



Offering Memorandum



RETAIL/OFFICE ON SUNSHINE FOR SALE OR LEASE

1036 WEST SUNSHINE, SPRINGFIELD, MO 65807

PROPERTY SUMMARY

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1036 WEST SUNSHINE
SPRINGFIELD, MO 65807

OFFERING SUMMARY

SALE PRICE:	\$895,000
LEASE RATE:	\$8.95 - 11.95 SF/yr (NNN)
BUILDING SIZE:	8,928 SF
AVAILABLE SF:	1,760 - 7,168 SF
LOT SIZE:	0.739 Acres
PRICE / SF:	\$100.25
ZONING:	Highway Commercial (HC)
REAL ESTATE TAX:	\$13,874

PROPERTY SUMMARY

Thank you for looking at two commercial buildings on West Sunshine Street. They can be leased together or separately and the entire property is also available for sale. The main building was most recently a church. It has a large open room with a stage, kitchenette/bar space, 44 parking spaces and 6 additional rooms/classrooms. This was originally built as the home of Leong's Restaurant. The 2nd building has a wide open retail space and storage space in the back.



PROPERTY PHOTOS



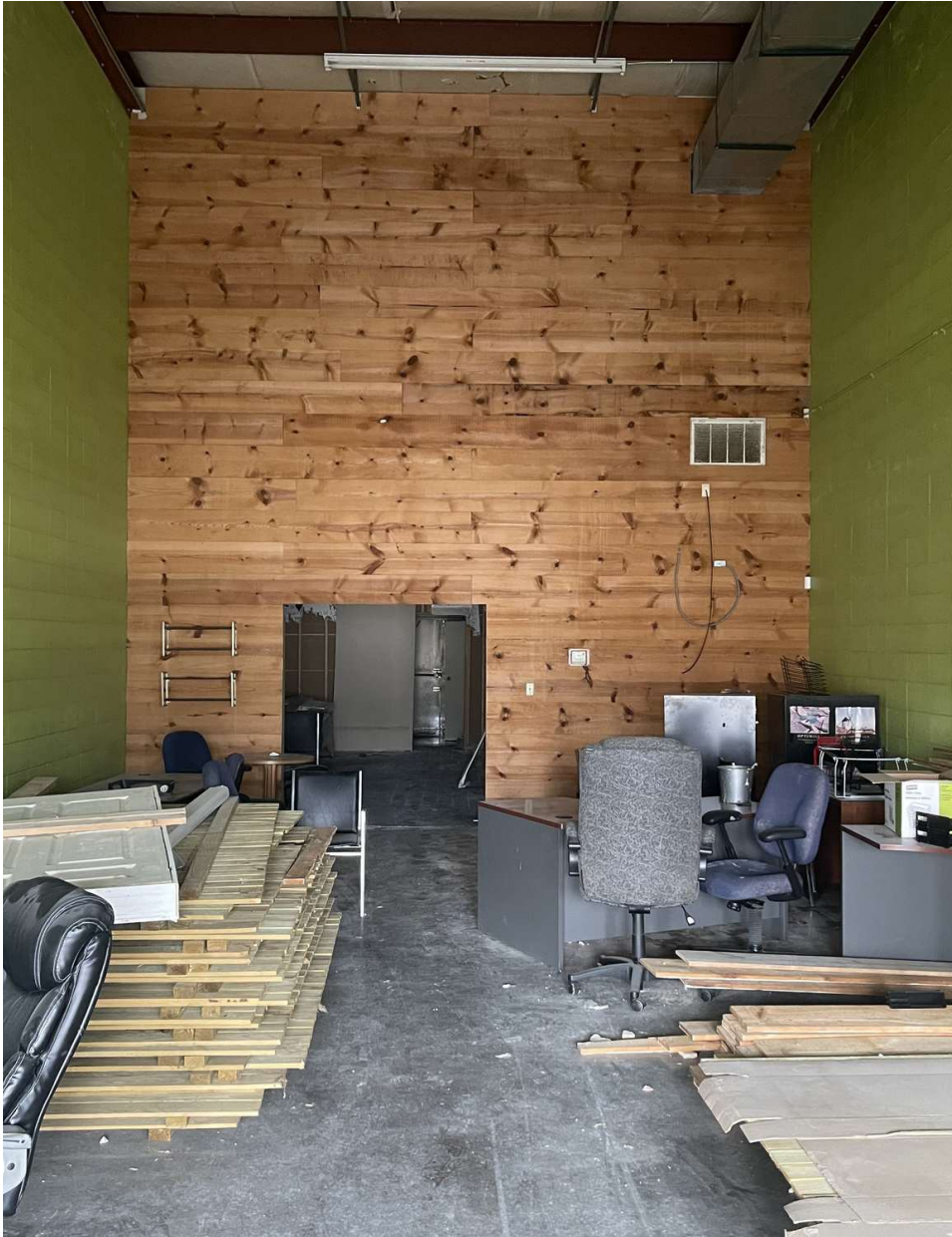
EXTERIOR PHOTOS



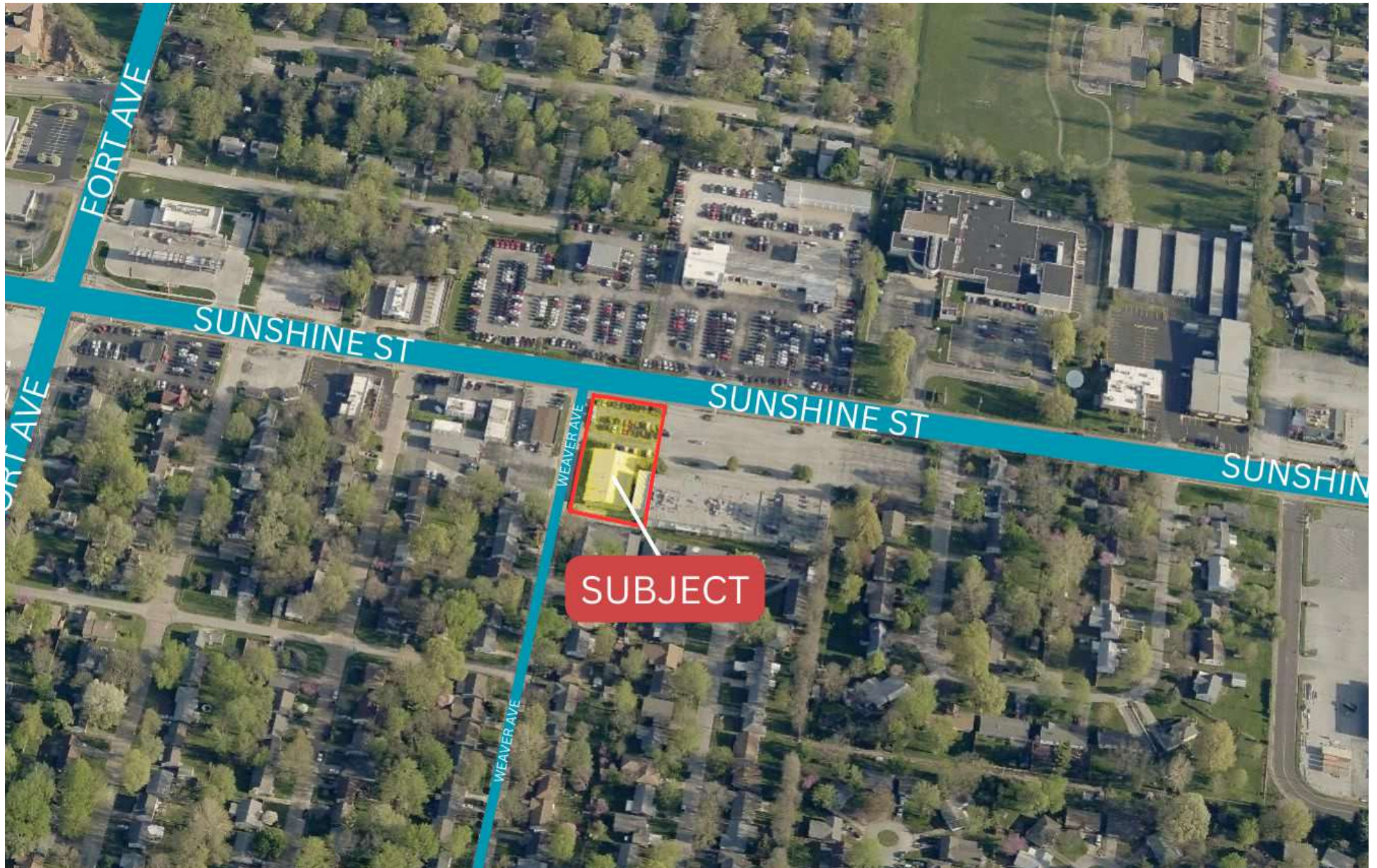
MAIN BUILDING PHOTOS



SECOND BUILDING



SUBJECT MAP

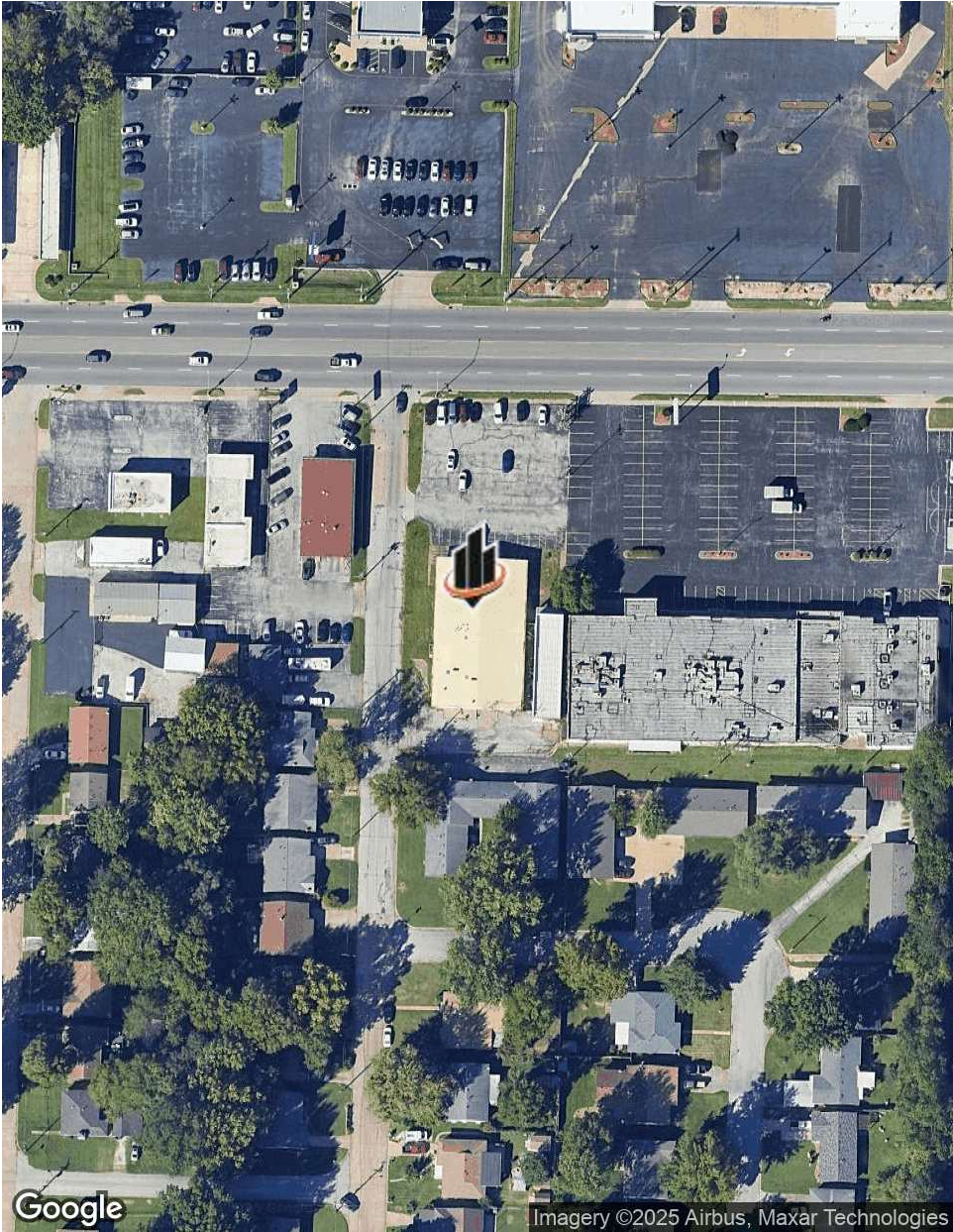
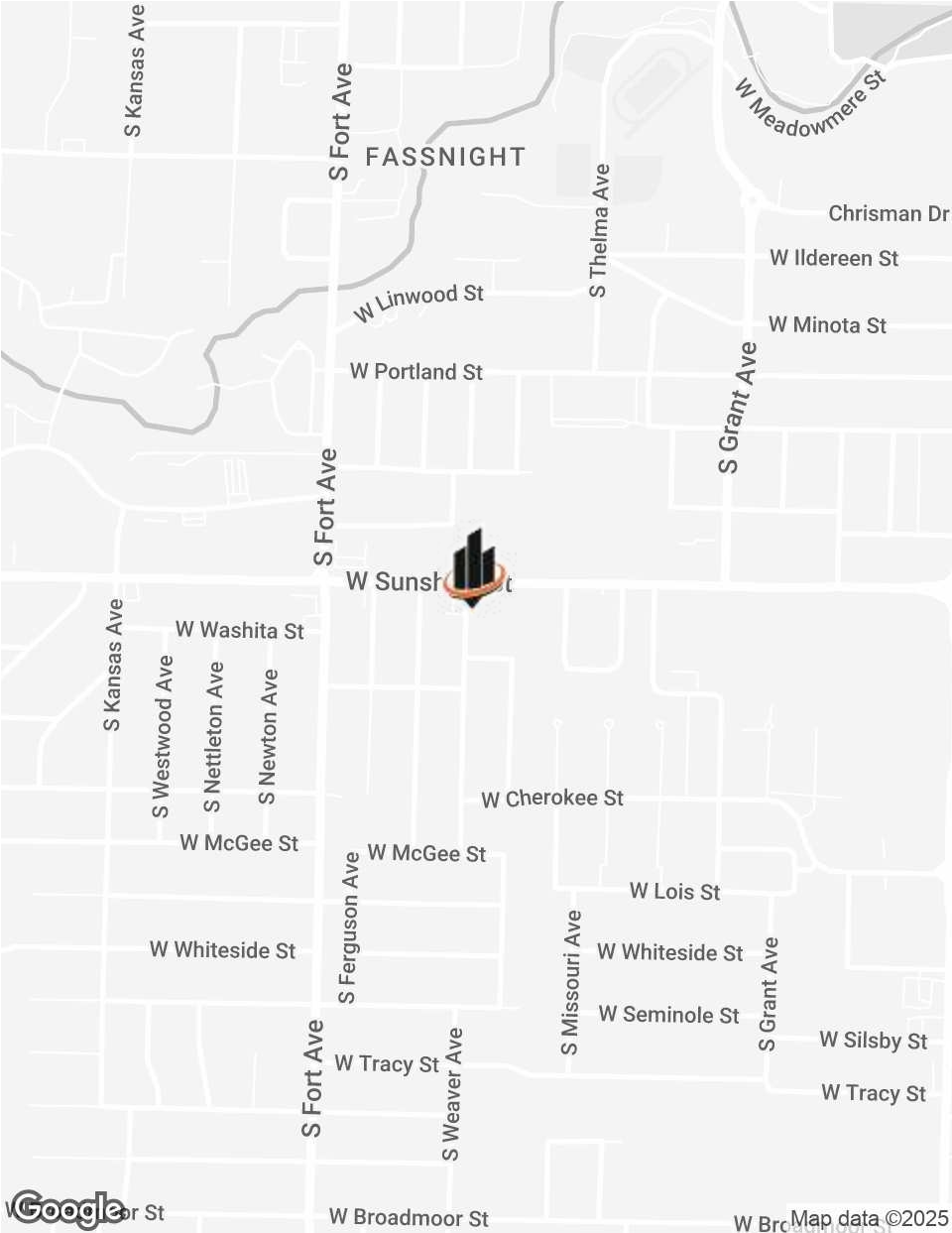


LOCATION DESCRIPTION

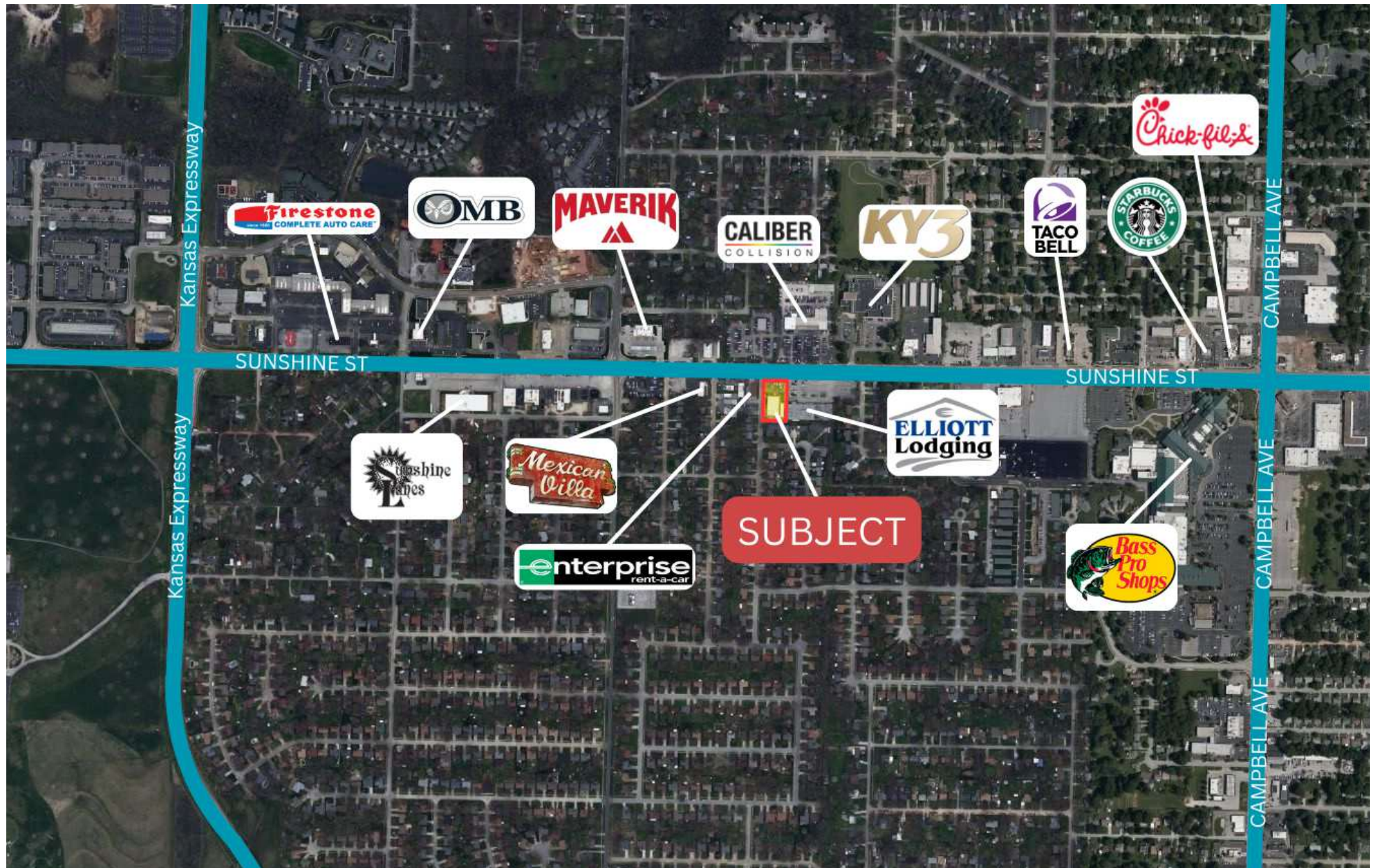
Located on West Sunshine and South Weaver Ave. Neighboring businesses include: Sonic, Maverik, The UPS Store, Guaranty Bank, Cox Health Clinic, Bank of America, Bass Pro Shops, Taco Bell, McDonald's, Starbucks, Chick-Fil-A, Mercy Urgent Care and many more national and local businesses.

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.

LOCATION MAP



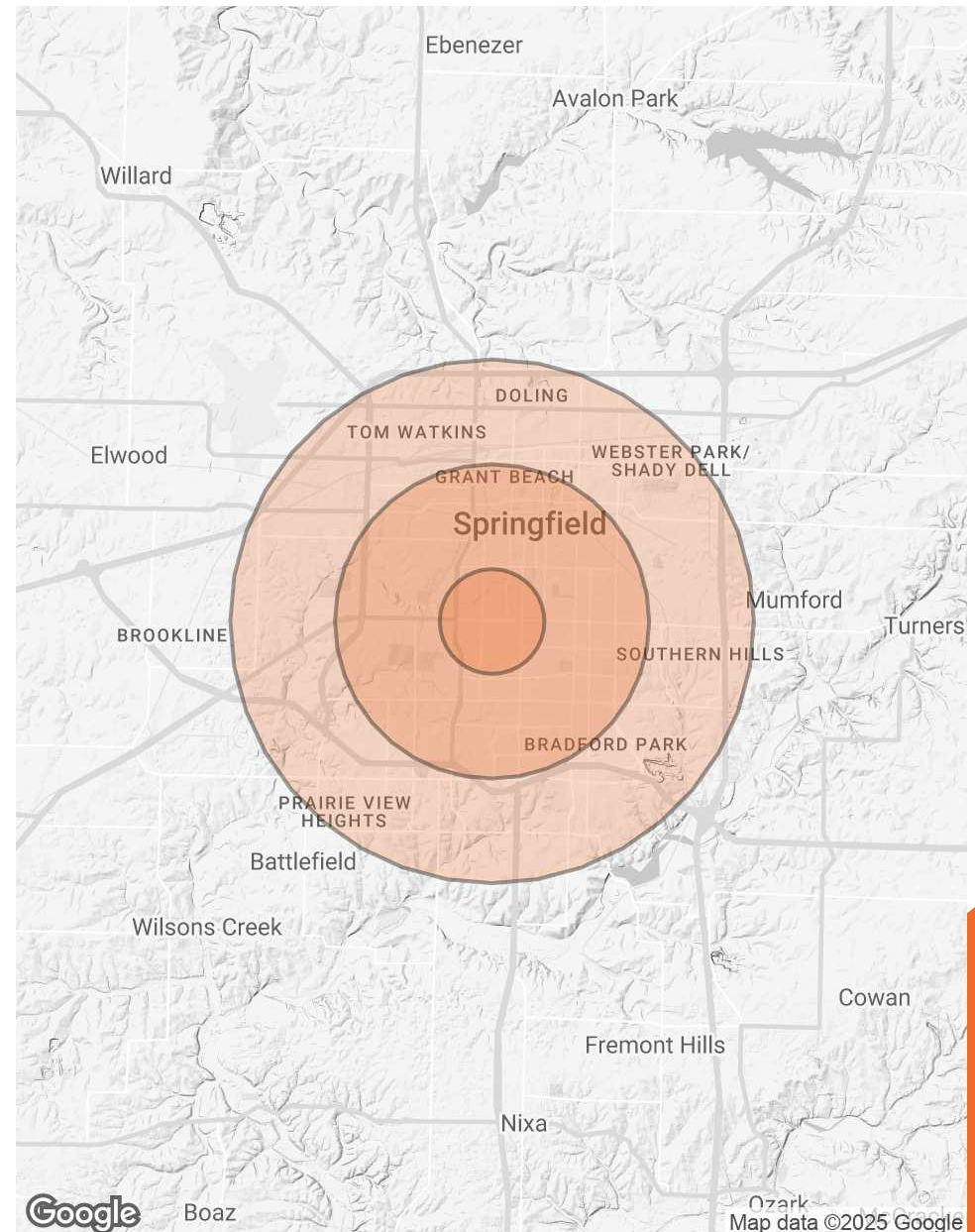
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,465	89,175	187,674
AVERAGE AGE	37.2	33.3	34.3
AVERAGE AGE (MALE)	34.1	31.7	33.1
AVERAGE AGE (FEMALE)	40.0	34.8	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,796	40,087	81,858
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$40,691	\$40,195	\$45,199
AVERAGE HOUSE VALUE	\$134,578	\$131,966	\$124,777

2020 American Community Survey (ACS)





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, US Federal Properties Co., 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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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 Brochure 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 Brochure 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



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