



Offering Memorandum



NEW RETAIL FOR LEASE NEXT TO WALMART

3202 W. REPUBLIC RD, SPRINGFIELD, MO 65807

PRESENTED BY:

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PROPERTY SUMMARY

NEW RETAIL FOR LEASE NEXT TO WALMART

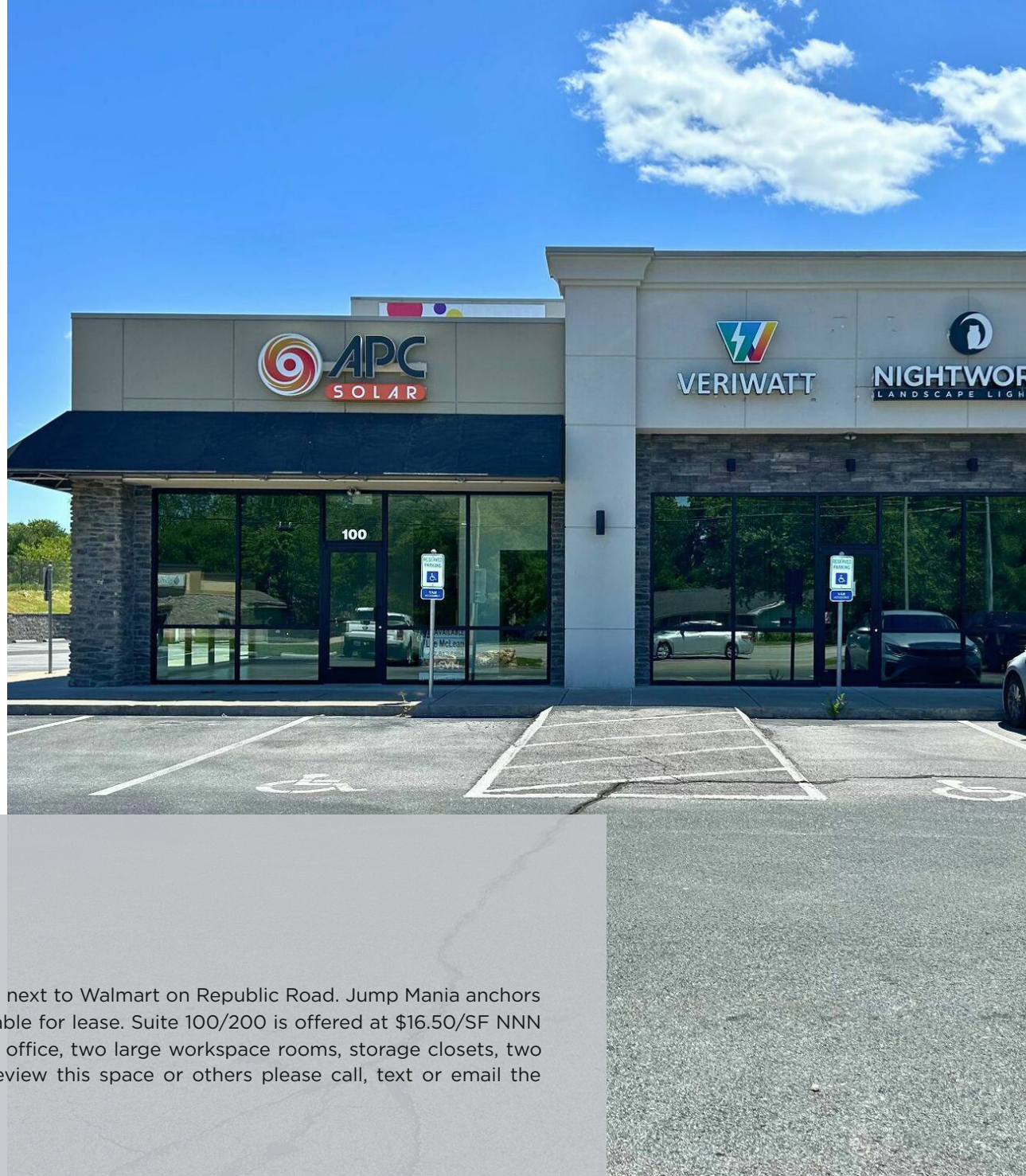
3202 W. REPUBLIC RD
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OFFERING SUMMARY

BUILDING SIZE:	14,375 SF
AVAILABLE SF:	2,750 SF
LEASE RATE:	\$16.50/SF NNN
NNN ESTIMATE:	\$5.00/SF
LOT SIZE:	2.8 Acres
MARKET:	Southwest Springfield
CROSS STREET:	Golden

PROPERTY SUMMARY

Thank you for viewing this newer retail development for Lease next to Walmart on Republic Road. Jump Mania anchors this building with 7,500 SF. There is currently one space available for lease. Suite 100/200 is offered at \$16.50/SF NNN with 2,750 SF. It has a large entry/reception area, one private office, two large workspace rooms, storage closets, two restrooms, and three entry points and ample parking. To preview this space or others please call, text or email the listing agent. Thank you.



PROPERTY PHOTOS



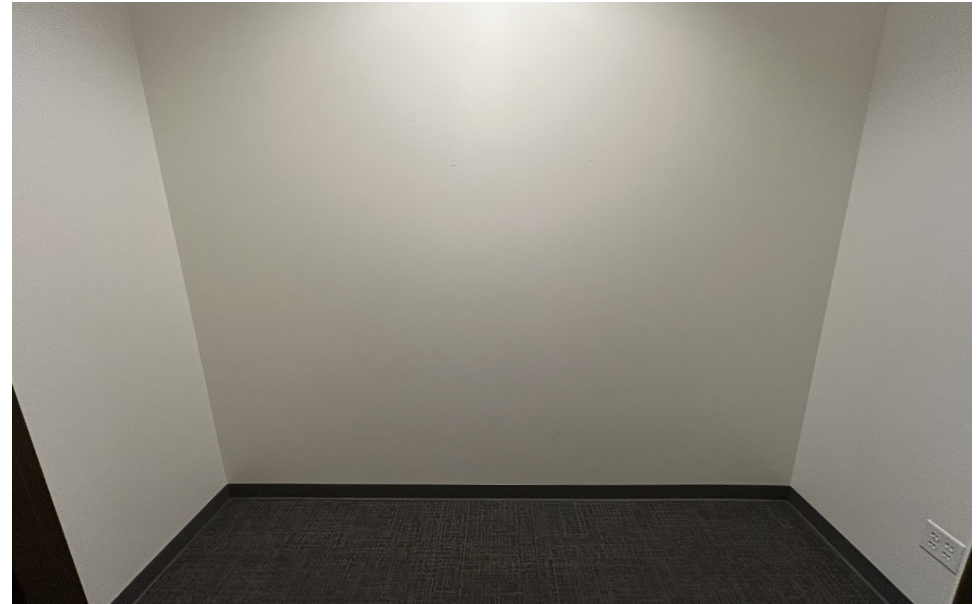
EXTERIOR PHOTOS



INTERIOR PHOTOS, SUITE 100/200



INTERIOR PHOTOS, SUITE 100/200



INTERIOR PHOTOS, SUITE 100/200



SUBJECT MAP

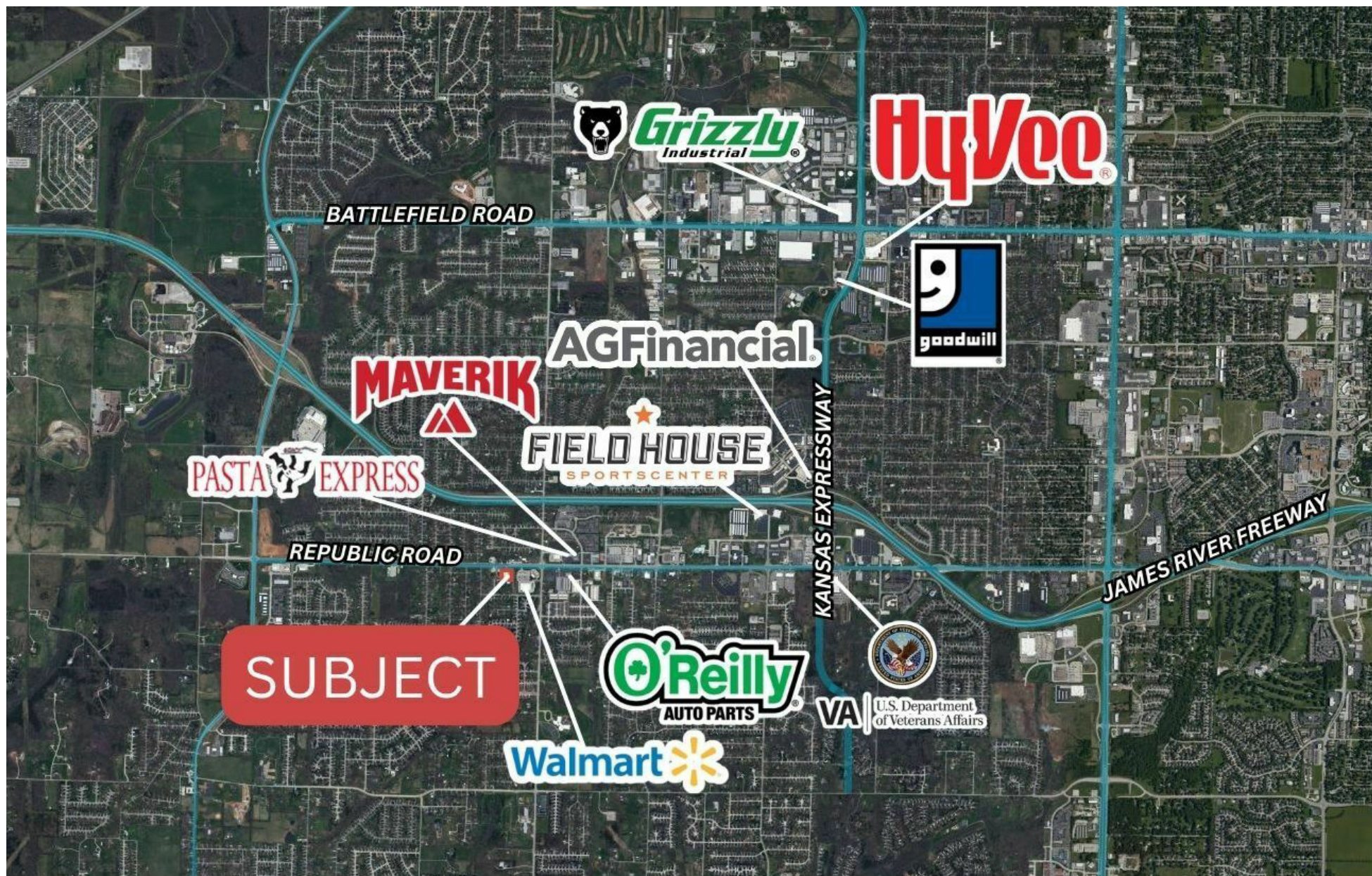


LOCATION DESCRIPTION

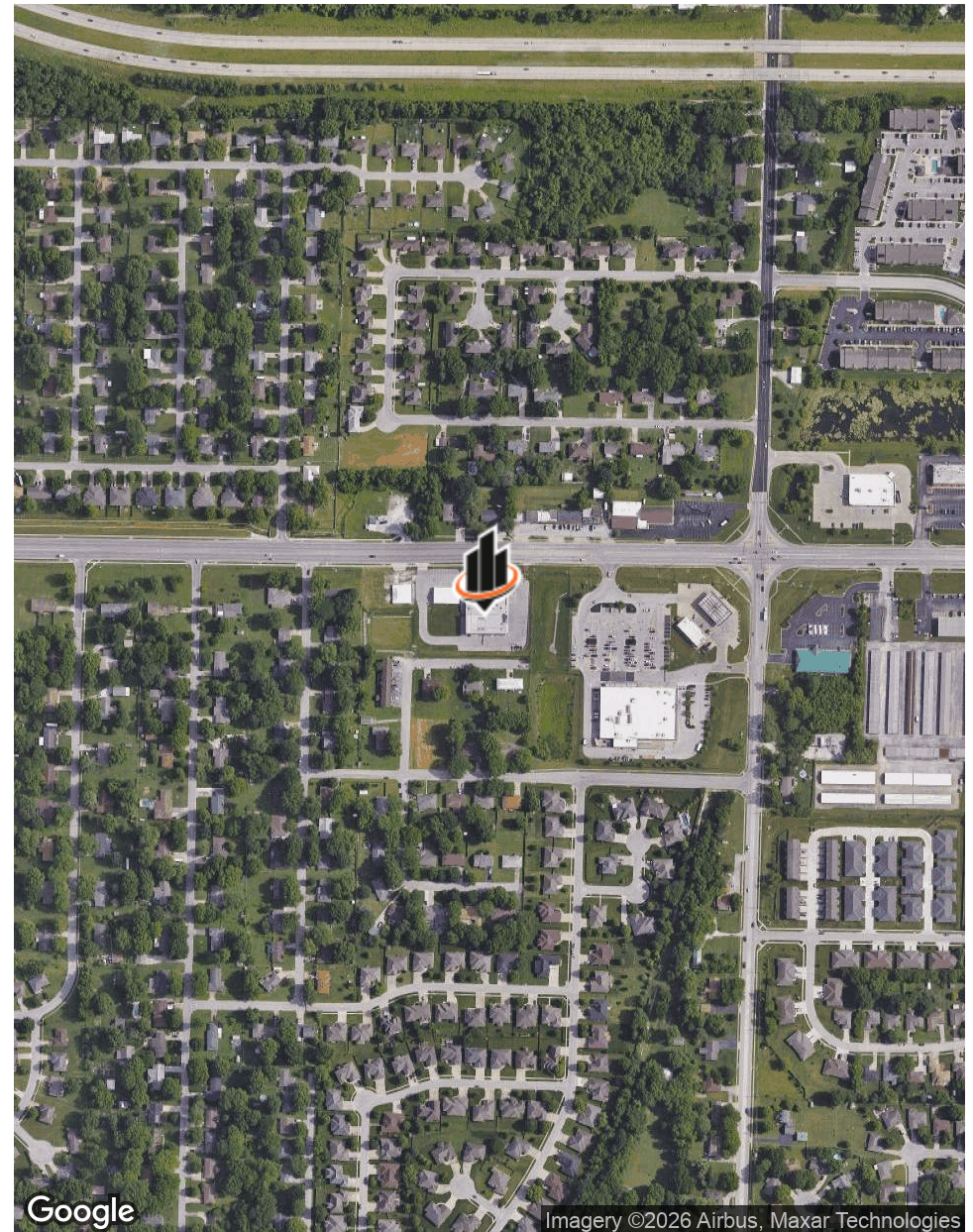
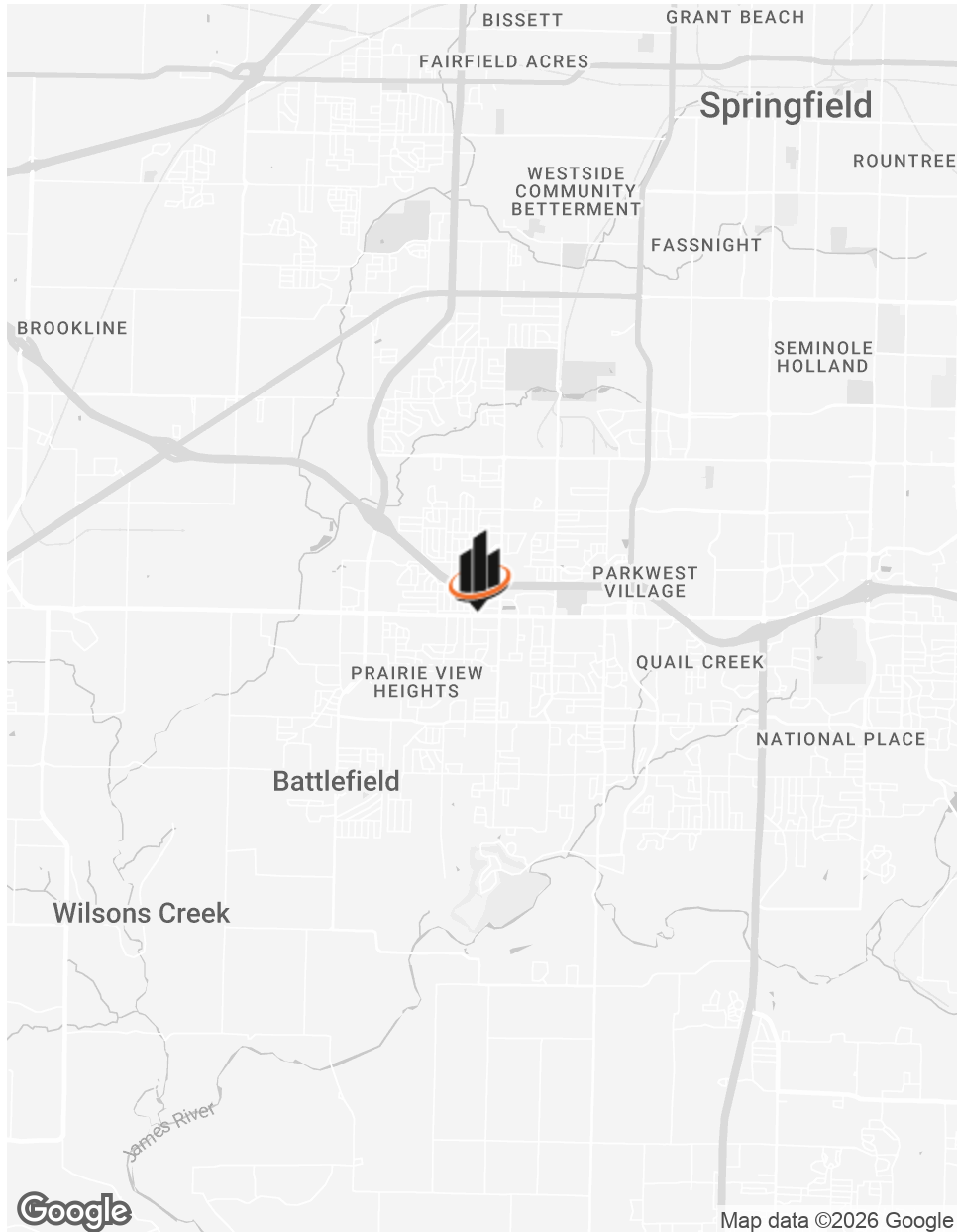


Located next to Walmart at the intersection of Republic and Golden. Neighboring businesses include Maverik, Commerce Bank, O'Reilly Auto Parts, Pasta Express, Anytime Fitness, Walmart Neighborhood Market, Price Cutter, and many other local and national companies. The area benefits from the Kansas Expressway extension to Plainview Road toward the east of the property. The traffic count spanning from Golden Ave to Kansas Expressway for eastbound and westbound traffic is 24,434 VPD.

RETAILER MAP



LOCATION MAP

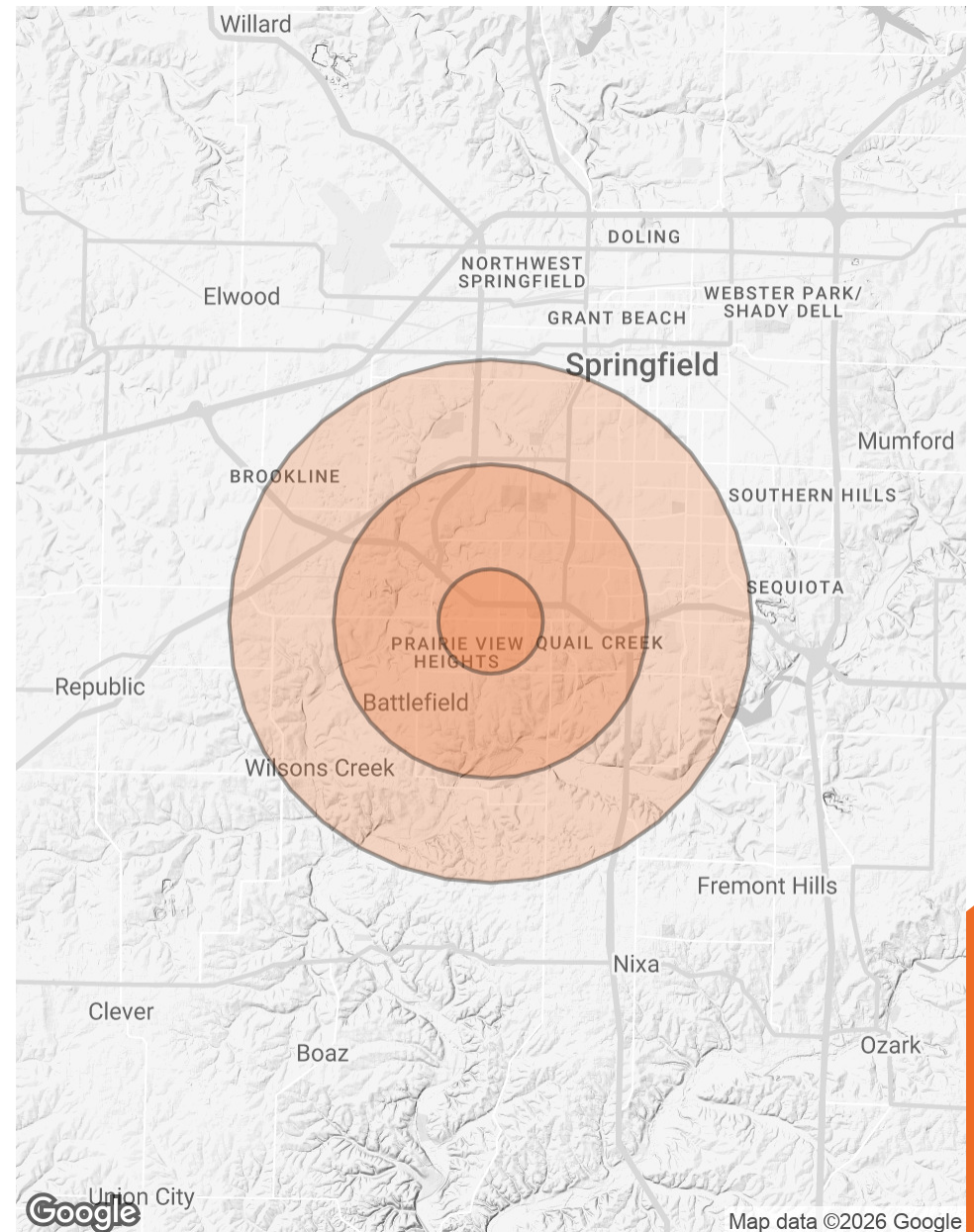


DEMOGRAPHICS MAP & REPORT

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

2020 American Community Survey (ACS)





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 Advisor in SVN International - SVN President's Circle Recipient (2024)

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)

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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