

**LEASE**  
**RETAIL OR OFFICE**

**2515 S CAMPBELL AVE**

Springfield, MO 65807

**PRESENTED BY:**

**LEE MCLEAN III, SIOR, CCIM**

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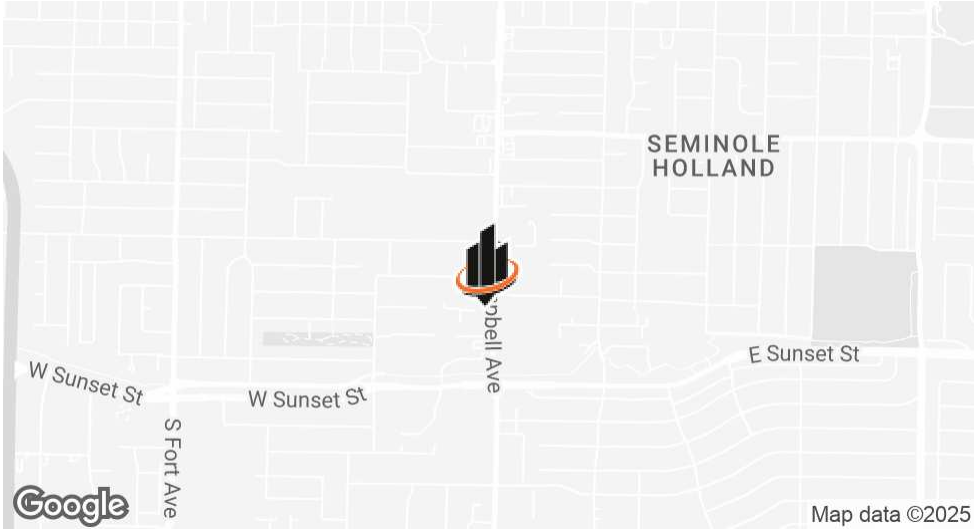
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.50 - \$24.00/SF (NNN)
AVAILABLE SF:	1,500 - 4,500 SF
ALLOWANCE:	White-box or \$35/SF
YEAR BUILT:	2023
LOT SIZE:	26,892 vpd (avg)
BUILDING SIZE:	10,229 SF

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PROPERTY DESCRIPTION

Thank you for viewing this brand new retail center with space for lease on the high traffic location of South Campbell. This new development is shadow-anchored and developed by the owners of the adjacent LaQuinta Inn, with the new Palm & Paddle Grill restaurant anchoring the new retail center. There are three units of 1,500 SF each, or could be combined for 4,500 SF. Units B & C are offered as a white-box or in shell condition with a \$35/SF allowance. Unit A is built-out, mostly open retail space with counter and drive-thru. Please call listing agent for more details.

LOCATION DESCRIPTION

This prime location offers easy access to notable landmarks such as Bass Pro Shops flagship store, Battlefield Mall and close proximity to medical facilities like Cox & Mercy Hospitals. With high traffic counts and its dynamic mix of shopping, dining, and healthcare amenities, South Campbell is the ideal setting for your retail or office location.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,500 - 4,500 SF	LEASE RATE:	\$18.50 - \$24.00 SF/yr

AVAILABLE SPACES	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,500 - 4,500 SF	NNN	\$24.00 SF/yr	-	
Suite B	Available	1,500 - 4,500 SF	NNN	\$18.50 SF/yr	-	
Suite C	Available	1,500 - 4,500 SF	NNN	\$18.50 SF/yr	-	

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## ADDITIONAL PHOTOS



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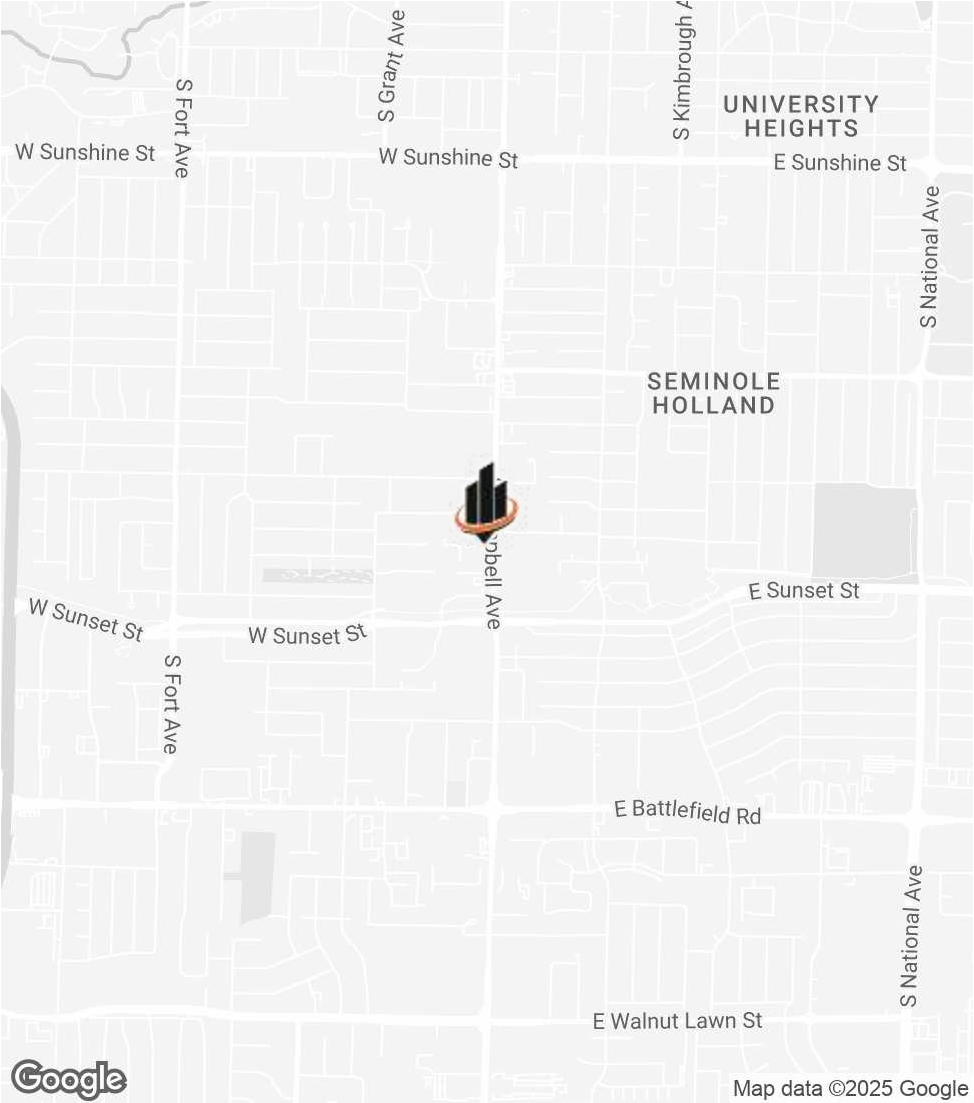
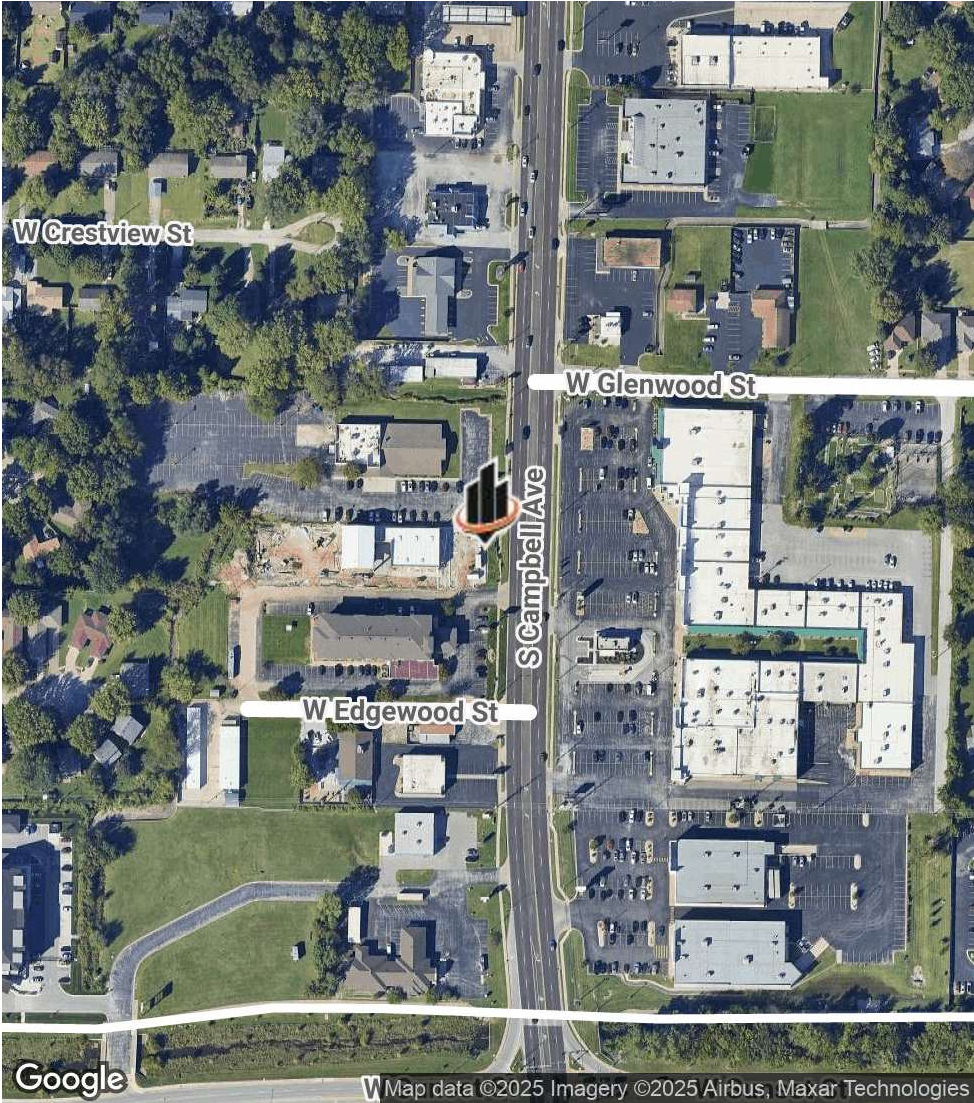
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LOCATION MAP



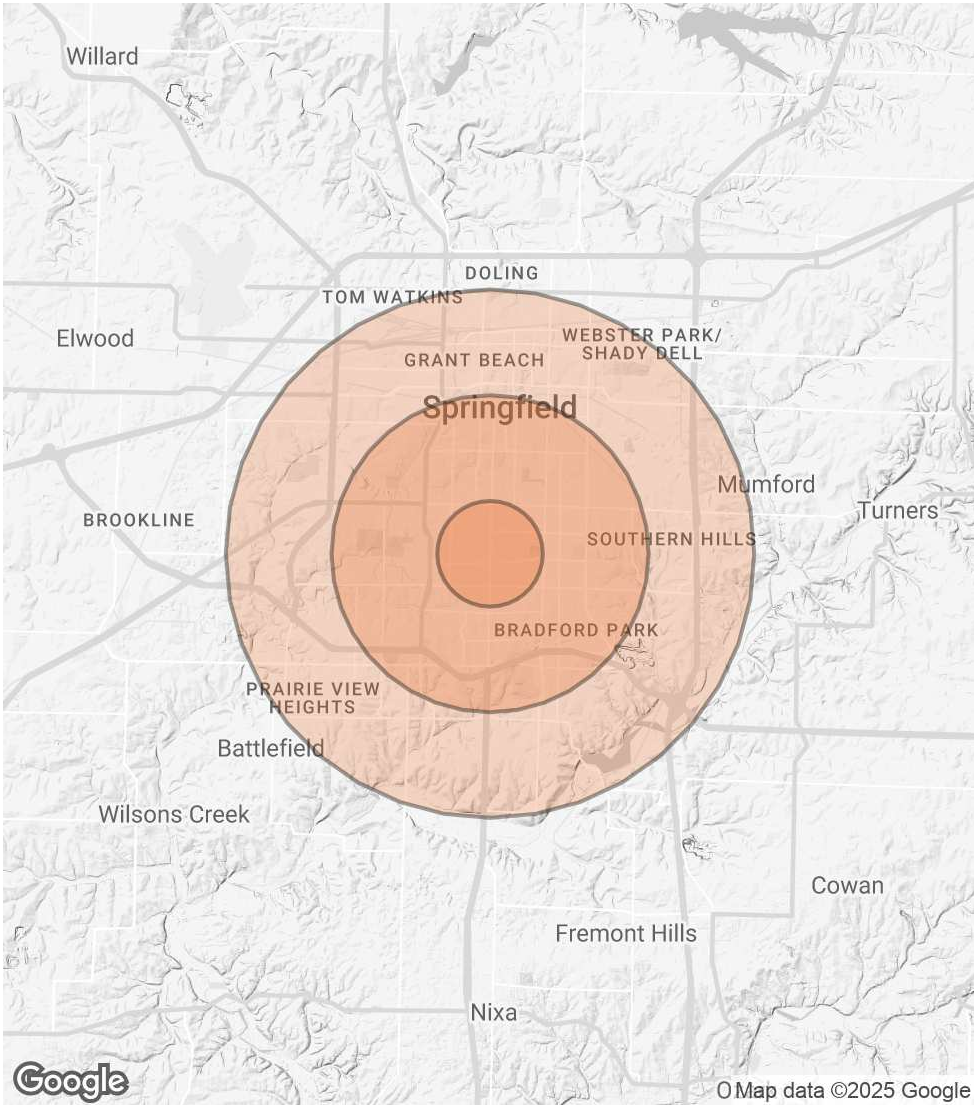
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,536	91,264	199,339
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,548	43,330	87,458
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$58,247	\$65,881	\$76,685
AVERAGE HOUSE VALUE	\$175,474	\$209,212	\$225,916

Demographics data derived from AlphaMap



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## ADVISOR BIO



### 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 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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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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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