

SALE

Office or Medical Office for Sale

630 W KEARNEY ST

Springfield, MO 65803

PRESENTED BY:

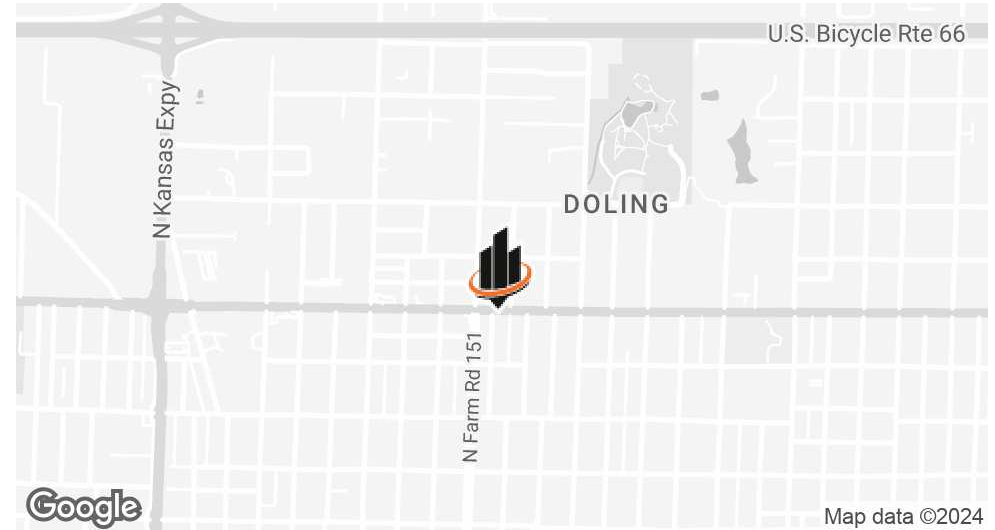
LEE MCLEAN III, SIOR, CCIM

O: 417.887.8826 x110

lee.mclean@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
BUILDING SIZE:	11,034 SF
TYPE:	Office or Medical Office
LOT SIZE:	46,352 SF
PRICE / SF:	\$126.88
PRIVATE OFFICES:	20+
ZONING:	Highway Commercial

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PROPERTY OVERVIEW

Thank you for your interest in this office property on Kearney Street in North Springfield. This property has most recently been used for general office space but was previously used as medical office. The property includes over 20 private offices or exam rooms as well as multiple conference rooms and other support areas. The office has great visibility right up on Kearney for easy access around North Springfield. Seller will be vacating.

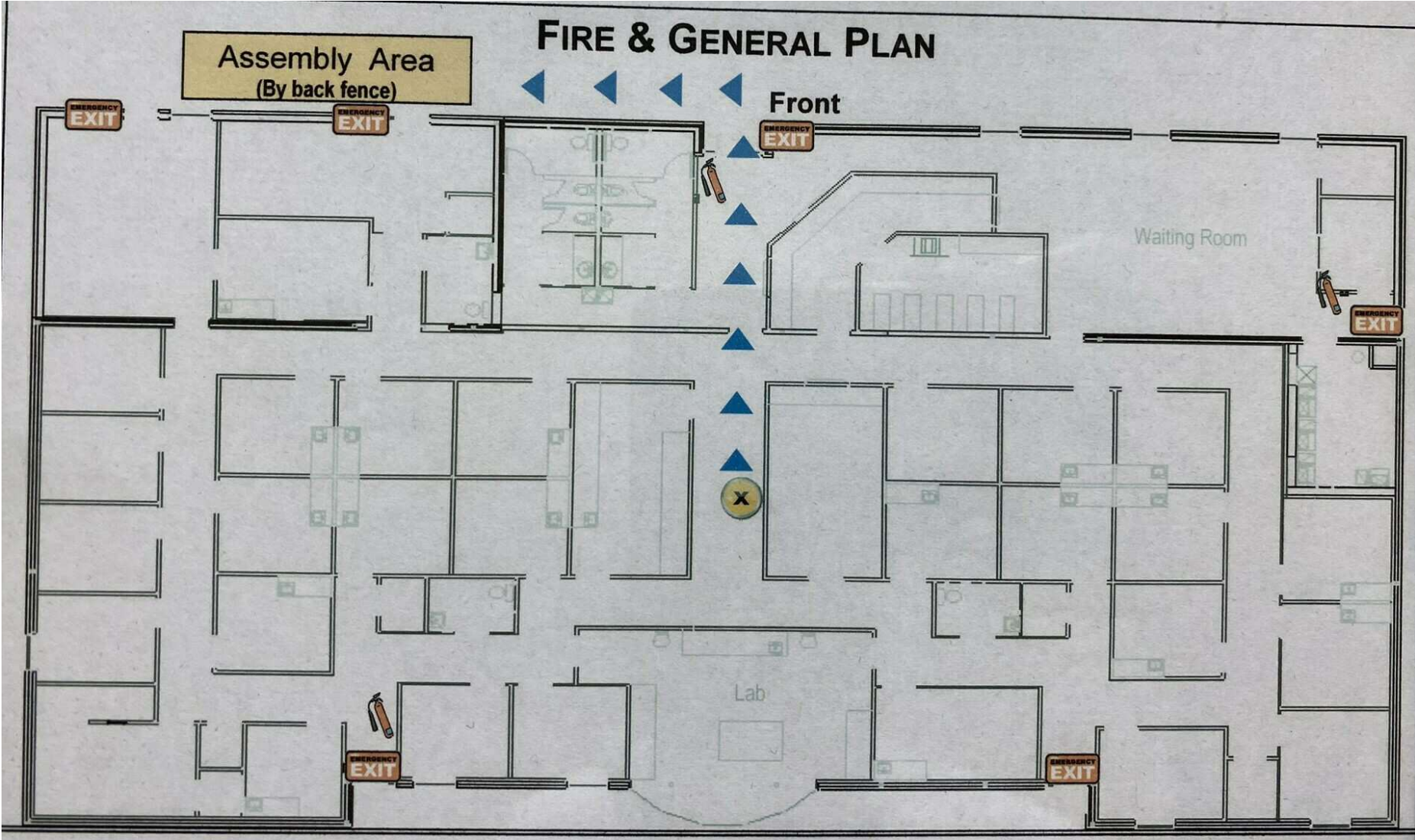
Please contact listing agent for private showing.

LOCATION OVERVIEW

Located on Kearny and Concord. Neighboring businesses include: KFC, Burger King, O'Reilly Auto Parts, McDonald's, El Taco, The UPS Store, Great Southern Bank, Bank of America, Wendy's, and Dollar General.

Lee McLean, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM and SIOR designations, a Brokers-Associate real estate license and consistently ranks in the top 3% of SVN International.

PROPERTY LAYOUT



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ADDITIONAL PHOTOS



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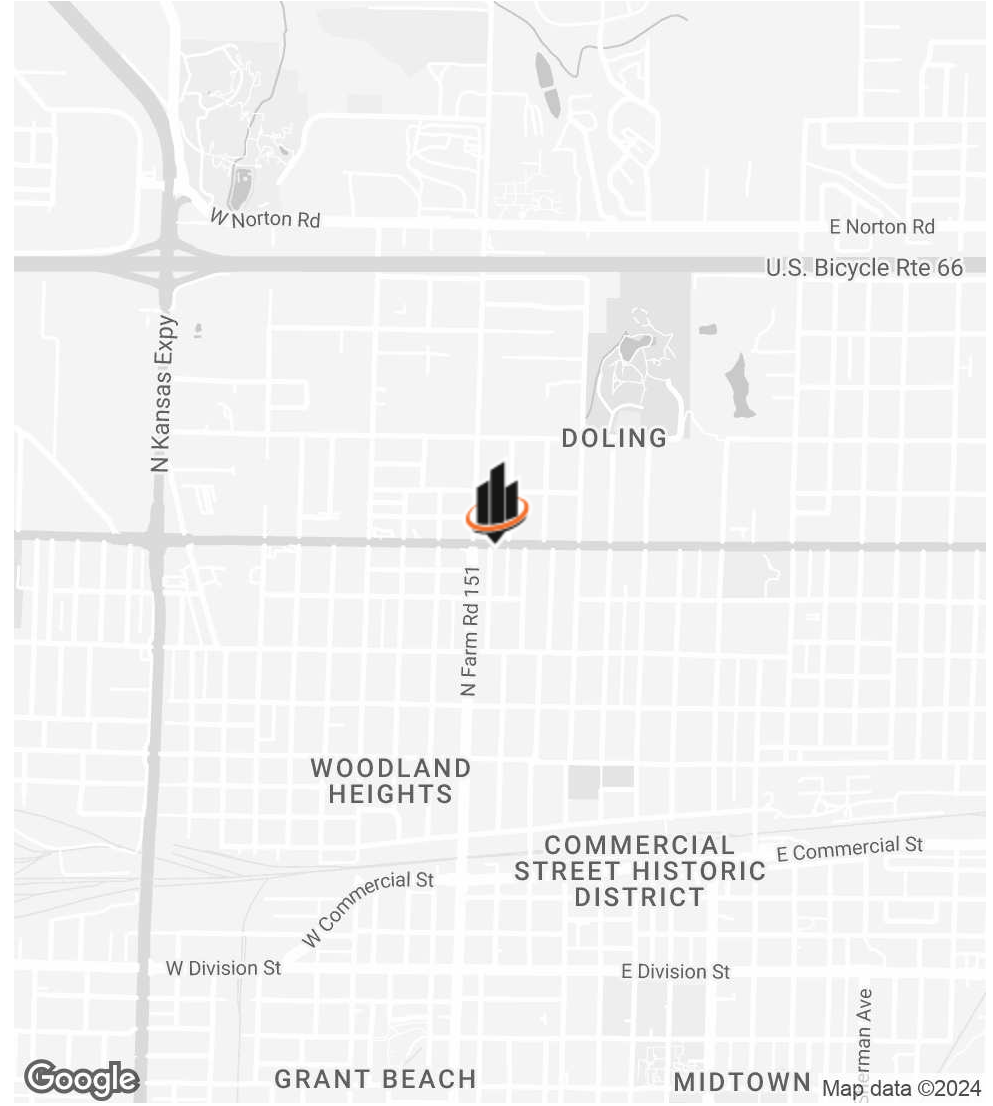
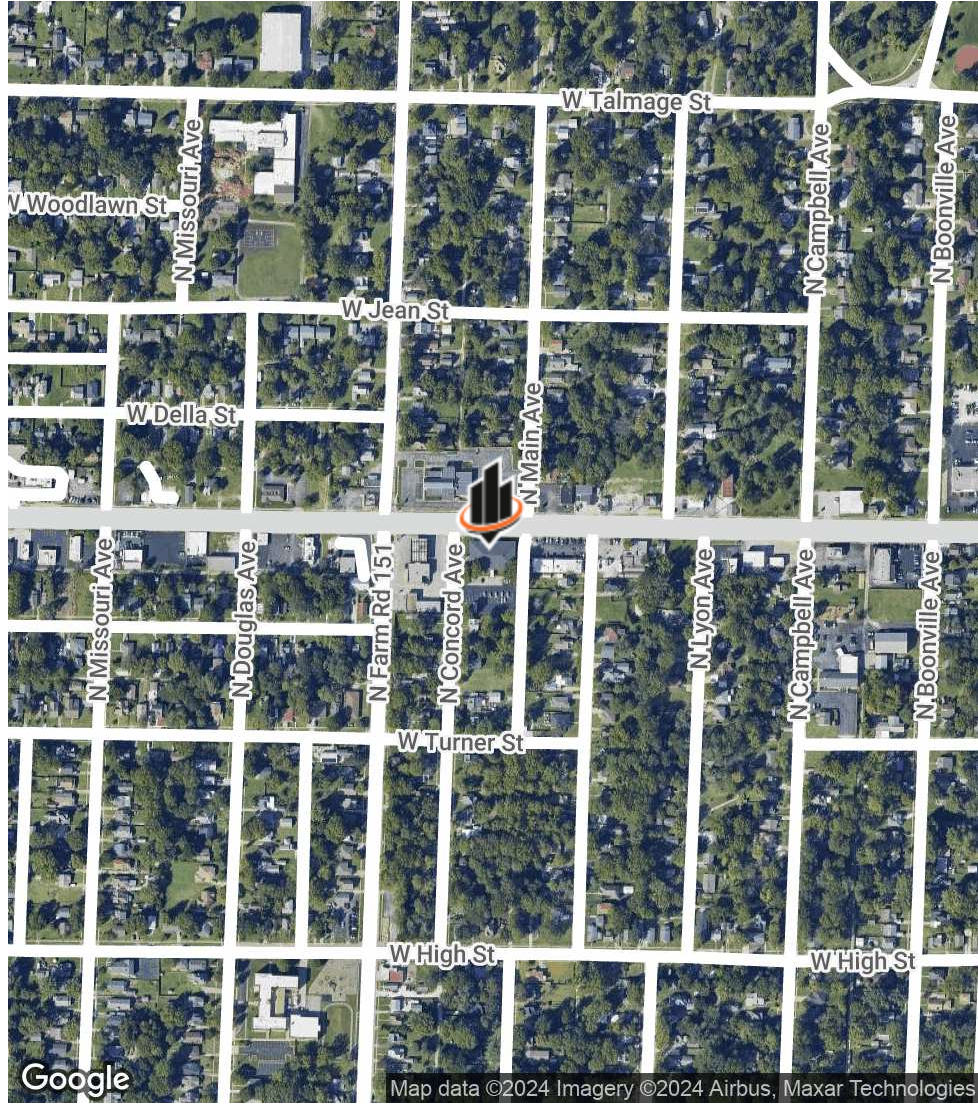


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

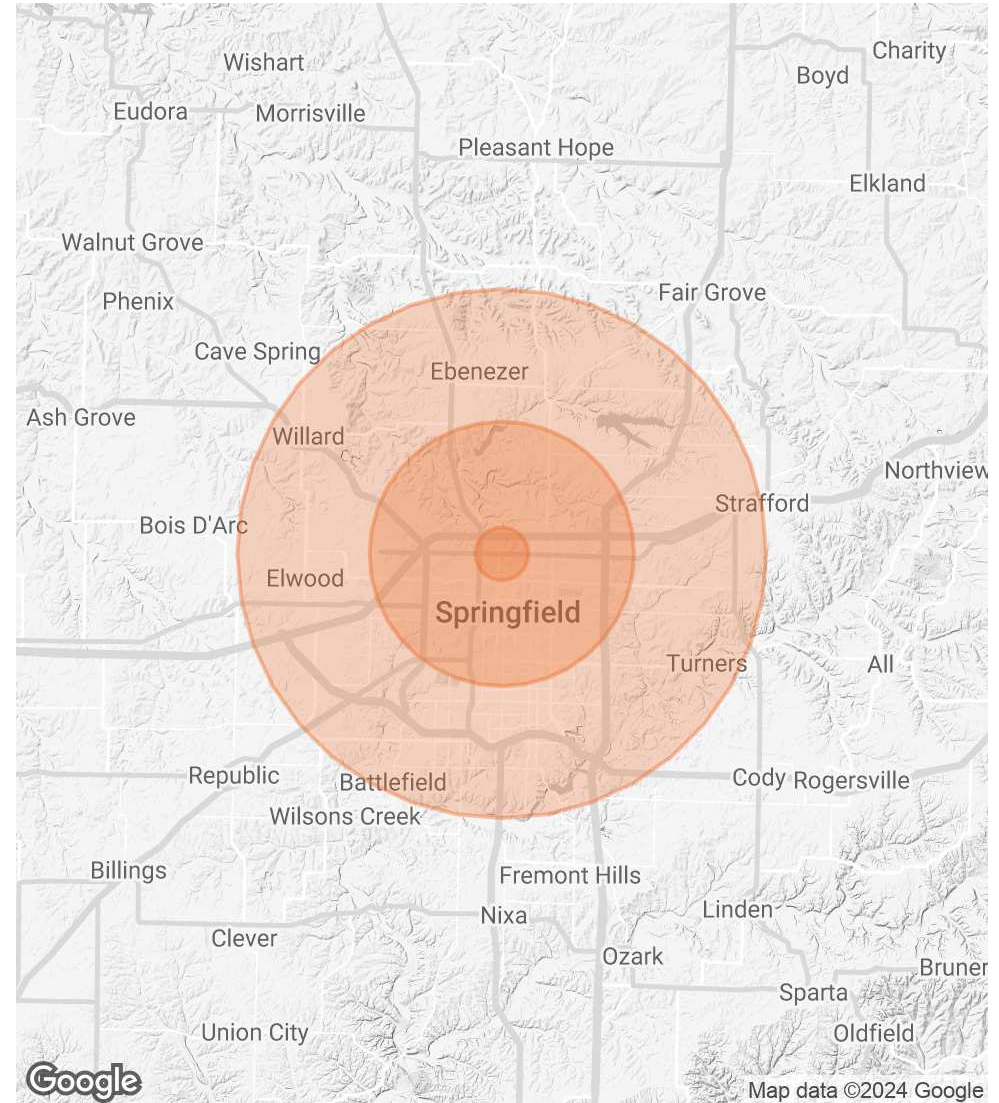
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,518	122,133	246,180
AVERAGE AGE	36.1	33.6	37.8
AVERAGE AGE (MALE)	33.8	32.5	36.7
AVERAGE AGE (FEMALE)	39.3	35.4	39.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,133	57,729	115,924
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$39,207	\$43,976	\$59,618
AVERAGE HOUSE VALUE	\$77,923	\$94,278	\$140,631

2020 American Community Survey (ACS)



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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 has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises developed hotels, shopping centers and other commercial properties all over the U.S. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business, he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co. Lee does business with clients in the Southwest Missouri market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

HONORS

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

- 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)

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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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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