

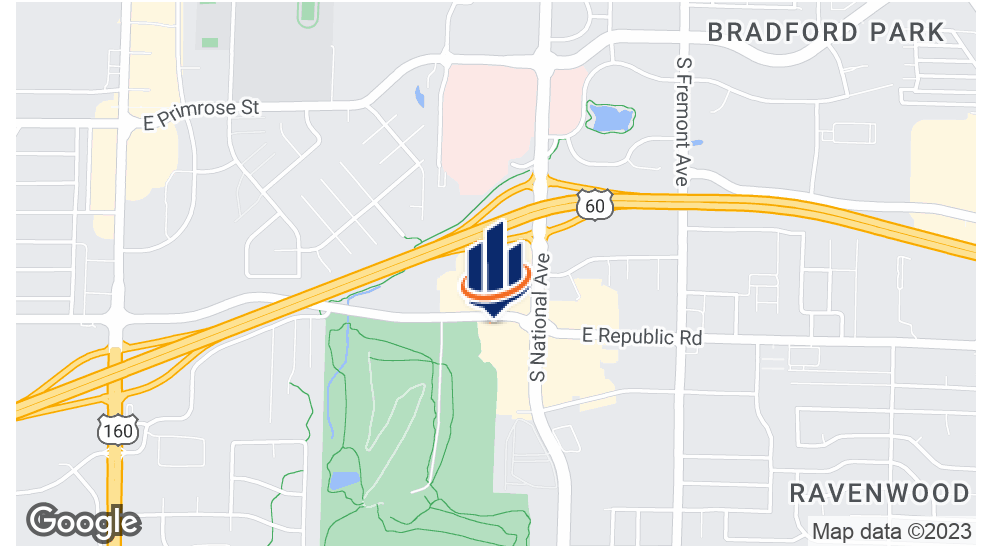


GREEN CIRCLE SHOPPING CENTER RETAIL / OFFICE SPACE FOR LEASE

1110 E REPUBLIC ROAD
SPRINGFIELD, MO 65810

Lee McLean III, SIOR, CCIM
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Property Summary



OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (NNN)
BUILDING SIZE:	20,994 SF
AVAILABLE SF:	1,200 SF
LOT SIZE:	1.68 acres
ZONING:	General Retail
MARKET:	Springfield
SUBMARKET:	Southeast Springfield
TRAFFIC:	15,788 vpd

PROPERTY OVERVIEW

Thank you for viewing this retail/office space for lease located on Republic Road, just off National Avenue in the Green Circle Shopping Center, a platinum LEED certified, state of the art facility that features a rooftop ecosystem. This location offers great visibility with over 15,788 cars per day right on Republic Road. Suite 108 is 1,200 SF listed at \$17.00/SF (NNN) with a mostly open layout, one small office with small kitchenette, and restroom. This center gets an abundance of traffic being anchored by Mama Jeans Natural Market.

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

LOCATION OVERVIEW

This property is located. Neighboring businesses include Mama Jean's Natural Market, Twin Oaks Country Club, Price Cutter, Candlewood Suites, Subway, Firehouse Subs, Hurts Donuts, Waffle House, CVS, Arris Pizza, El Puente, Ozark Adventures, and many other national and local companies.

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 1% of SVN International.

PROPERTY HIGHLIGHTS

Additional Photos



Lease Spaces



LEASE INFORMATION

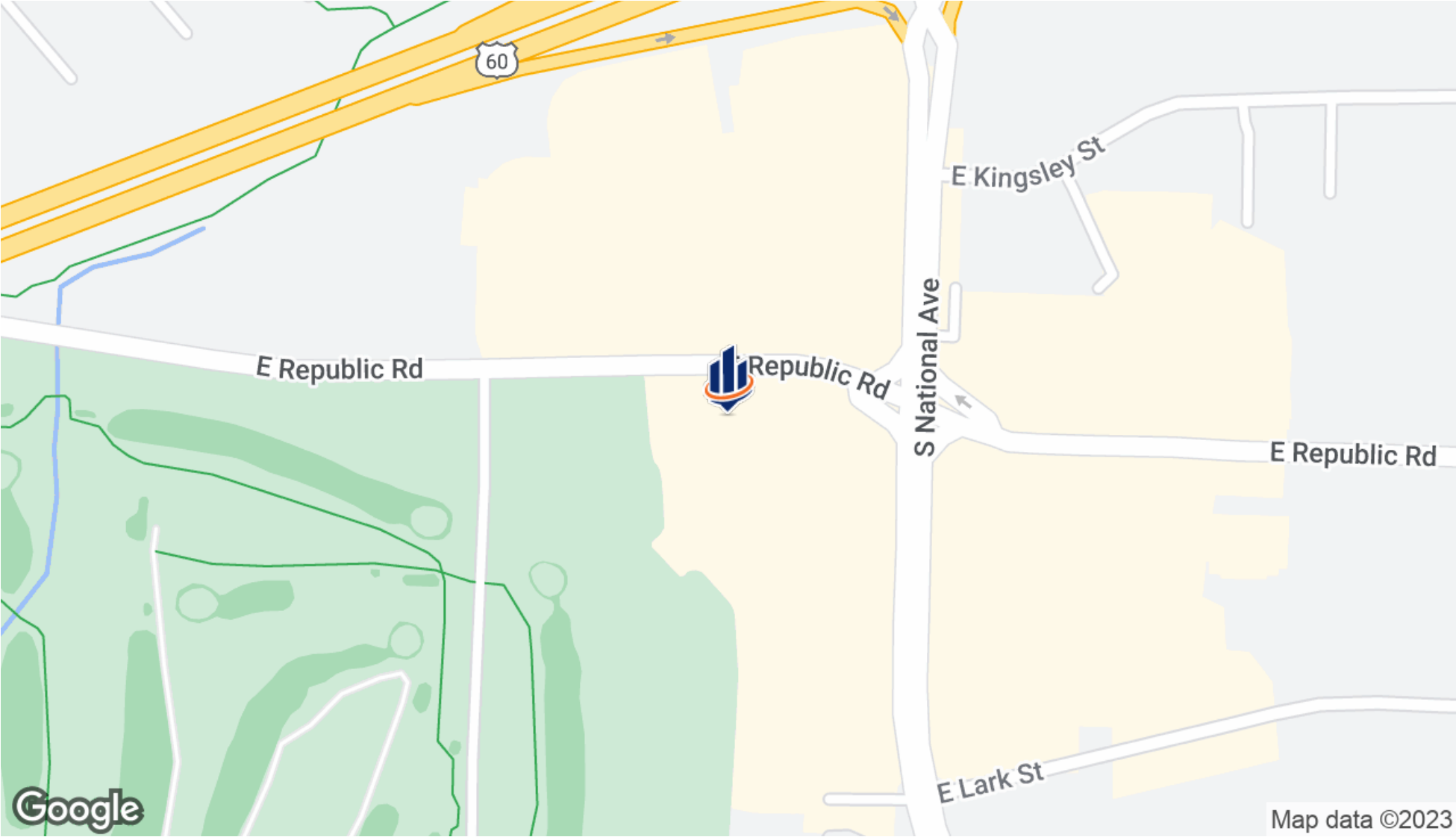
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	Available	1,200 SF	NNN	\$17.00 SF/yr	Mostly open layout, one small office with small kitchenette, and private restroom.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Map



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Retailer Map



Demographics Map & Report

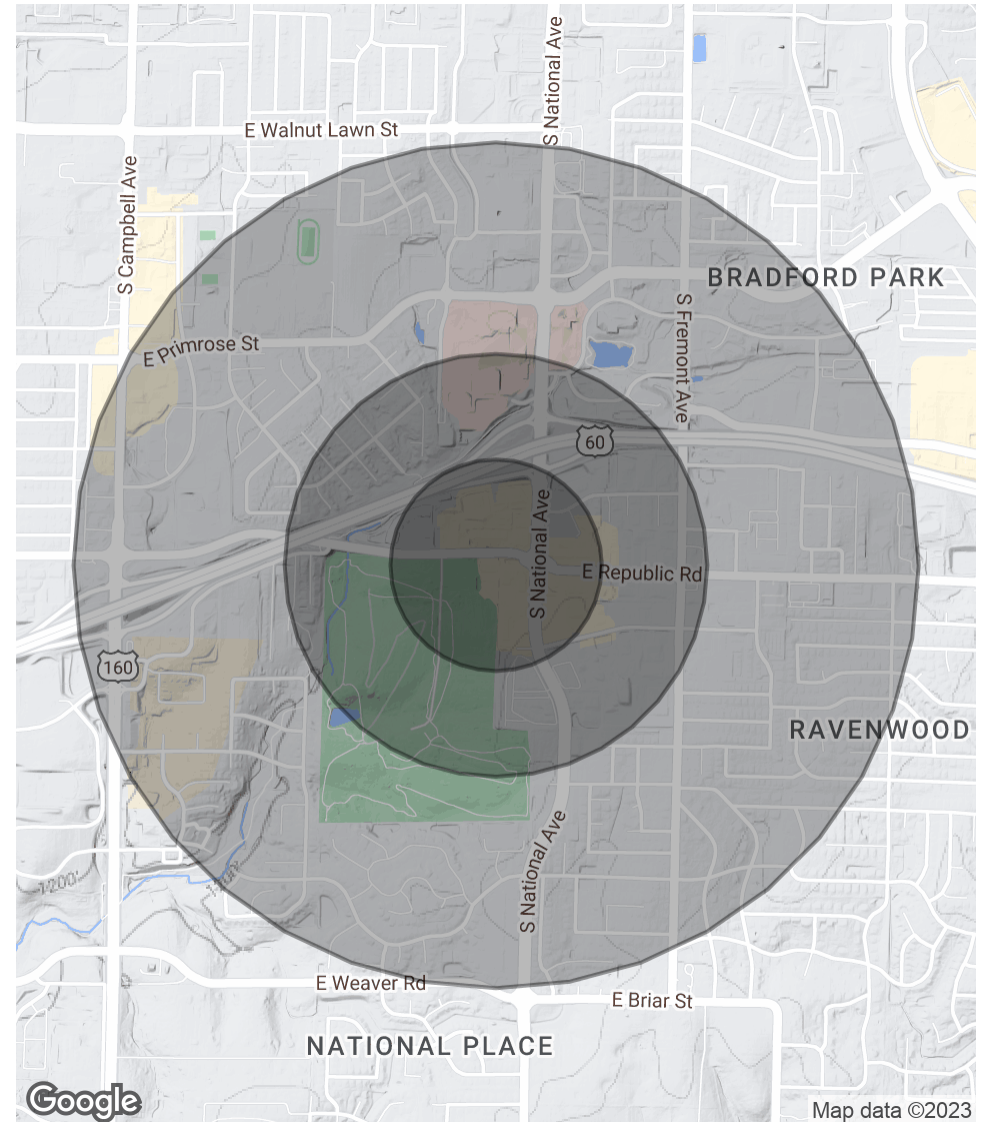
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	444	1,583	6,189
Average Age	51.6	51.9	47.5
Average Age (Male)	52.4	51.7	44.2
Average Age (Female)	46.7	48.6	50.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	262	930	3,354
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$57,357	\$57,510	\$65,284
Average House Value	\$165,770	\$179,443	\$200,480

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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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, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. 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 formerly known as Sperry Van Ness. 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.

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]
- Top 10% Advisor in SVN International - SVN Achiever Aware Recipient [2016]

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