



Offering Memorandum



± 3,850 SF RETAIL FOR LEASE ON BATTLEFIELD

1258 EAST BATTLEFIELD ROAD, SPRINGFIELD, MO 65804

PRESENTED BY:

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PROPERTY SUMMARY

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SPRINGFIELD, MO 65804

OFFERING SUMMARY

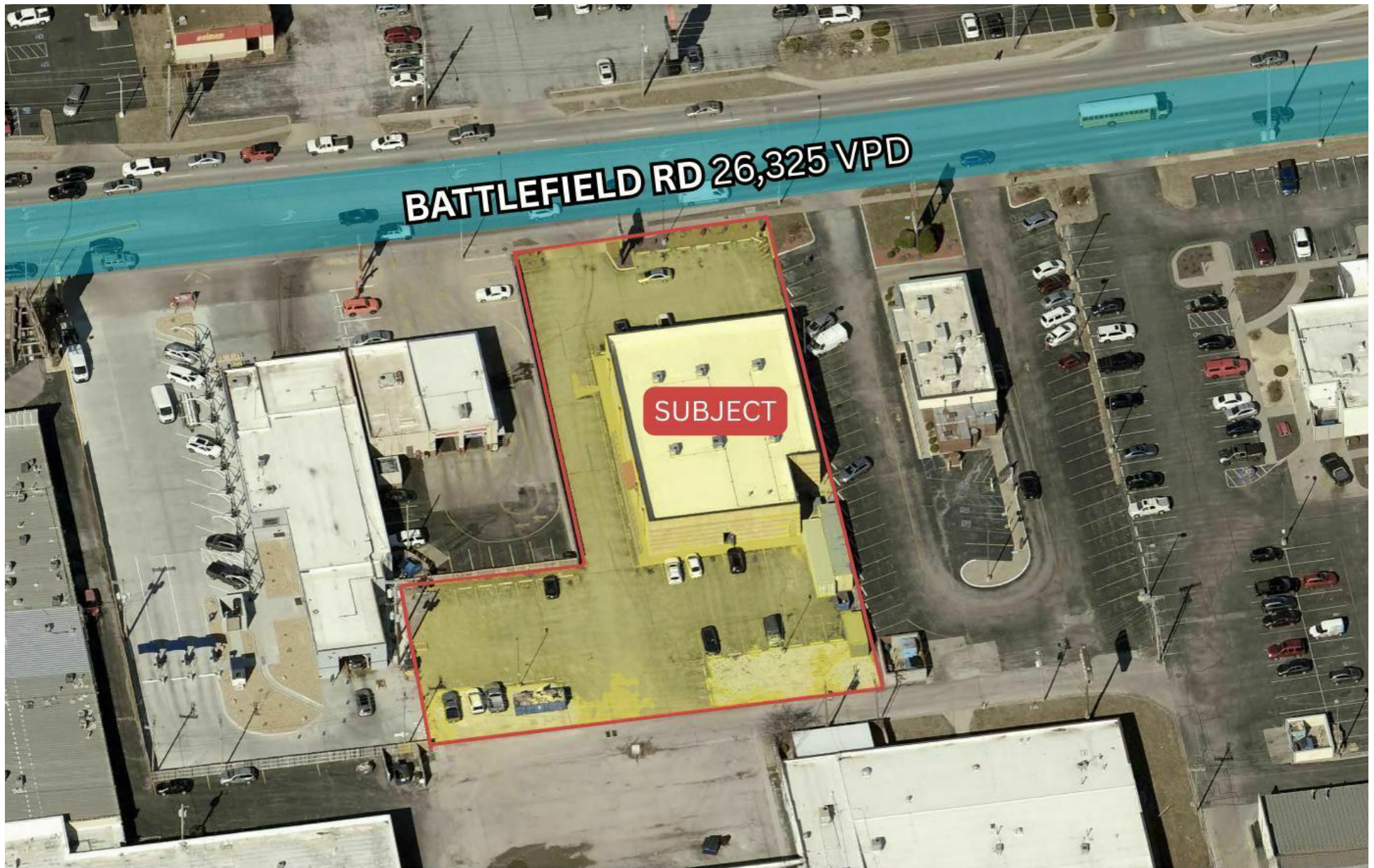
LEASE RATE:	\$14.50 SF/yr (NNN)
BUILDING SIZE:	9,210 SF
AVAILABLE SF:	3,850 SF
UNITS AVAILABLE:	Suite A
EST. NNN:	\$5.00/SF
LOT SIZE:	0.97 Acres
ZONING:	General Commercial
PARKING:	Shared, 59 Spaces
RENT ABATEMENT:	Available



PROPERTY SUMMARY

RENT ABATEMENT OFFERED. Thank you for viewing this retail property for lease at the corner of Battlefield and National. Adjacent to Plato's Closet and Mister Car Wash, this property boasts excellent visibility and retail traffic. The suite is being offered at \$14.50/SF NNN and is ± 3,850 SF. The property has a driveway connecting the front parking lot to the rear parking lot where 45 of the 59 parking spaces are located. The NNN costs are currently estimated at \$5.00/SF. Suite A has a large showroom/floor space with two storage closets, and a restroom. Landlord willing to provide rent abatement subject to approved tenant and lease terms.

SUBJECT MAP



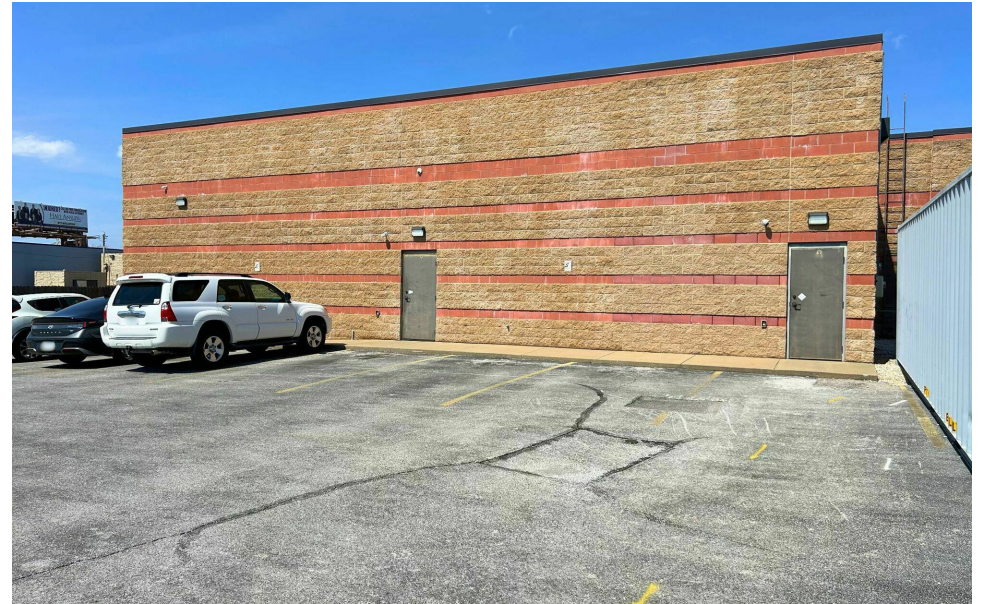
PROPERTY PHOTOS



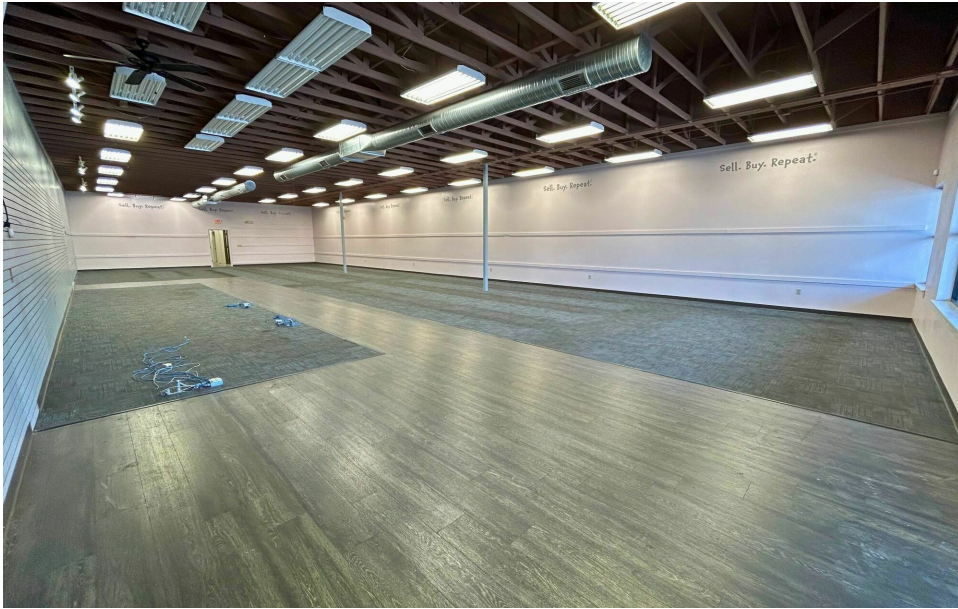
EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS, SUITE A

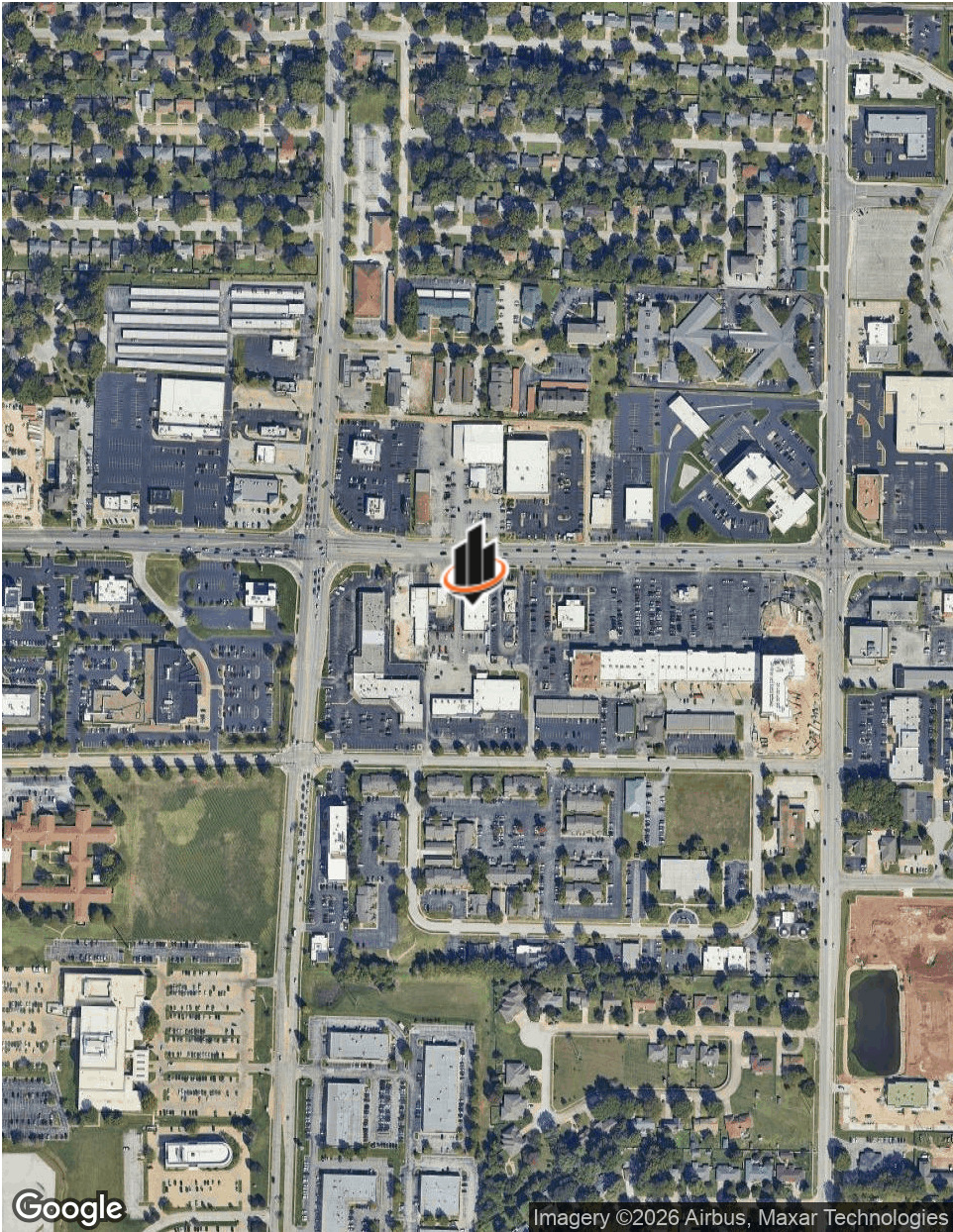
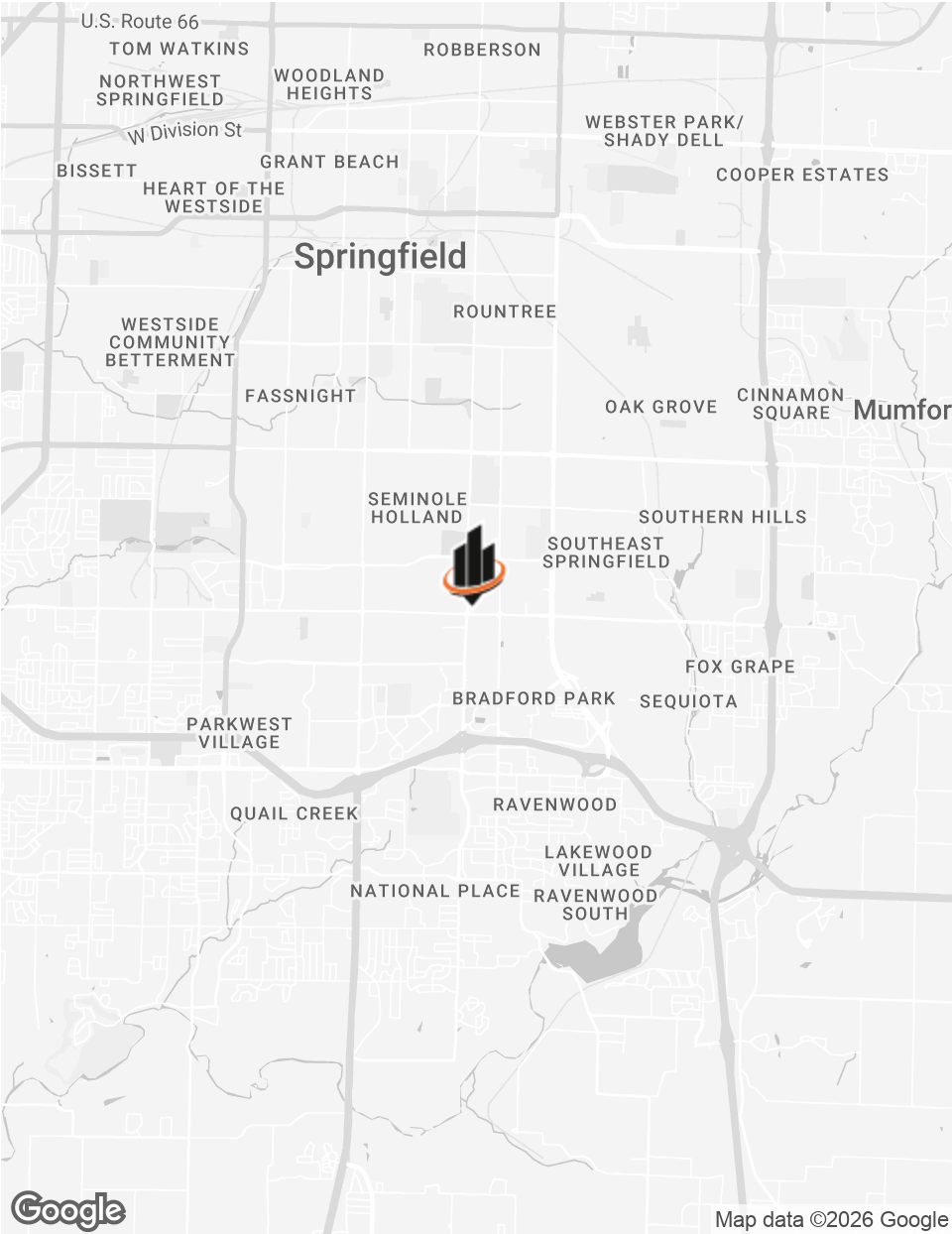


LOCATION DESCRIPTION

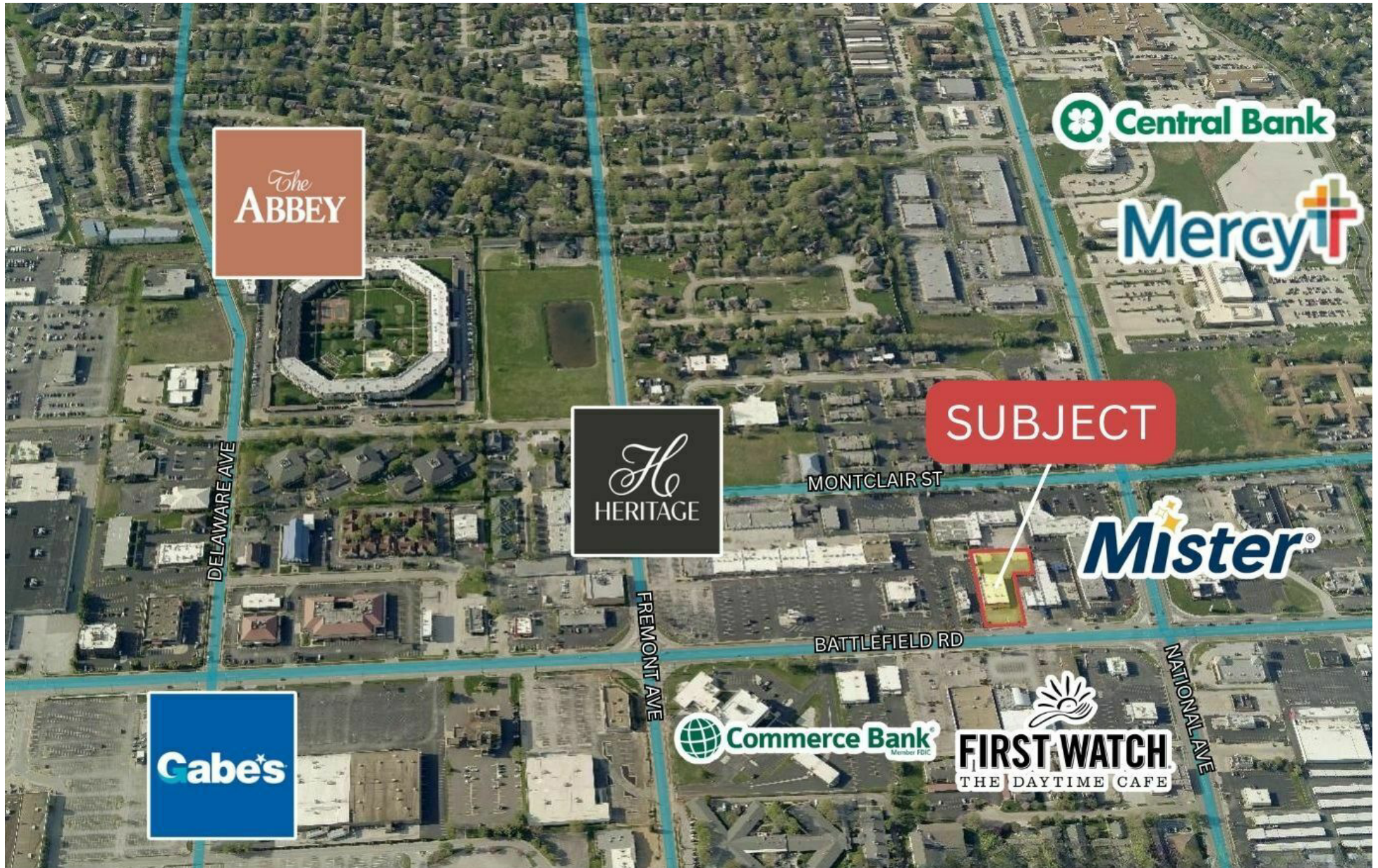


This property is along one of Springfield's primary retail corridors. The area is boasting with investment and retail traffic near Medical Mile with notable retailers such as Hawaiian Bros Island Grill, Plato's Closet, Mister Car Wash, First Watch, Andy B's Bowling, Oak Star Bank, Parlor Donuts, Taco Bell, Starbucks, among many others. Battlefield Road, outside of the retail center, sees 26,325 vehicles per day with an average household income of \$60,930 within a one-mile radius.

LOCATION MAP



MIDRANGE SUBJECT MAP



RETAILER MAP

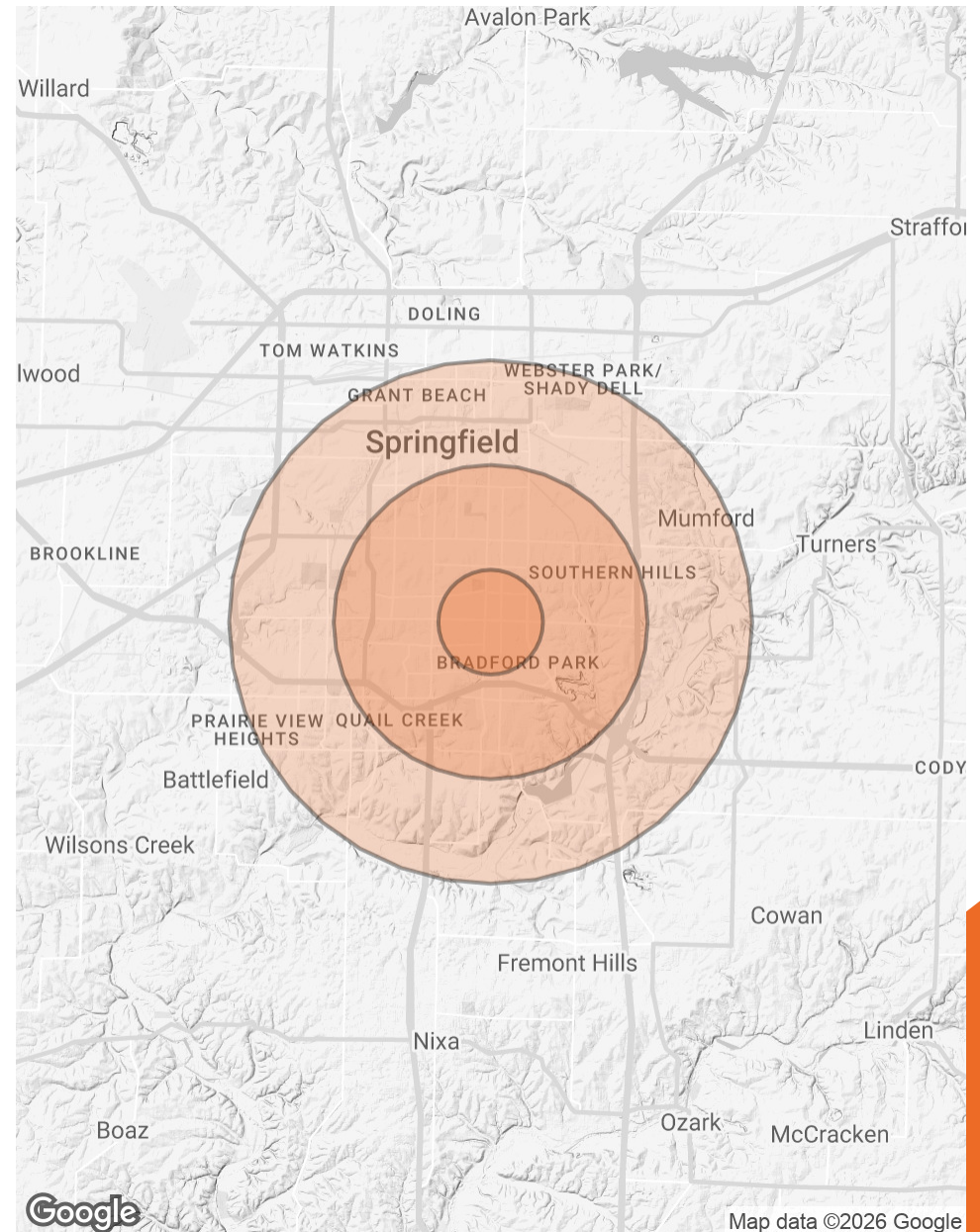


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,740	79,101	171,387
AVERAGE AGE	40.0	38.4	38.1
AVERAGE AGE (MALE)	35.3	36.7	37.0
AVERAGE AGE (FEMALE)	45.0	40.3	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,617	38,735	78,647
# OF PERSONS PER HH	1.9	2.0	2.2
AVERAGE HH INCOME	\$60,930	\$74,744	\$77,976
AVERAGE HOUSE VALUE	\$166,343	\$213,448	\$230,892

2023 American Community Survey (ACS)





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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



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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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