



Offering Memorandum



RETAIL SPACE FOR LEASE AT KANSAS EXPRESSWAY & I-44

2718 NORTH KANSAS EXPRESSWAY, SPRINGFIELD, MO 65803

PRESENTED BY:

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PROPERTY SUMMARY

RETAIL SPACE FOR LEASE ON KANSAS EXPRESSWAY

2718 NORTH KANSAS EXPRESSWAY
SPRINGFIELD, MO 65803

OFFERING SUMMARY

LEASE RATE:	\$26 SF/yr (NNN)
BUILDING SIZE:	7,000 SF
AVAILABLE SF:	4,000 SF
ESTIMATED NNN:	\$8.85/SF
LOT SIZE:	2.574 Acres
ZONING:	General Commercial (GC)
TRAFFIC COUNT:	30,595 VPD



PROPERTY SUMMARY

Thank you for viewing this retail property for lease at 2718 N Kansas Expressway in Springfield, MO. The property consists of 4,000 SF mostly open showroom space being offered at \$26.00/SF NNN and available on 9/1/2026. The NNN estimate is \$8.85/SF. The space is a part of a 7,000 SF retail center with an adjacent freestanding building occupied by Aspen Dental. The center sits up close to Kansas Expressway just off of Interstate 44 with over 30,000 vehicles per day. Please contact agent for more information.

SUBJECT MAP – NORTH FACING



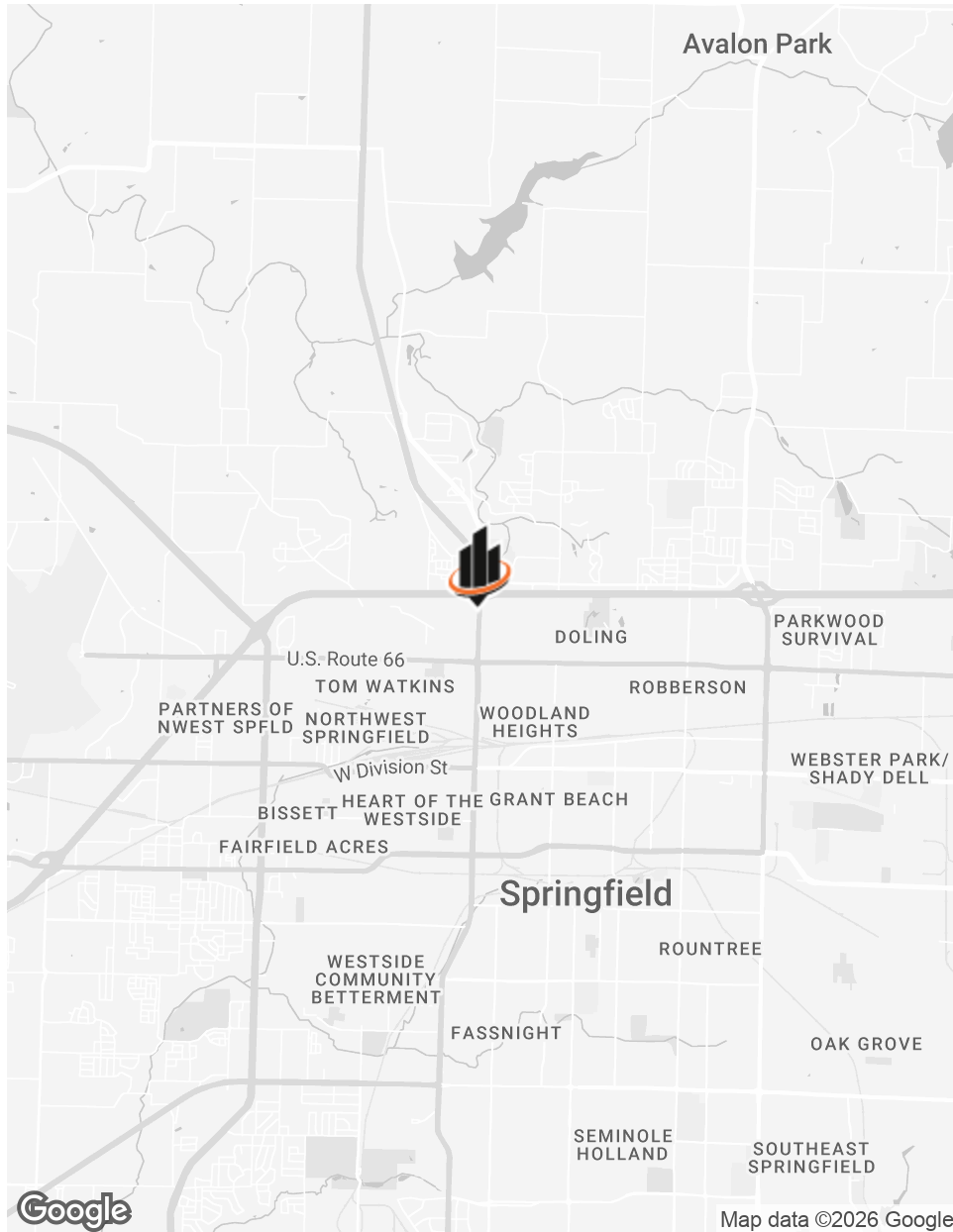
SUBJECT MAP — EAST FACING



EXTERIOR PHOTOS



AERIAL MAP



RETAILER MAP

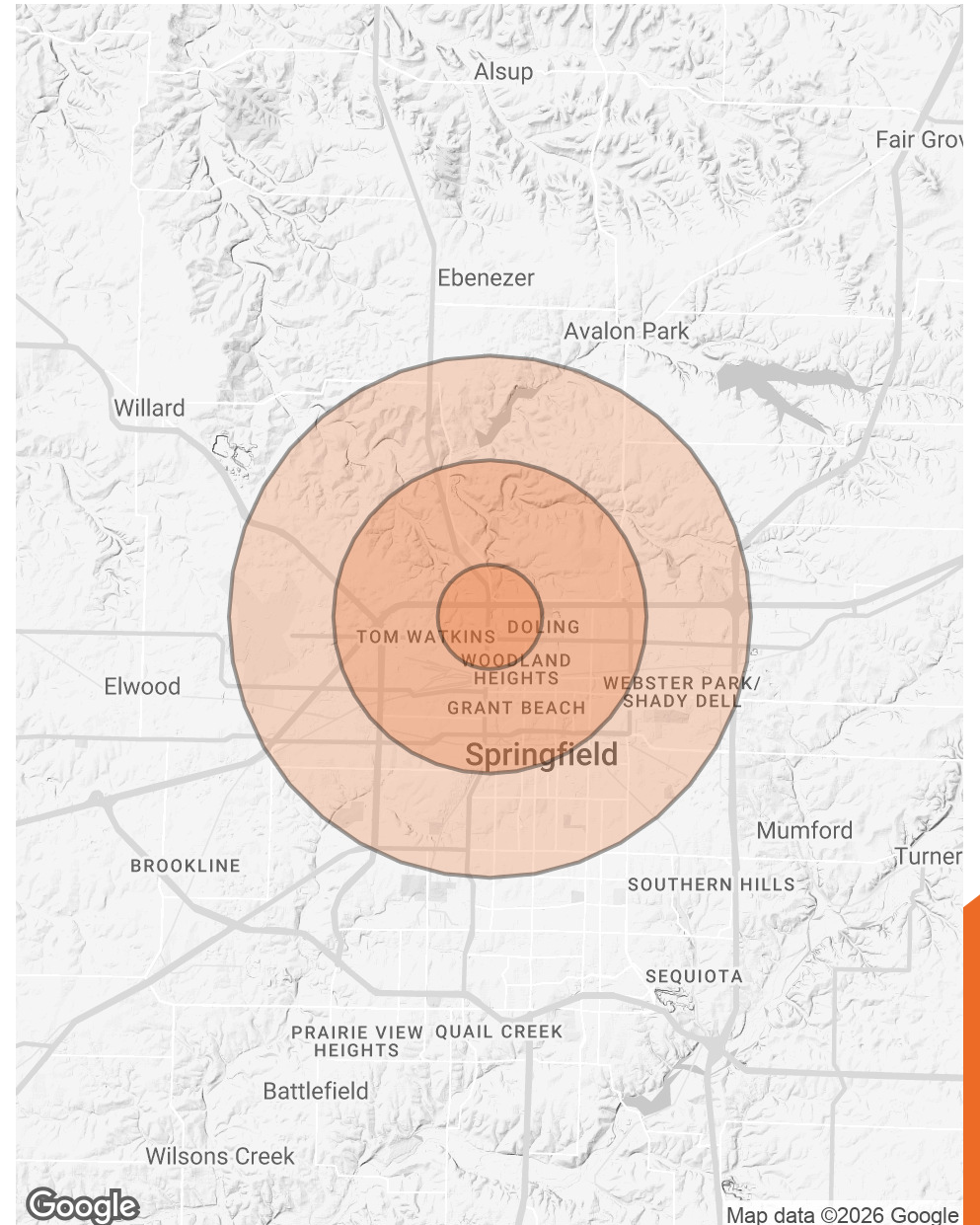


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,998	51,204	105,849
AVERAGE AGE	39	38	37
AVERAGE AGE (MALE)	38	37	36
AVERAGE AGE (FEMALE)	40	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,544	21,061	45,153
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$55,670	\$57,522	\$58,054
AVERAGE HOUSE VALUE	\$157,782	\$161,667	\$176,486

2020 American Community Survey (ACS)





LEE MCLEAN III, SIOR, CCIM

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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



Collective Strength, Accelerated Growth

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