

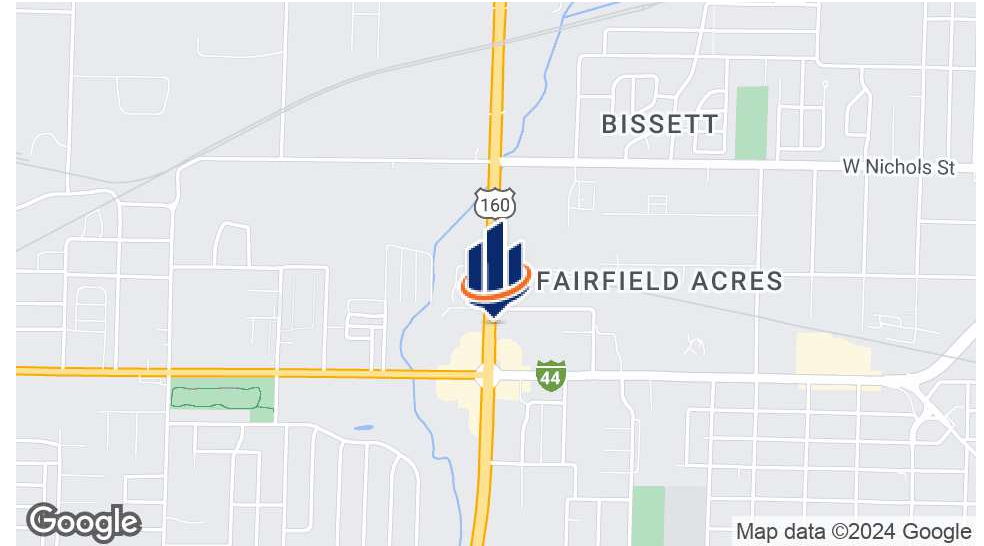


# FOR LEASE AT CARPENTER HEIGHTS CENTER

550 N. WEST BYPASS  
SPRINGFIELD, MO 65802

Lee McLean III, SIOR, CCIM  
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# Property Summary



## OFFERING SUMMARY

Total available:	3,000 SF
Max Contiguous:	1,500 SF
Lease rate:	\$12.00 - \$14.00/SF/NNN
Estimated NNN:	\$3.80 /SF (est.)
Space Type:	Office/Retail
Lot Size:	2.43 Acres
Zoning:	Highway Commercial
Market:	Springfield

## PROPERTY OVERVIEW

Thank you for viewing the Carpenter Heights Center with 2 spaces available for lease. Suite 510 is office space previously used as an insurance office with reception and private offices. Lease rate \$12.00/SF plus NNN. Suite 520 is mostly open with drive-thru and grease trap. Former sandwich shop. \$14.00/SF plus NNN.

For more information, please email or text the Listing Agent. A principal of ownership is a licensed real estate agent in the State of Missouri.

## LOCATION OVERVIEW

This property is located on West Bypass & Chestnut . Neighboring businesses include: Waffle House, Hardees, Burger King, Taco Bell, Sonic, McDonald's, Kum & Go, Long John Silvers, Price Cutter, Simmons Bank, Arby's, Goodwill Dominos, Dollar General, Auto Zone, Subway and many more local and national businesses. This property is located South East of Springfield-Branson National Airport and down the road from Deer Lake Golf Course.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor or SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM & SIOR designation, a Brokers-Associate real estate license and ranks in the top 1% of SVN International.

# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$12.00 - \$14.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
510	Available	1,500 SF	NNN	\$12.00 SF/yr	Office space with reception, 3 offices and work area.
520	Available	1,500 SF	NNN	\$14.00 SF/yr	Former restaurant space, wide open with drive-through.

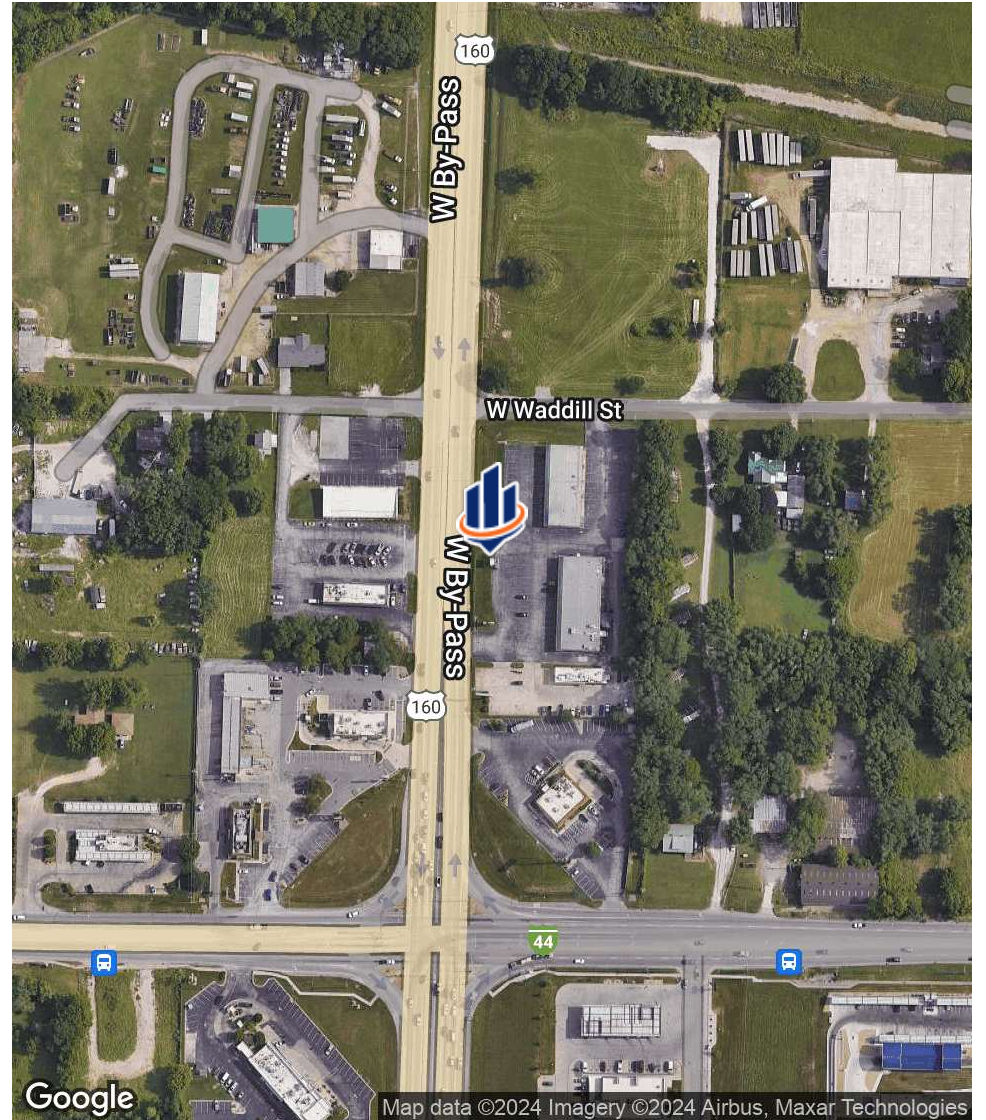
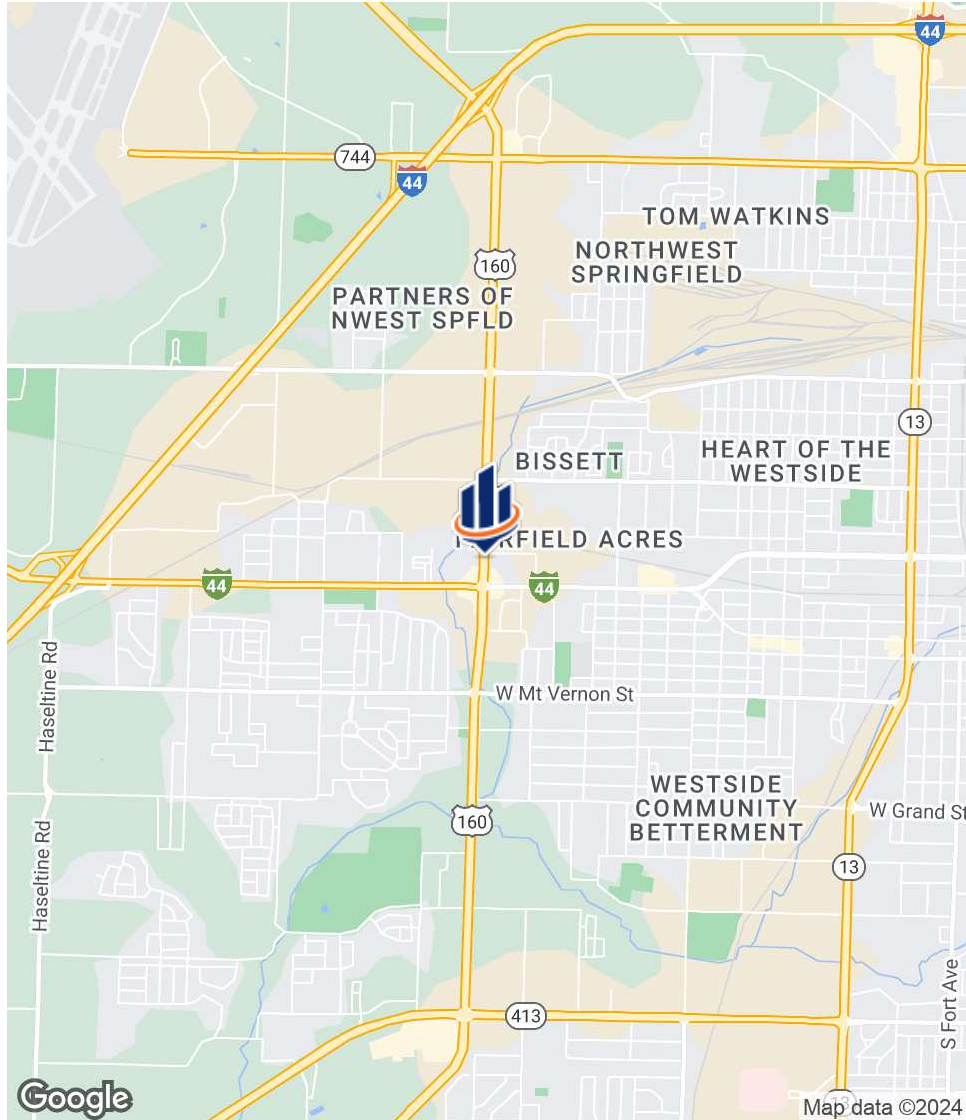
# Retailers Map



# Exterior Photos



# Location Map



# Demographics Map & Report

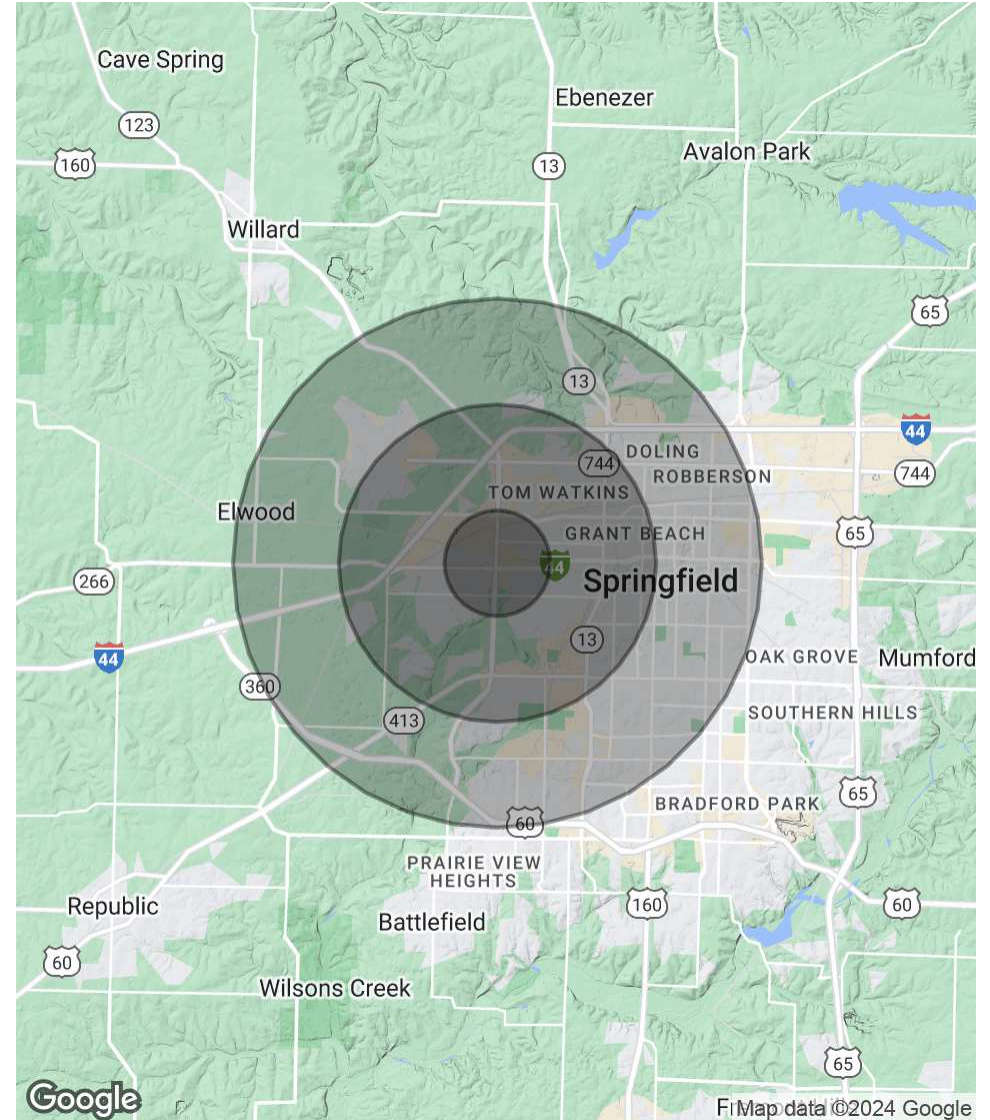
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,739	42,026	117,566
Average Age	35.5	34.3	32.9
Average Age (Male)	32.8	33.1	32.2
Average Age (Female)	37.4	35.9	33.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,299	17,440	48,868
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$39,497	\$40,279	\$40,636
Average House Value	\$100,560	\$104,425	\$113,007

\* 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 is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds the Certified Commercial Investment Member (CCIM) designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local 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 #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]

Ranked #10 Advisor in SVN International - SVN President's Circle Recipient [2020]

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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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.