

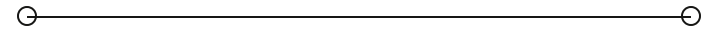


**LEASE**

# QUARRY TOWN BREWERY/RETAIL & OFFICE SPACE

**4022 S LONE PINE AVE**

Springfield, MO 65804



**PRESENTED BY:**

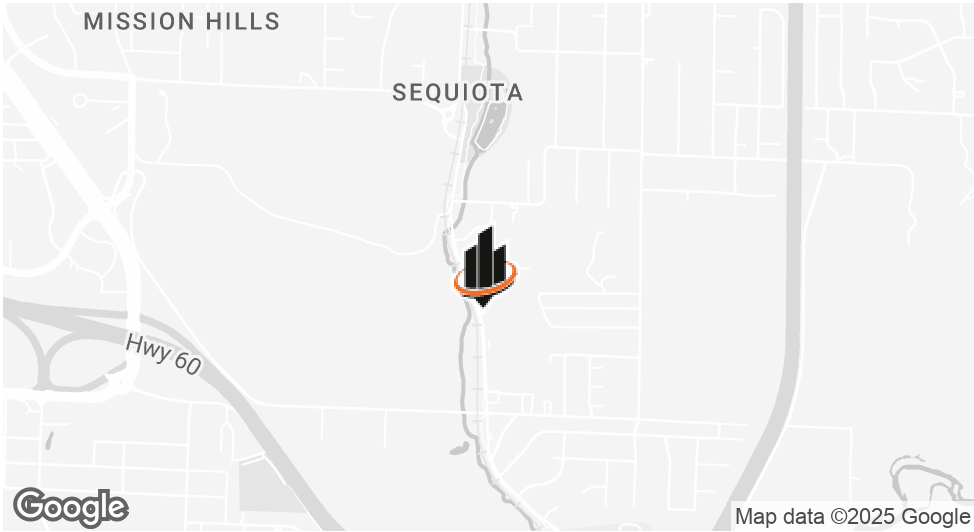
**LEE MCLEAN III, SIOR, CCIM**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.00/SF
BUILDING SIZE:	19,915 SF
AVAILABLE SF:	1,873 - 5,445 SF
A101/201:	3,572 SF
A202/203:	1,873 SF
NNN:	Planned Development
MARKET:	Springfield
SUBMARKET:	Galloway District

PROPERTY OVERVIEW

Thank you for looking at this great mixed-use development in the Galloway area of Lone Pine. The Quarry Town development in the Lone Pine corridor has a great mix of retail, restaurant, and office tenants which compliment the multifamily aspect of this mixed use development. Suite A101/201 is a former brewery space with two floors, patio space and lots of windows on three sides. Suite A202/203 is 1,873 SF of mostly open office space with 3 offices plus a conference room or break room. This unit is adjacent to the A101 and could be combined for 3,659 SF or 5,445 SF with A201. Spaces offered at \$24.00/SF NNN.

For more detailed information please call, text or email the listing agent. Thank you

LOCATION OVERVIEW

The Quarry Town site is at the heart of the Galloway Corridor. It's densely forested slopes, rocky soils, and beautiful views define the character of the site. Quarry Town is ideally situated near all of the amenities an active Springfield resident could desire. The access to parks, trails and open land ensure the connectivity to nature will endure long after the development is complete. In addition to these natural resources, the proximity of more urban amenities such as restaurants and shopping will provide Quarry Town visitors and residents a vibrant and ecologically sound experience like none that exists in the region today.

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## EXTERIOR PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	3 - 5 years
TOTAL SPACE:	1,873 - 5,445 SF	LEASE RATE:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A202-A203	Available	1,873 - 5,445 SF	NNN	\$24.00 SF/yr	Top level space with parking at door and several windows.
A101-A201	Available	3,572 - 5,445 SF	NNN	\$24.00 SF/yr	Former brewery space that could be converted to other retail or office uses.

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## A101 PHOTOS



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## A202-A203



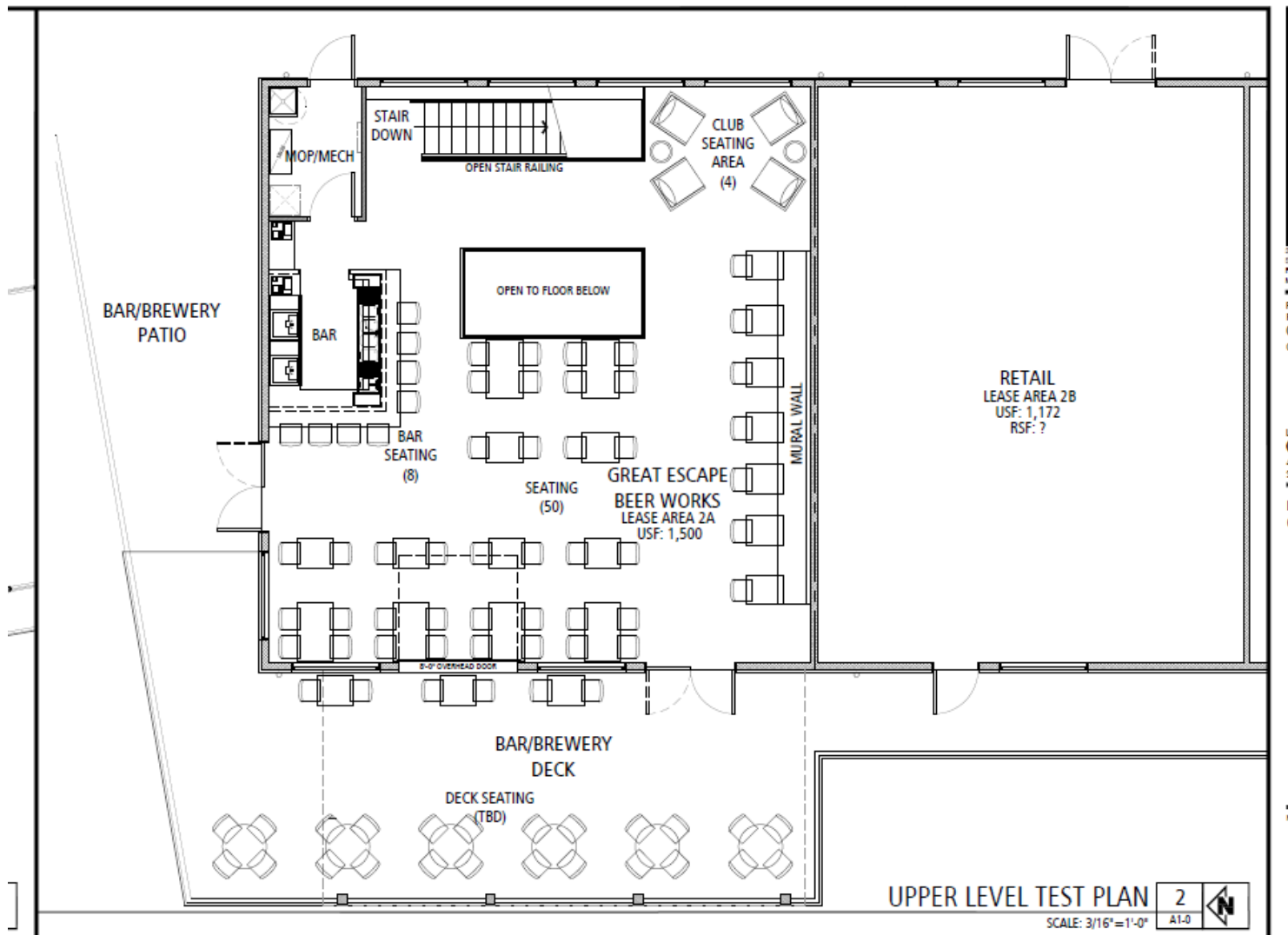
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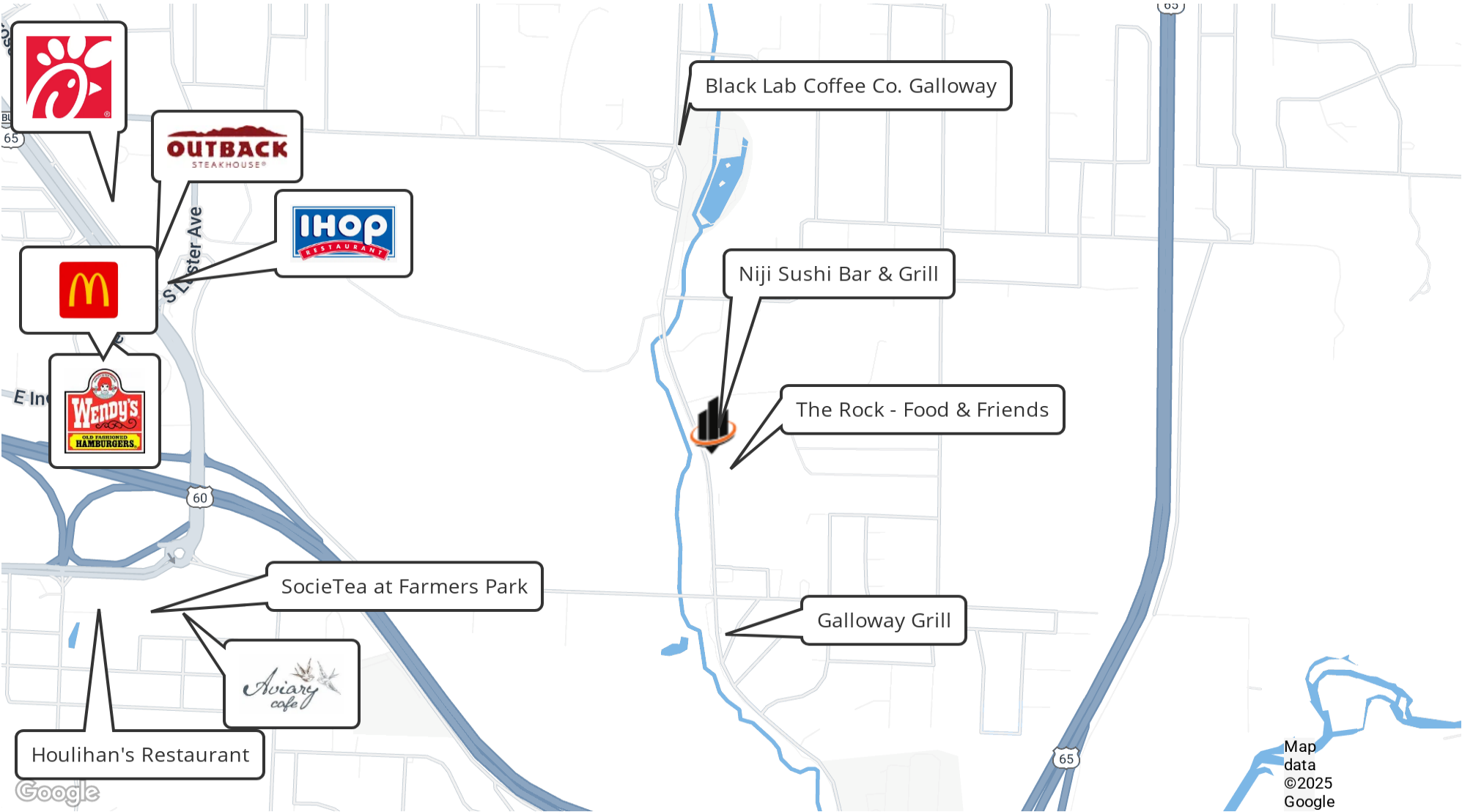
UPPER FLOOR PLAN-A201



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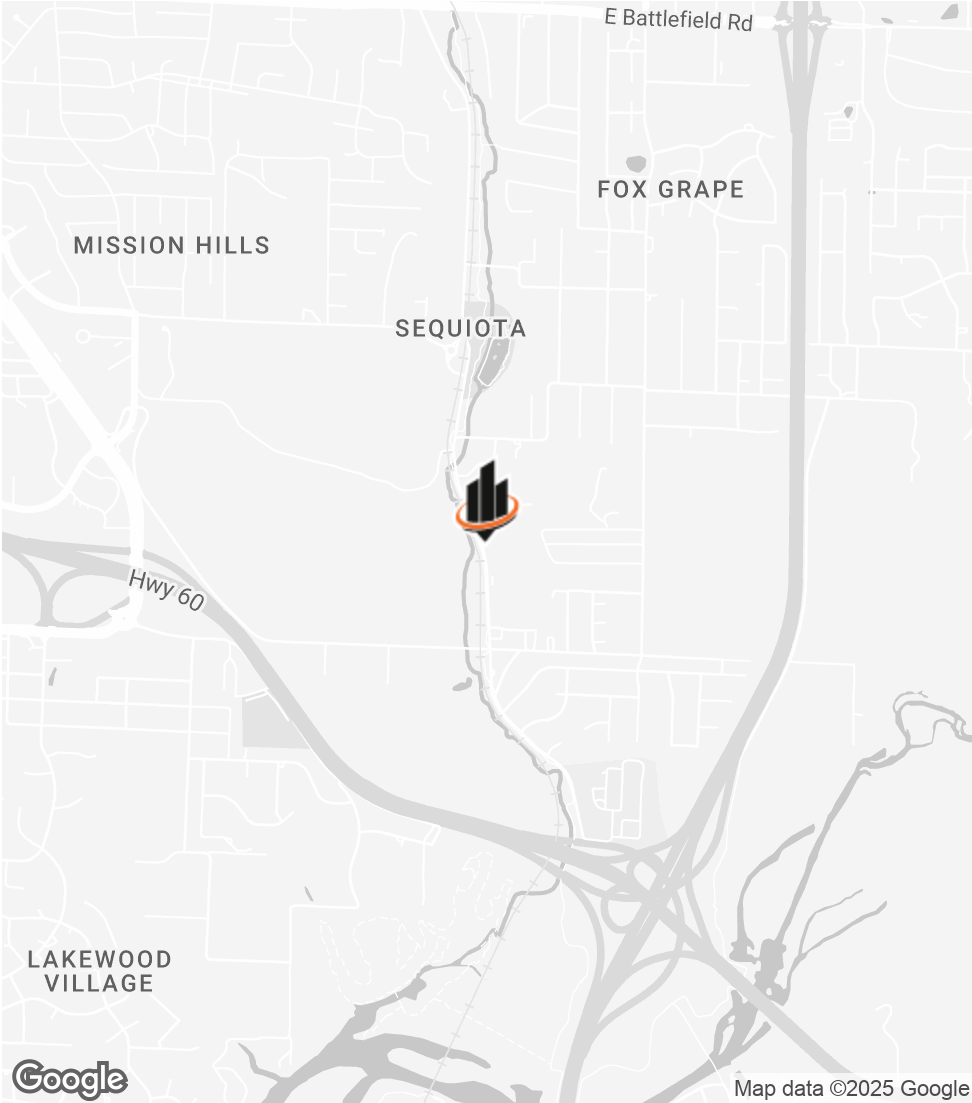
RETAILER MAP



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LOCATION MAP



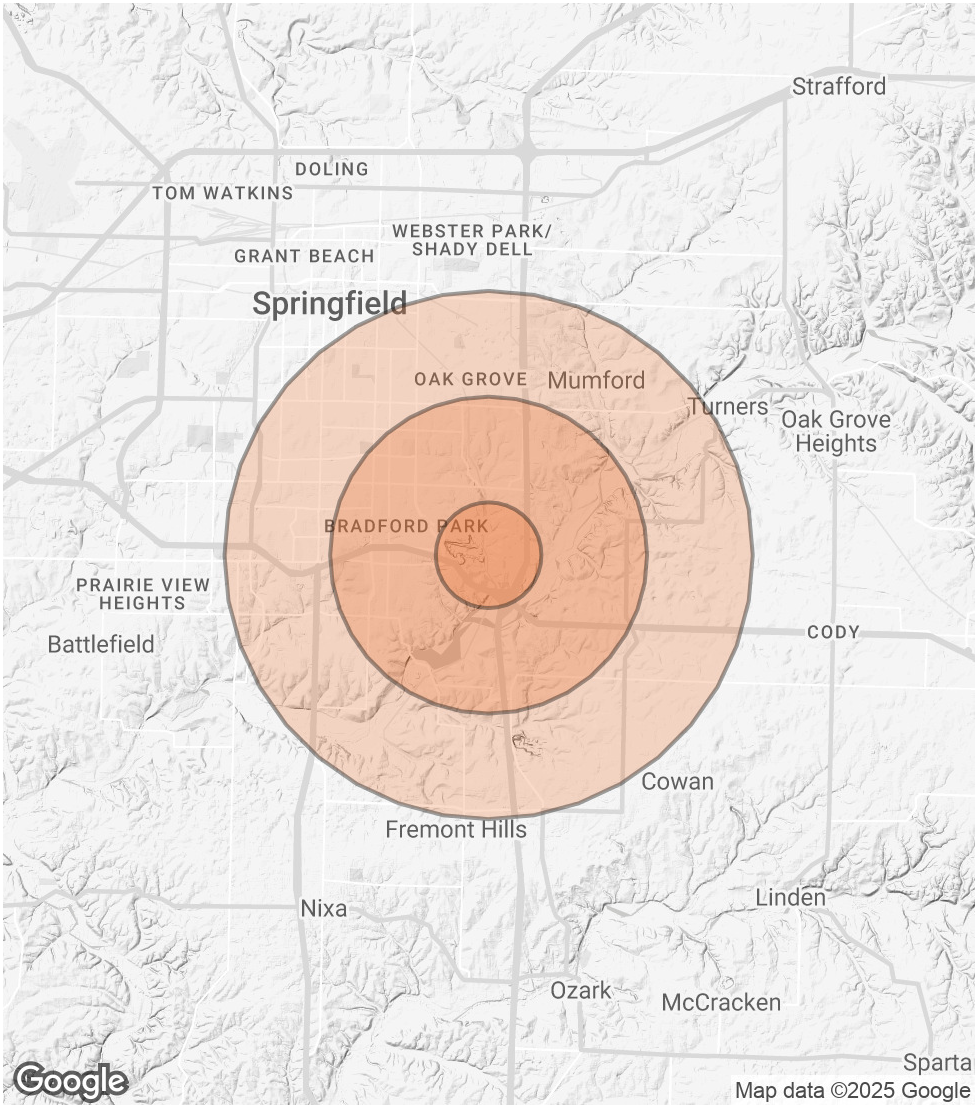
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,968	35,996	104,324
AVERAGE AGE	42.1	43.4	39.4
AVERAGE AGE (MALE)	37.7	41.4	37.4
AVERAGE AGE (FEMALE)	45.8	45.3	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,686	16,905	48,418
# OF PERSONS PER HH	2.4	2.1	2.2
AVERAGE HH INCOME	\$76,186	\$71,494	\$62,751
AVERAGE HOUSE VALUE	\$284,037	\$229,924	\$218,265

2020 American Community Survey (ACS)



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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.

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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