



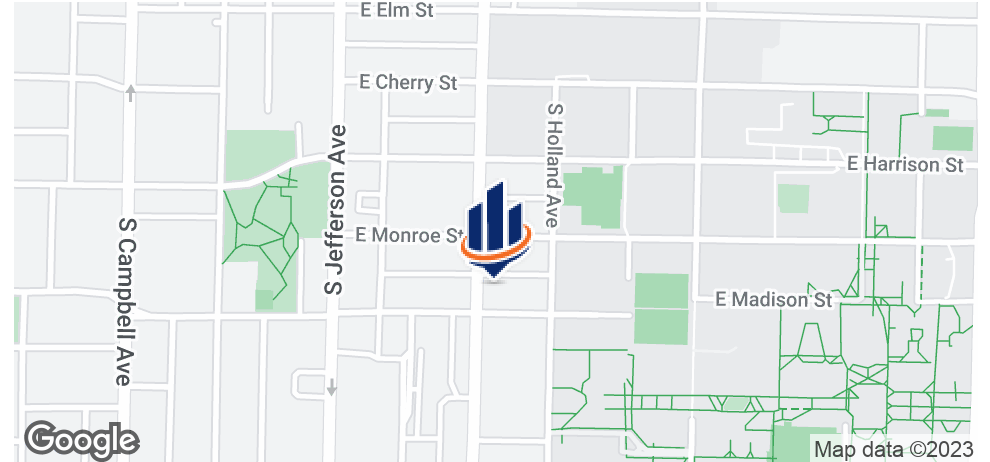
RETAIL SPACES AVAILABLE FOR LEASE

607 E. MADISON SUITE 107
SPRINGFIELD, MO 65806

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Property Summary



OFFERING SUMMARY

Available SF:	816 - 2,184 SF
Lease Rate:	\$1,500 - \$2,500 per month (Gross)
Lot Size:	0.459 Acres
Total Building Size:	5,904 SF
Market:	Springfield
Zoning:	Limited Business
Traffic Count	+/- 12,000

PROPERTY OVERVIEW

Thank you for looking at these two retail spaces located near the intersection of Kimbrough and Madison. This center is ideally located within walking distance of the Missouri State University campus and hundreds of student housing units.

Suite 100 is 2,184 SF for \$2,500 per month. Suite 107 is 816 SF for \$1,500 per month.

For more detailed information please contact Lee McLean at 417.887.8826 or lee.mclean@svn.com

LOCATION OVERVIEW

Neighboring businesses include Missouri State University, JQH Arena, Bear Village, Beacon Commons, Subway, Kum & Go, Qdoba, Panera, and many other local and national companies. The location is also very near Springfield's Downtown and Central Business Districts.

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

Exterior Photos



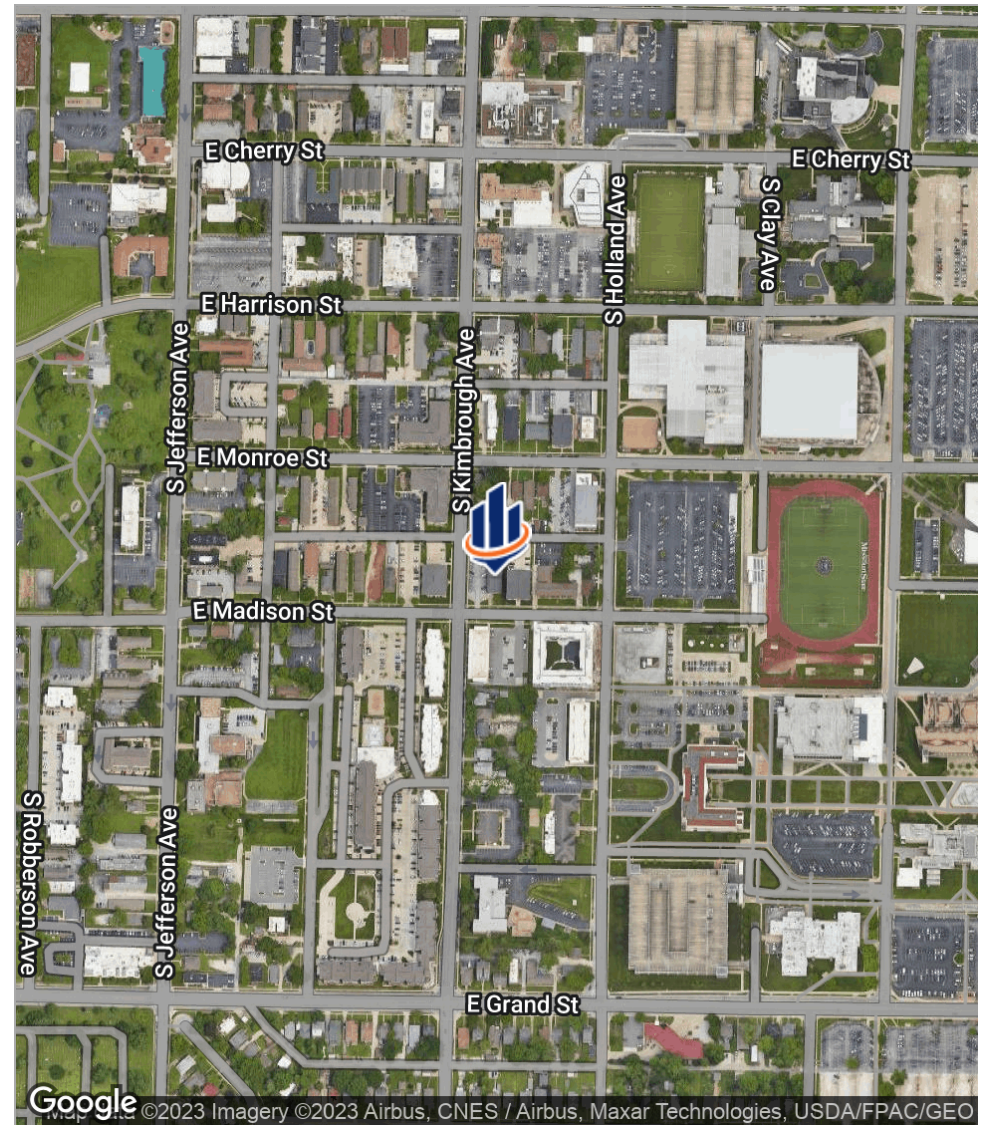
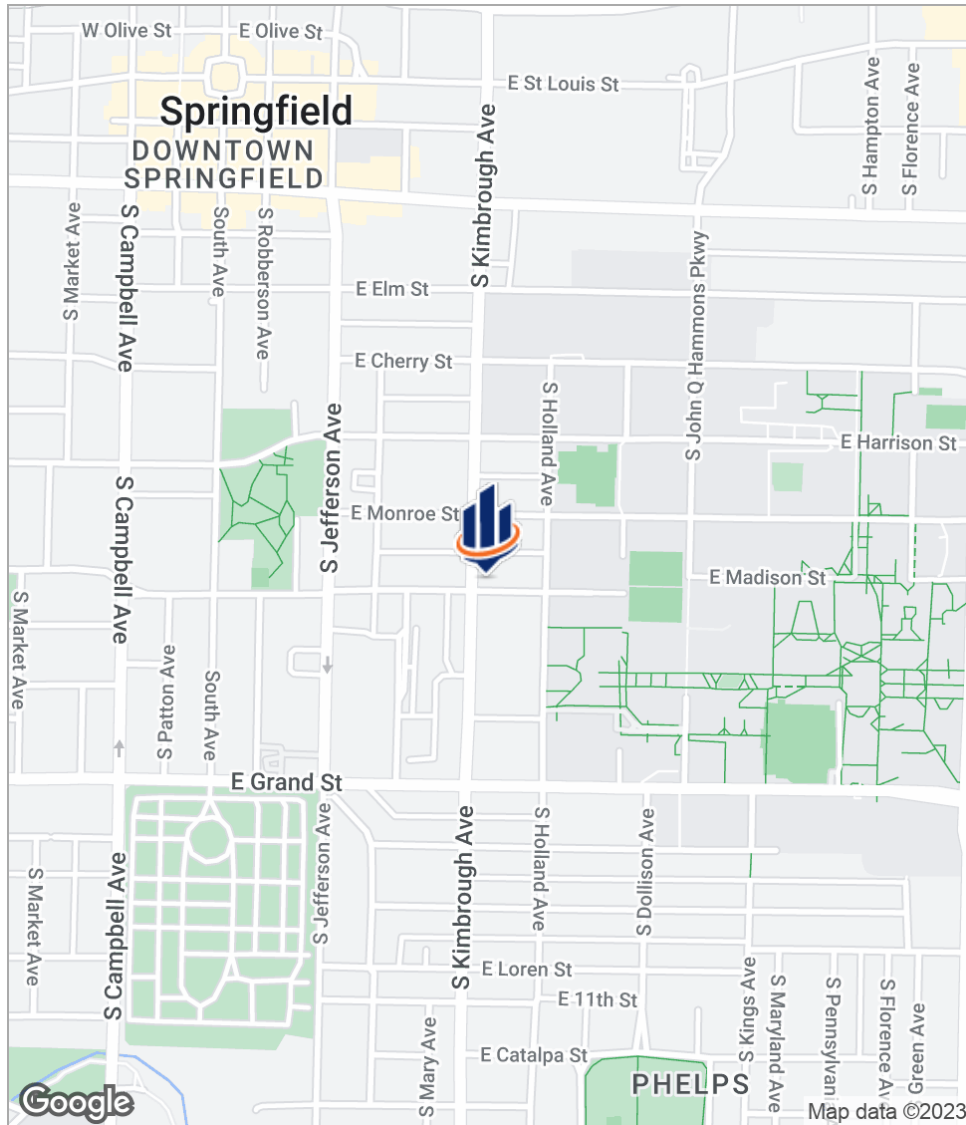
Aerial Map



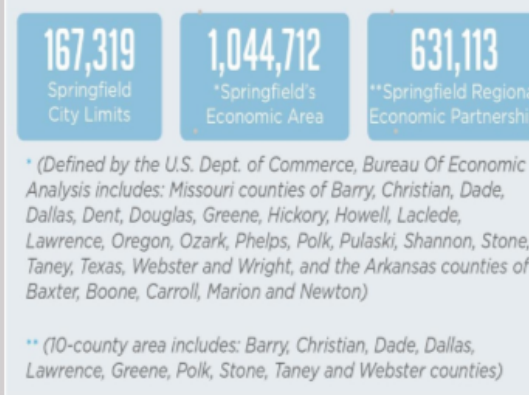
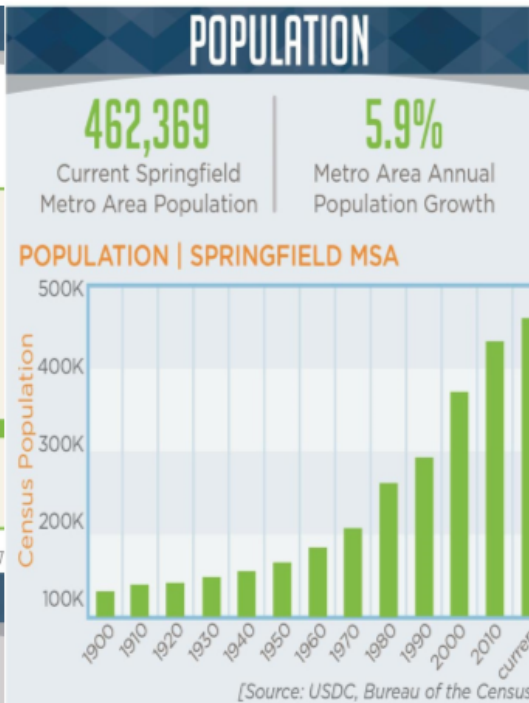
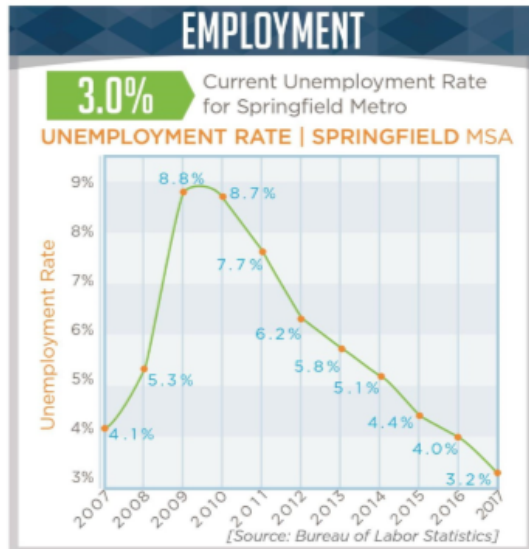
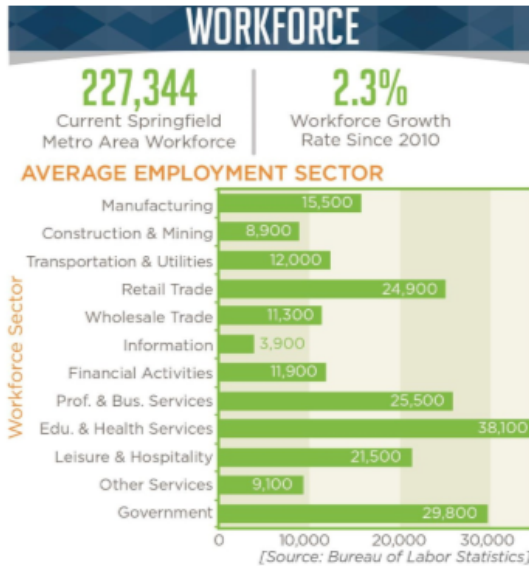
Retailer Map



Location Maps



Demographics



EXECUTIVE SUMMARY

SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



Advisor Bio 1



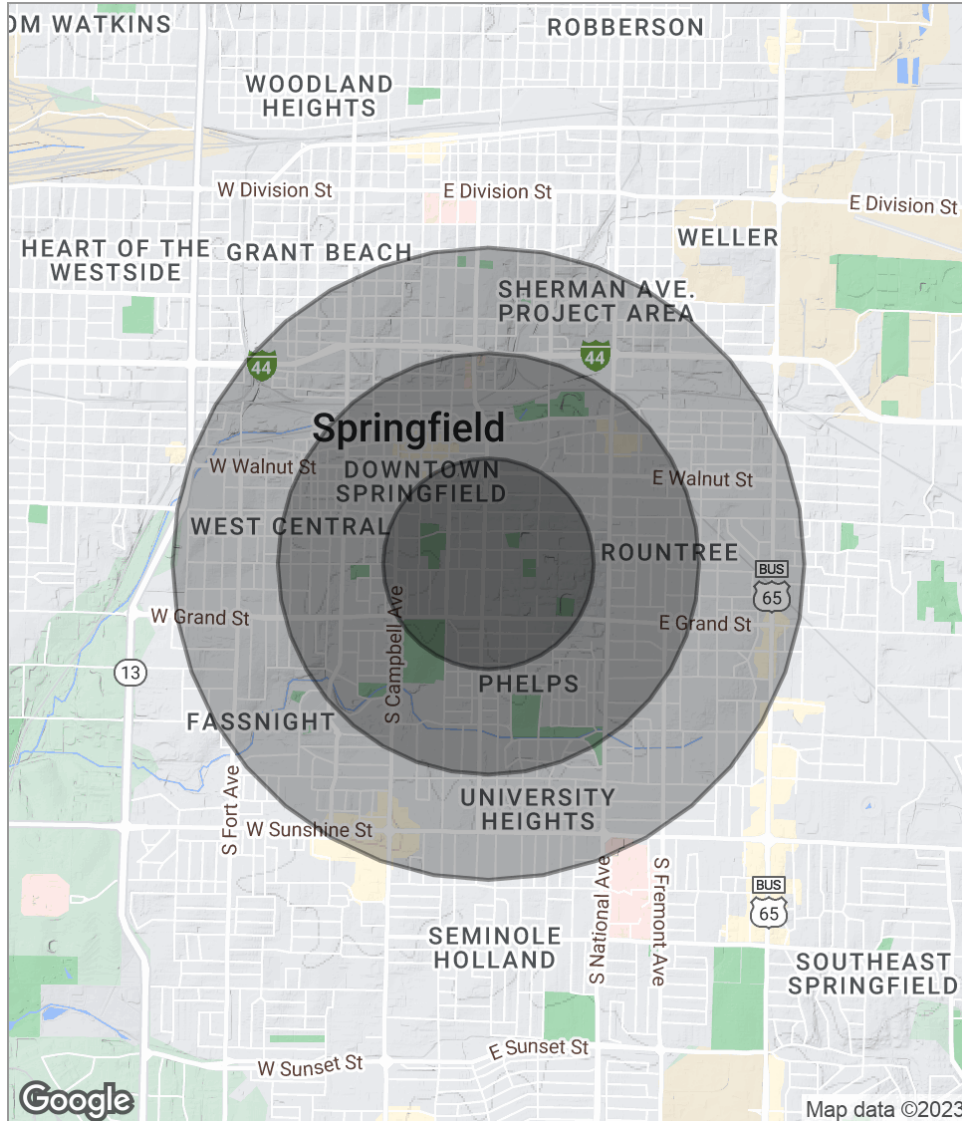
LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	7,036	17,695	31,993
Median age	21.9	24.8	26.8
Median age (Male)	22.3	24.9	26.4
Median age (Female)	21.8	25.1	27.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	1,816	6,485	12,796
# of persons per HH	3.9	2.7	2.5
Average HH income	\$25,553	\$32,973	\$37,818
Average house value	\$140,876	\$141,269	\$156,033

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.