

# SOUTHGATE SHOPPING CENTER LEASE SPACE

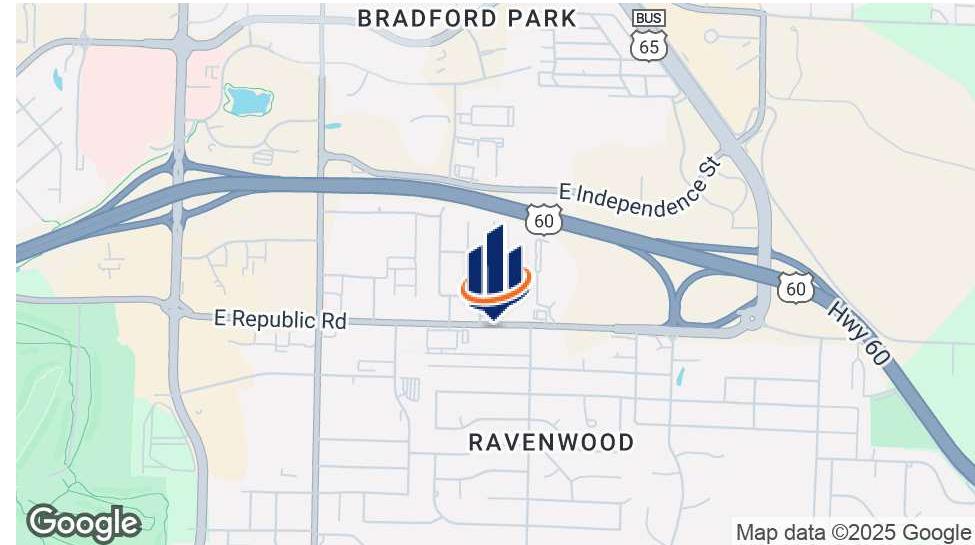
1730 E REPUBLIC RD  
SPRINGFIELD, MO 65804

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# Property Summary



## OFFERING SUMMARY

LEASE RATE:	\$16.50 - \$18.00/SF NNN
NNN ESTIMATE:	\$5.00/SF
BUILDING SIZE:	32,600 SF
AVAILABLE SF:	1,276 - 2,728 SF
VIRTUAL TOUR:	Link in Description
ZONING:	Highway Commercial
MARKET:	Springfield
TRAFFIC COUNT:	15,278 VPD

## PROPERTY OVERVIEW

Thank you for viewing the Southgate Shopping Center located in the high traffic area of E Republic Road with over 15,000 cars per day. This location is between the intersection of Fremont and Glenstone and the intersection for James River Freeway, giving the space great exposure as well as an easy commute.

Suite S is 2,728 SF with some open retail area up front and then 9 - 10 offices or treatment rooms throughout. Suite K is 1,276 SF with 3 private offices, reception/waiting area, work station area and a kitchenette. NNN Estimate: \$5.00/SF. Link to virtual tour [suite S]: [https://youriguide.com/1730\\_e\\_republic\\_rd\\_springfield\\_mo/](https://youriguide.com/1730_e_republic_rd_springfield_mo/)

Please email, call or text the agent today for more information or to schedule a time to view.

## LOCATION OVERVIEW

The Southgate Shopping Center is located near the corner of East Republic Road and S Charleston Ave. Neighboring businesses include Sonic, YMCA, Farmer's Park, Char, Harter House Grocery, Walgreens and many other national and local companies. The center includes tenants like Corner 21, Thailand Station, Brookline Doorworks, Edward Jones and others.

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

# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,276 - 2,728 SF	Lease Rate:	\$16.50 - \$18.00 SF/yr

## AVAILABLE SPACES

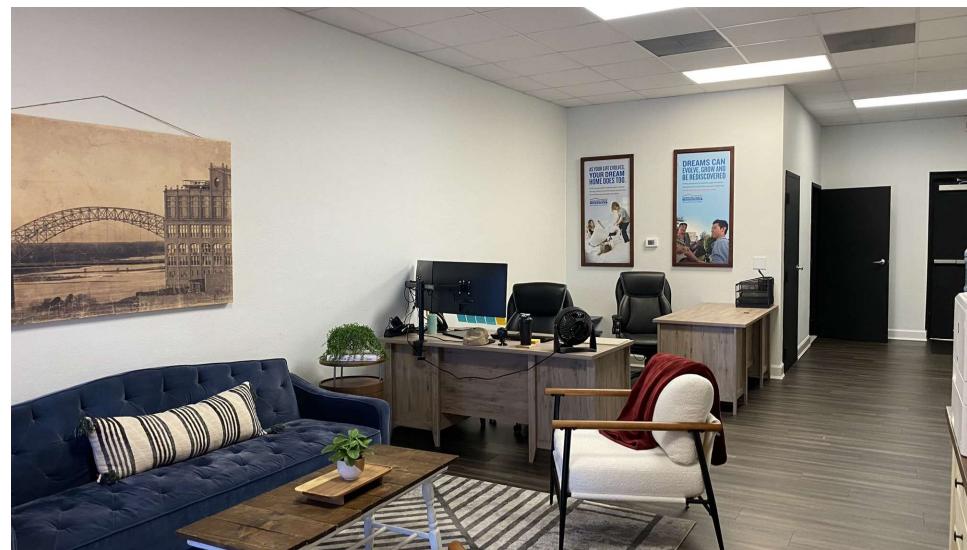
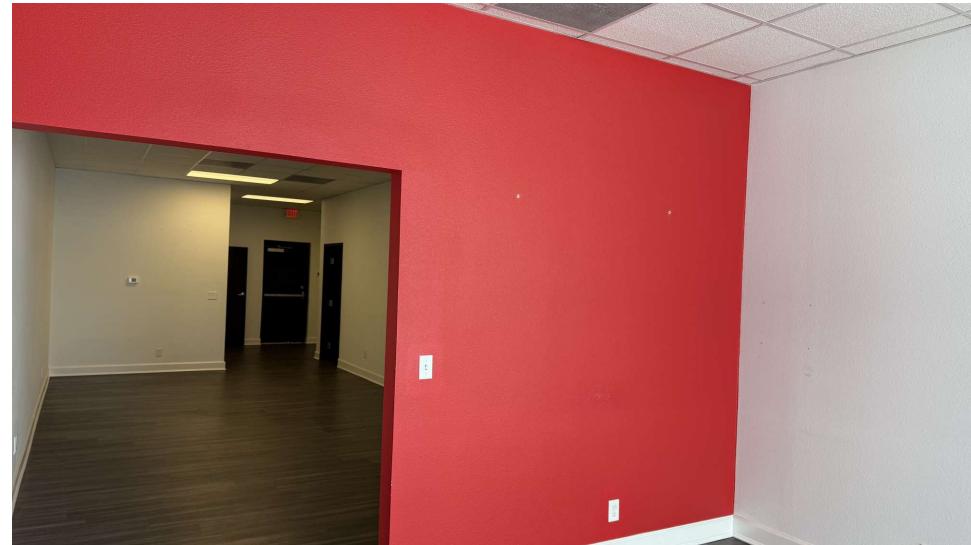
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite K	Available	1,276 SF	NNN	\$18.00 SF/yr	3 private offices plus reception area and open work station area. Great space for insurance, law firm, real estate or other professional office.
Suite S	Available	2,728 SF	NNN	\$16.50 SF/yr	Office or medical office space with mostly all private rooms.

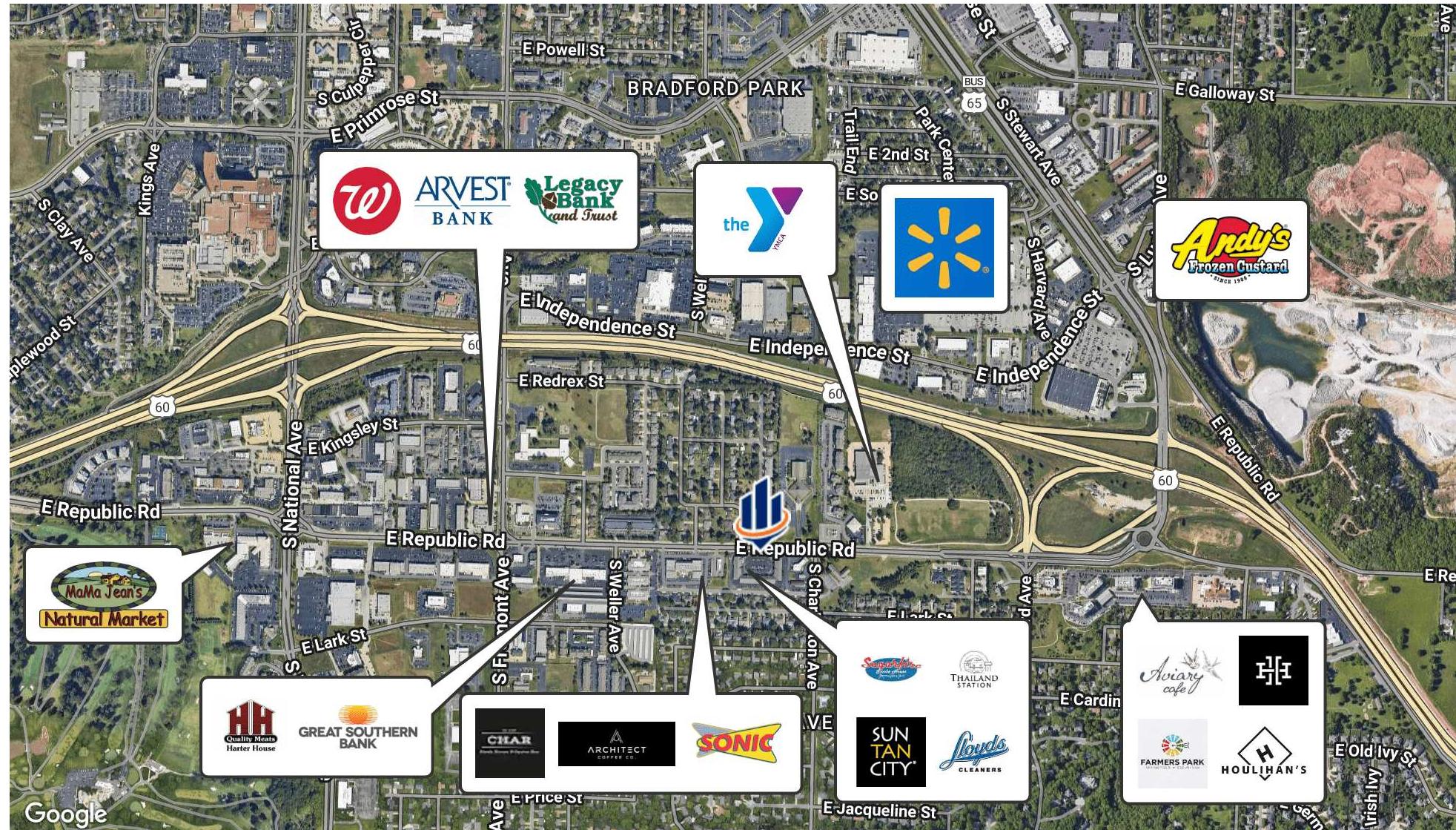
# Photos Suite S



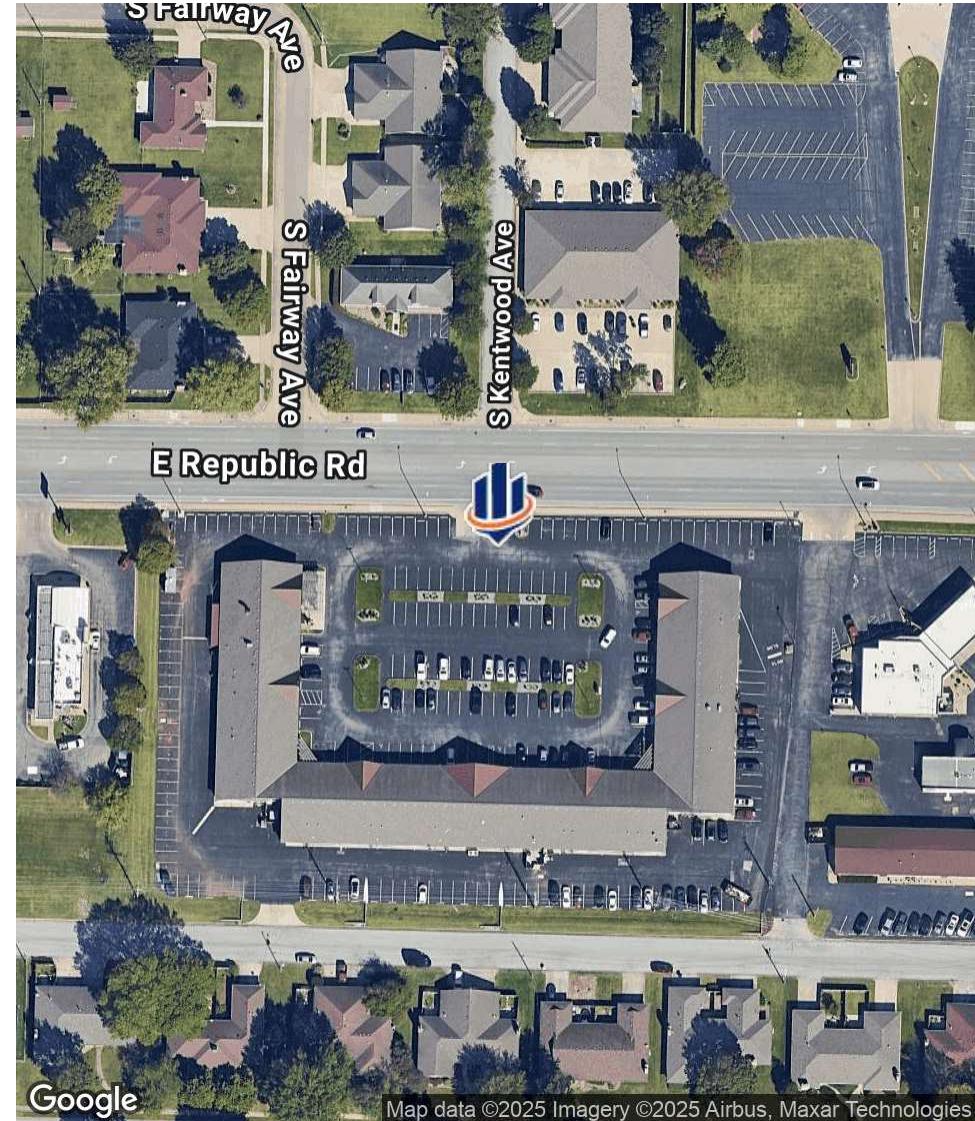
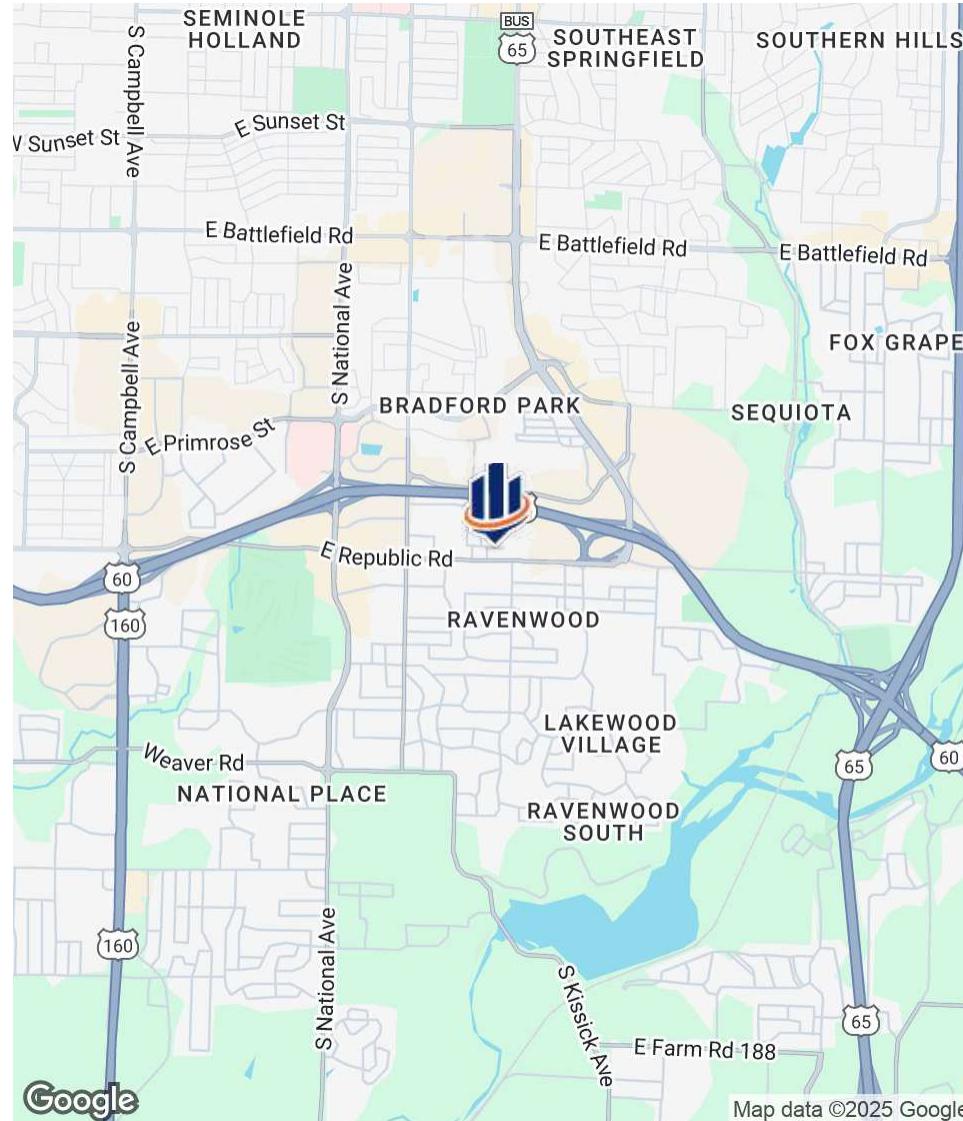
# Photos Suite K



# Retailer Map



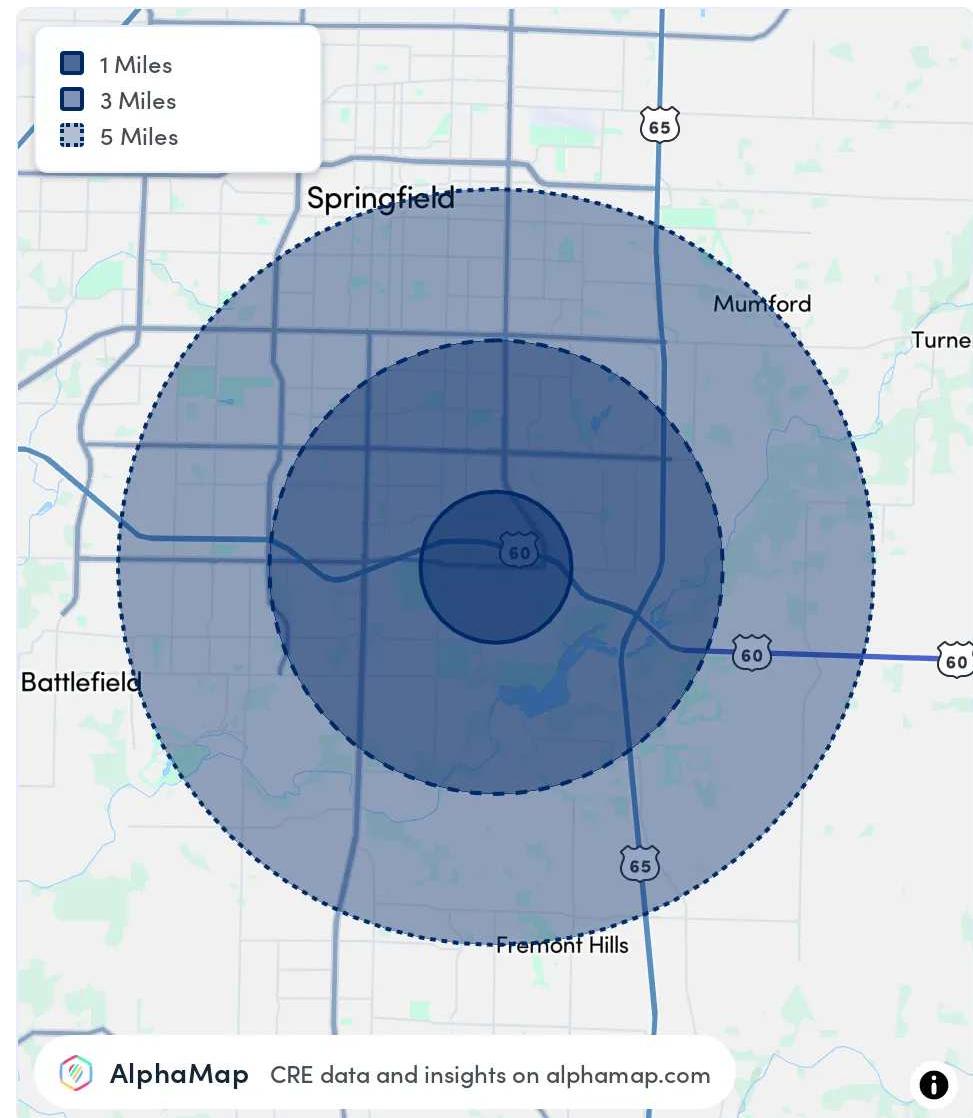
# Location Map



# Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,727	59,101	147,856
Average Age	47	44	40
Average Age [Male]	44	42	39
Average Age [Female]	49	46	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,204	27,570	66,646
Persons per HH	2.1	2.1	2.2
Average HH Income	\$94,179	\$92,142	\$86,368
Average House Value	\$354,258	\$278,541	\$265,469
Per Capita Income	\$44,847	\$43,877	\$39,258

Map and demographics data derived from AlphaMap



# Advisor Bio



## 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, 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]

### 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.