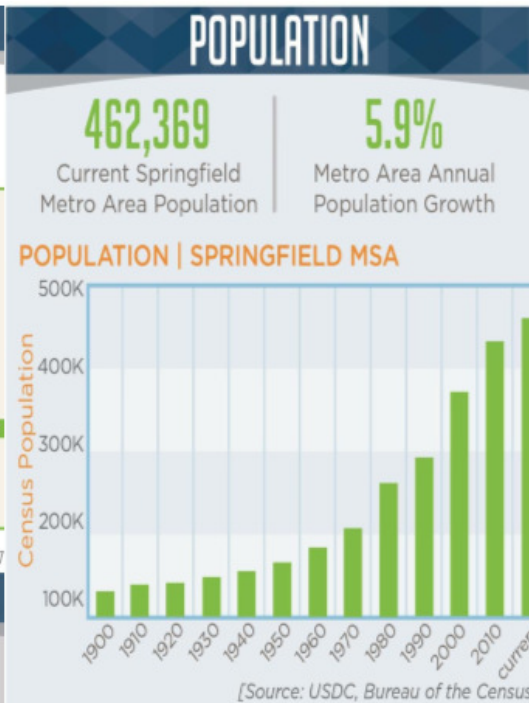
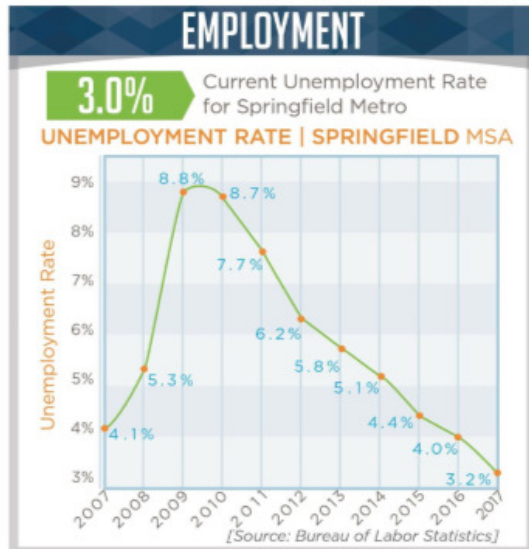
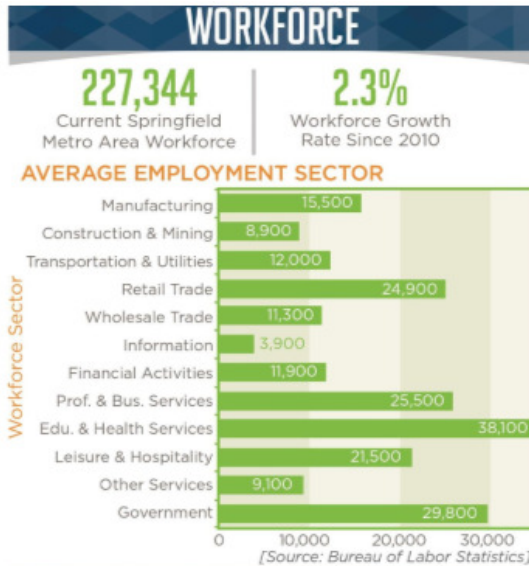
Retailer Map



Location Maps



Demographics



EXECUTIVE SUMMARY

SPRINGFIELD MSA

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

NATIONAL RECOGNITION FOR SPRINGFIELD

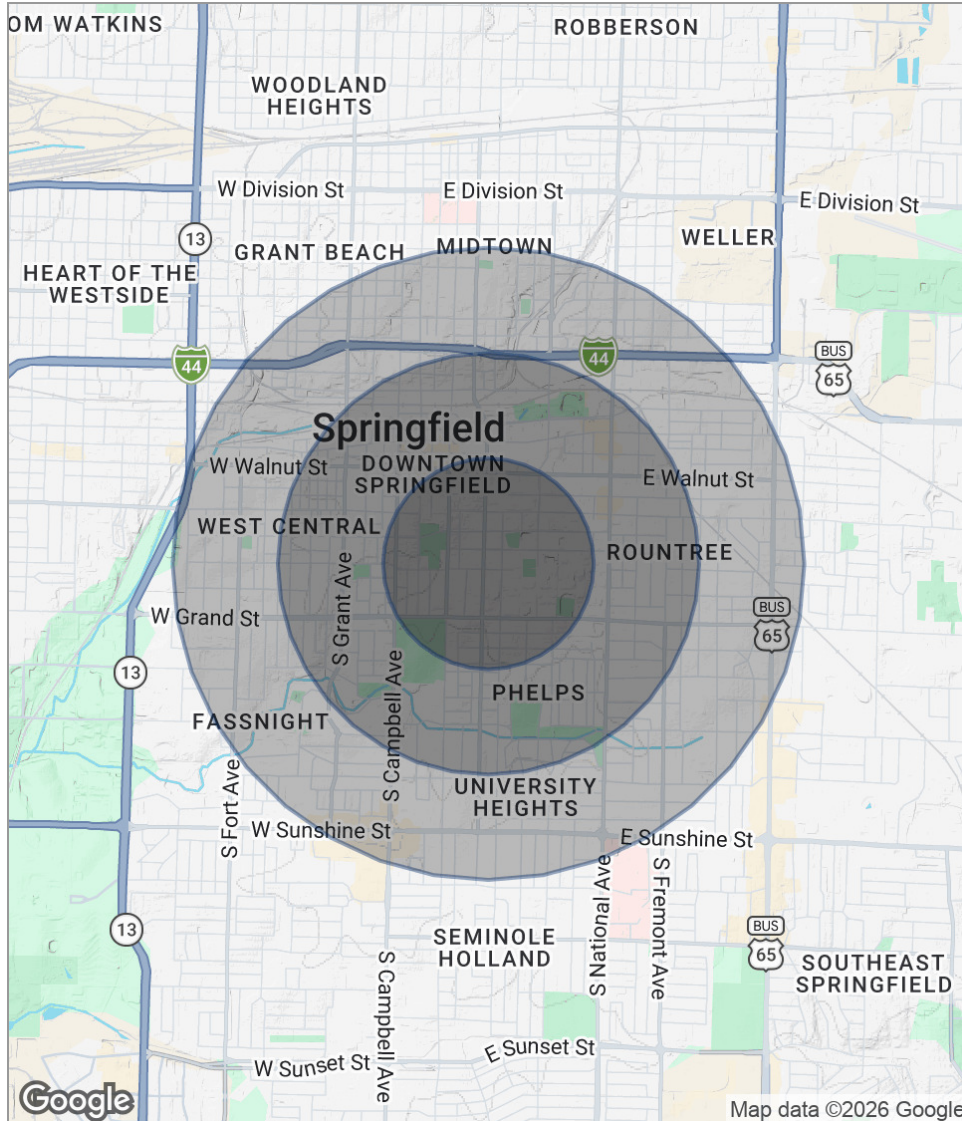
- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

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



Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	7,036	17,695	31,993
Median age	21.9	24.8	26.8
Median age (Male)	22.3	24.9	26.4
Median age (Female)	21.8	25.1	27.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	1,816	6,485	12,796
# of persons per HH	3.9	2.7	2.5
Average HH income	\$25,553	\$32,973	\$37,818
Average house value	\$140,876	\$141,269	\$156,033

* Demographic data derived from 2020 ACS - US Census

Advisor Bio



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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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 #25 & #26 Advisor in SVN International - SVN President's Circle Recipient [2024 & 2025]

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]

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, 2019, 2022 & 2023]

Top 10% Advisor in SVN International - SVN Achiever Award Recipient [2016]

EDUCATION

Drury University

CCIM Institute

Disclaimer

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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.