

LEASE

Plaza Southwest Retail Center

201 W. U.S. HWY 60

Republic, MO 65738



PRESENTED BY:

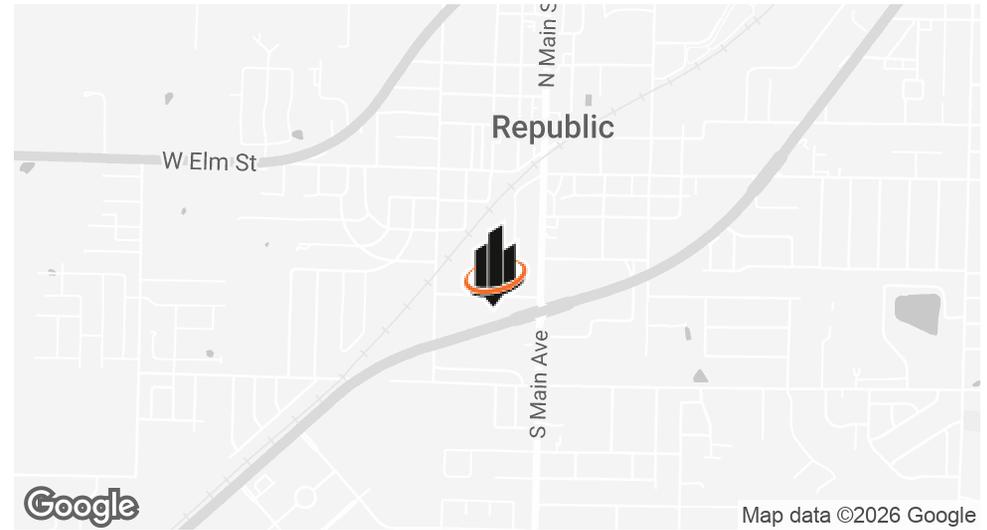
LEE MCLEAN III, SIOR, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 - \$18.00/SF
UNITS AVAILABLE:	#247, #255 & #267
AVAILABLE SF:	1,250 - 2,750 SF
LOT SIZE:	3.1 Acres
YEAR BUILT:	1960
RENOVATED:	1988
ZONING:	C-1
MARKET:	Republic

PROPERTY OVERVIEW

Thank you for looking at the retail/office center located in Republic's primary retail corridor. High density traffic is ideal for business exposure with 19,371+/- cars daily. Free standing pylon signage and 3 curb cuts onto Hwy 60. With over 30 spaces total, the size space you need might be coming available soon. Owner is licensed real estate agent in State of Missouri. To view this property or others please call, text, or email the listing agent.

LOCATION OVERVIEW

Neighboring businesses include Pinegar Chevrolet, OTC Republic, Dairy Queen, McAlister's, Commerce Bank, Lowe's, O'Reilly Auto Parts, Republic Parks & Aquatic Center and many other local and national businesses. Lee McLean III, SIOR, CCIM serves as 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.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross w-annual increases	LEASE TERM:	3 - 5 Years
TOTAL SPACE:	1,250 - 2,750 SF	LEASE RATE:	See table below

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Suite 247/249	1,313 SF	Gross	\$18.00 SF/yr	Suite 247/249 is 1,388 SF for rent at \$18/SF gross and includes Gas, Water & Electric.
Suite 255	1,250 SF	Gross	\$15.00 SF/yr	Suite 255 is 1,250 SF for rent at \$1,563/Month/Gross.
Suite 267/271	2,750 SF	Gross	\$12.00 SF/yr	Suite 267/271 is a mostly wide open, former martial arts space.

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FLOOR PLAN #253



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ADDITIONAL PHOTOS



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AERIAL MAP



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REPUBLIC CITY INFORMATION



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LOCATION DESCRIPTION

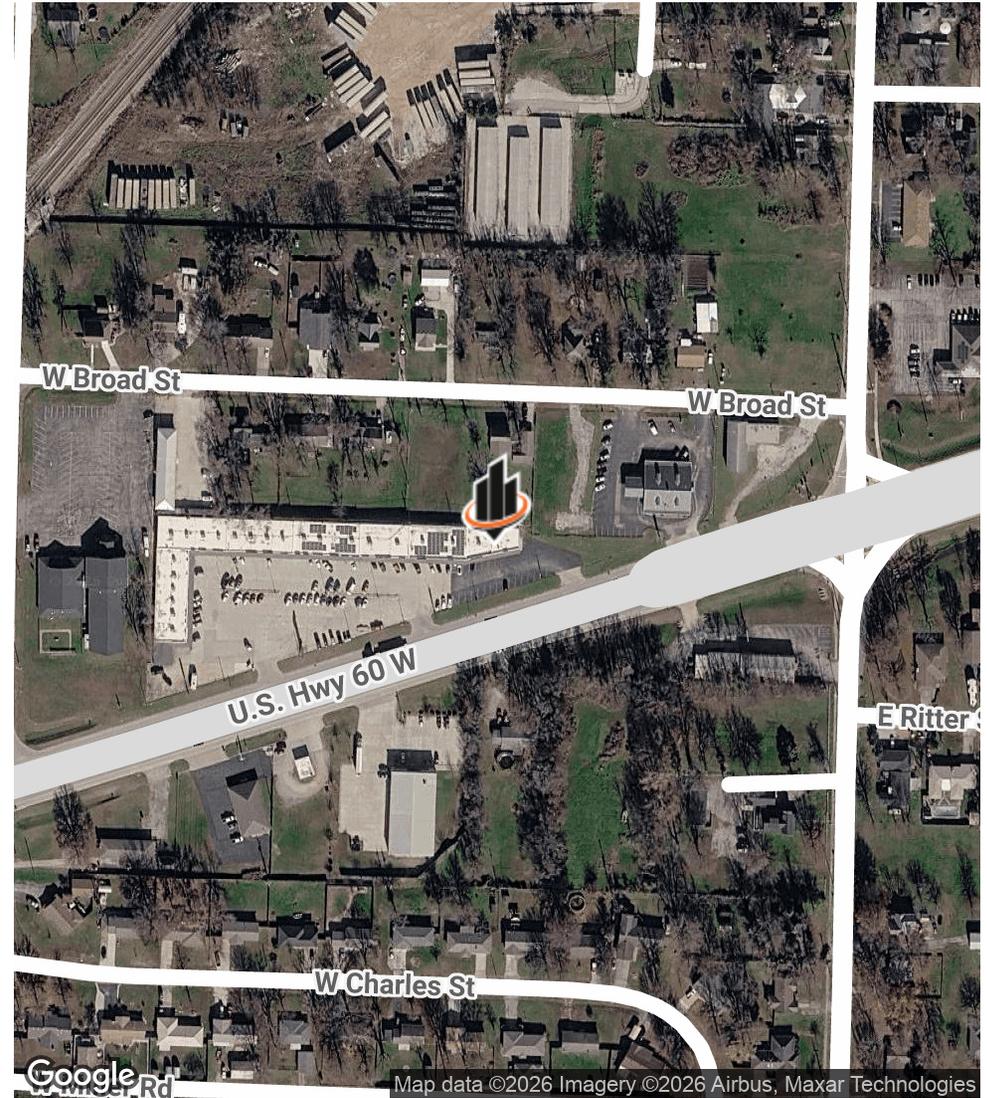
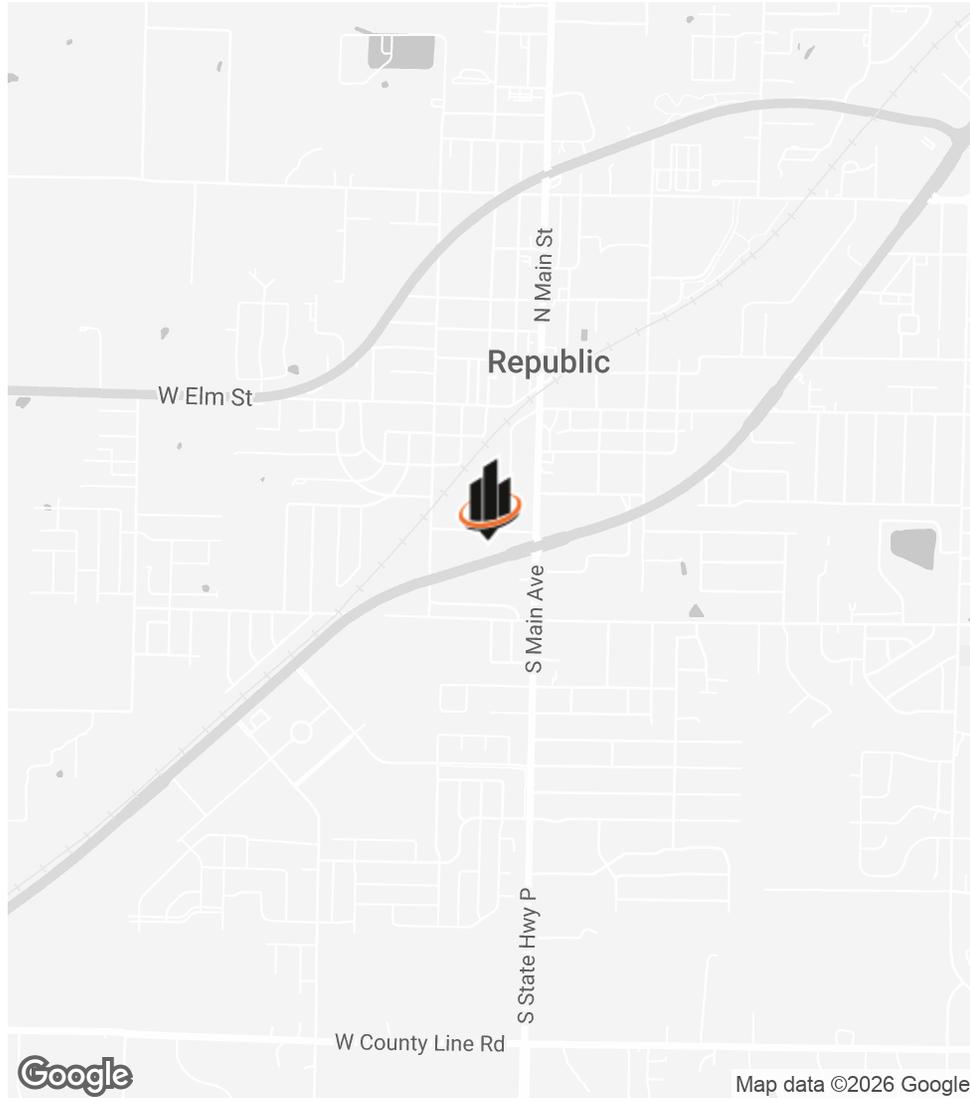
Republic's population was 18,750 based on the most recent 2020 census and has been experiencing significant growth for the area of late. Amazon opened a 1.3 million square foot facility in Republic in 2021 in addition to the new 230,000 SF Convoy of Hope distribution facility which opened that same year.

During the last few years Republic opened the first Whataburger to enter Southwest Missouri in addition to Republic getting its first Andy's Frozen Custard and Popeye's. Culver's was also completed in 2023. All of these sites are shadow-anchored by the only Lowe's Home Improvement store and Walmart Supercenter located in Republic.

HIGHLIGHTS

- Republic outpaced Springfield 27% to 6% in population growth from 2010 to 2020 and outpaced Greene County which saw an 8.6% increase in the same span
- Republic had an 18% year over year increase in sales tax revenue showing a surge in commercial sales activity.
- New Amazon distribution hub added hundreds of new jobs.
- New Convoy of Hope World Headquarters distribution facility opened in 2021 in Republic and now their 200,000 SF office headquarters is also completed.
- Republic voters recently approved a new regional athletic complex at a cost of \$40 million to help make Republic a youth sports travel destination.

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

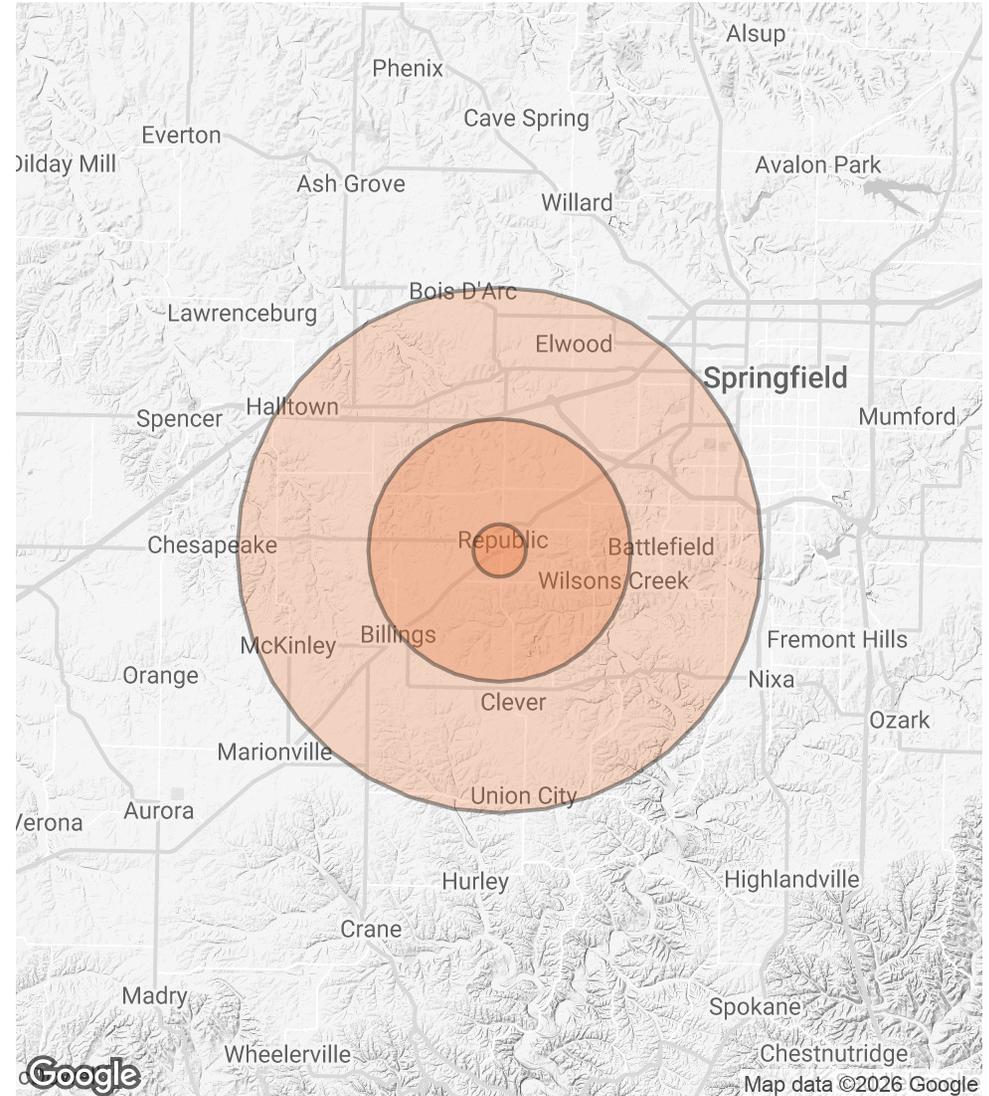
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,204	21,407	71,982
AVERAGE AGE	33.8	34.6	35.4
AVERAGE AGE (MALE)	33.5	34.5	34.9
AVERAGE AGE (FEMALE)	34.1	34.7	36.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,258	8,411	28,040
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$56,066	\$56,543	\$62,449
AVERAGE HOUSE VALUE	\$133,164	\$142,173	\$153,593

2020 American Community Survey (ACS)



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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 #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

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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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