



## RETAIL LAND FOR LEASE

RETAIL PAD SITE FOR LAND LEASE | 1355 US HWY 60, REPUBLIC, MO 65738

- Next to future site of Andy's Frozen Custard
- Excellent visibility on hard signalized corner
- High traffic retail trade area
- Located adjacent to Lowe's Home Improvement & Walmart Supercenter
- One mile away from new 1,400,000 SF Amazon Fulfillment Center
- Republic Missouri is one of the fastest growing cities in Missouri

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COMMERCIAL & INDUSTRIAL REAL ESTATE

## Executive Summary



## PROPERTY SUMMARY

**Monthly Estimated Rent:** \$6,666.67 (plus expenses)

**Available SF:** 2.5 Acres

**Lease Rate:** \$80,000.00 per year (NNN)

**Lot Size:** 2.5 Acres

**Zoning:** C-2 General Commercial

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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**2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600**

## PROPERTY OVERVIEW

Now available for land lease - one retail pad site located next to the future Andy's Frozen Custard in Republic. Located on the main thoroughfare in Republic, the property is adjacent to Lowe's Home Improvement and across from the Walmart Supercenter. This property has high traffic volume and excellent visibility. Hard corner, fully signalized intersection. NNN Lease - Tenant pays prorata share of real estate taxes, building insurance, and property maintenance. Available as build-to-suit. Terms to be mutually agreed upon by Landlord and Tenant. Contact listing agent for more information.

## PROPERTY HIGHLIGHTS

- Located next to future Andy's Frozen Custard
- Adjacent to Lowe's Home Improvement
- Hard corner
- Fully signalized intersection
- First time available
- Retail pad site available
- Available as build-to-suit

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## Available Spaces

**Lease Rate:** \$80,000.00 PER YEAR (NNN)  
**Lease Type:** NNN

**Total Space**  
**Lease Term:**

108,900 SF  
Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Lot 3	Retail-Pad	\$80,000 PER YEAR	NNN	2.5 ACRES	Negotiable	2.5± acres for land lease at \$80,000 per year (NNN). Tenant pays prorata share of real estate taxes, building insurance, and property maintenance. Available as build-to-suit. Terms to be mutually agreed upon by Landlord and Tenant.

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100 years  
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Aerial



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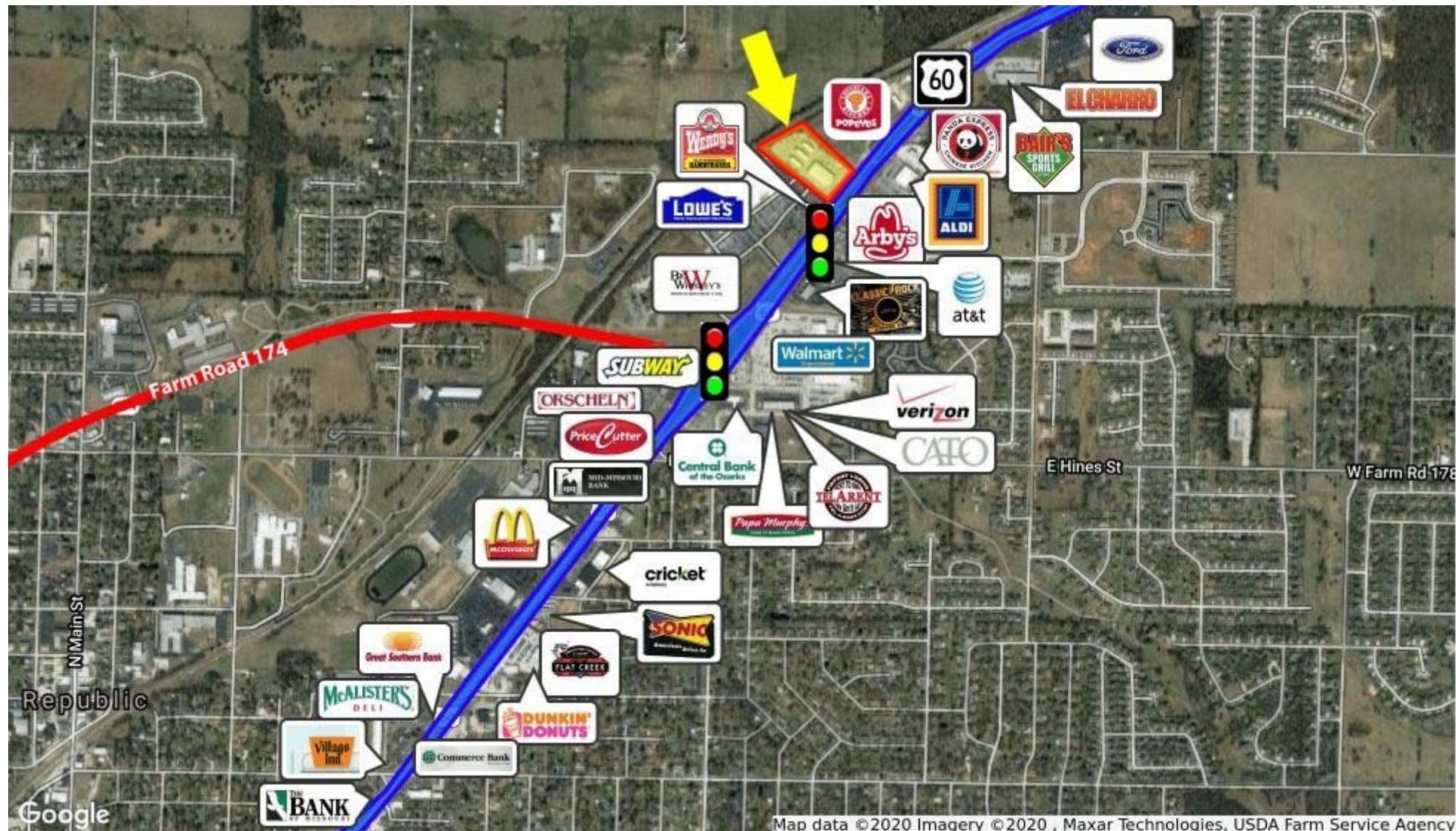
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Site Plans

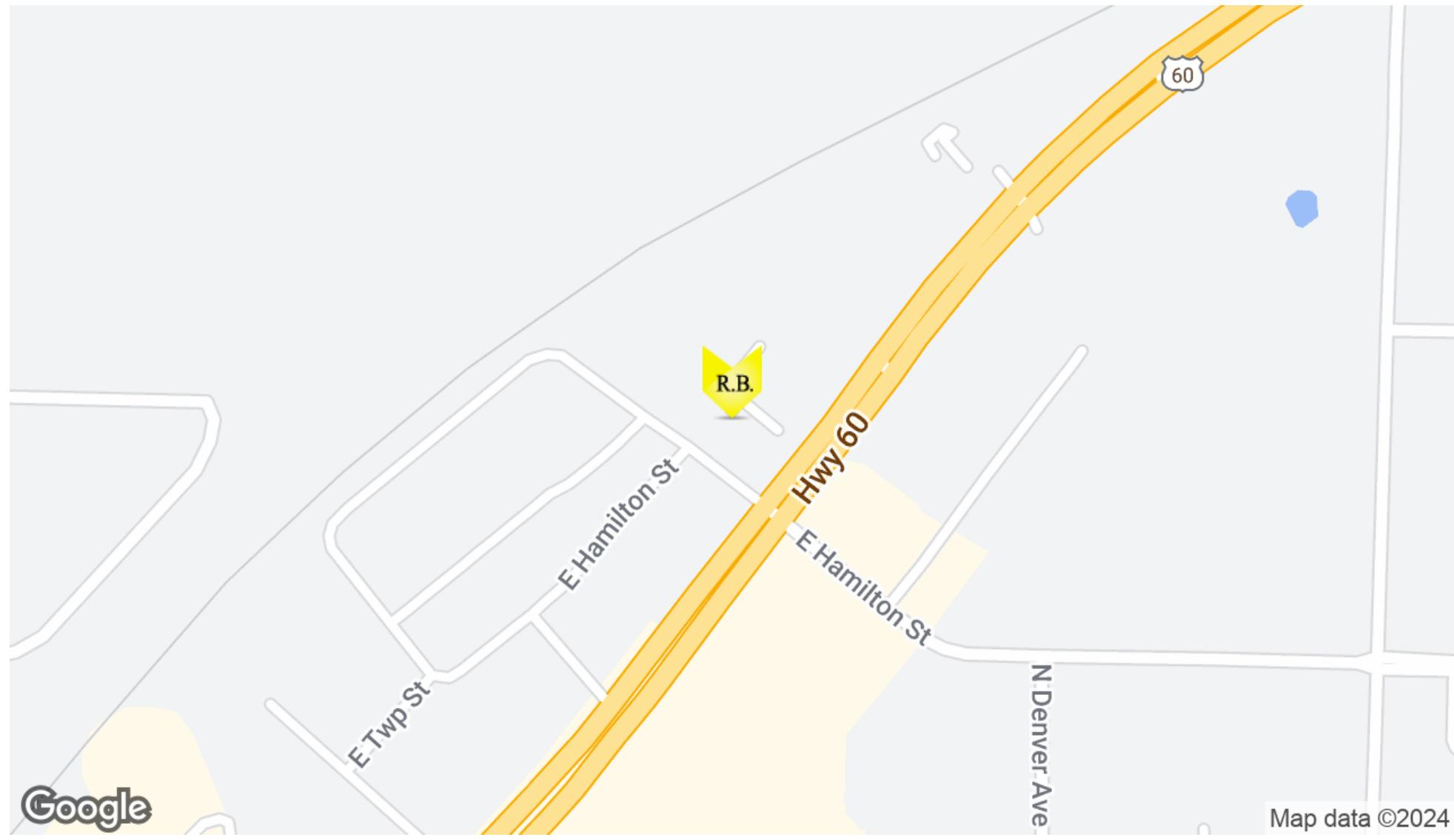


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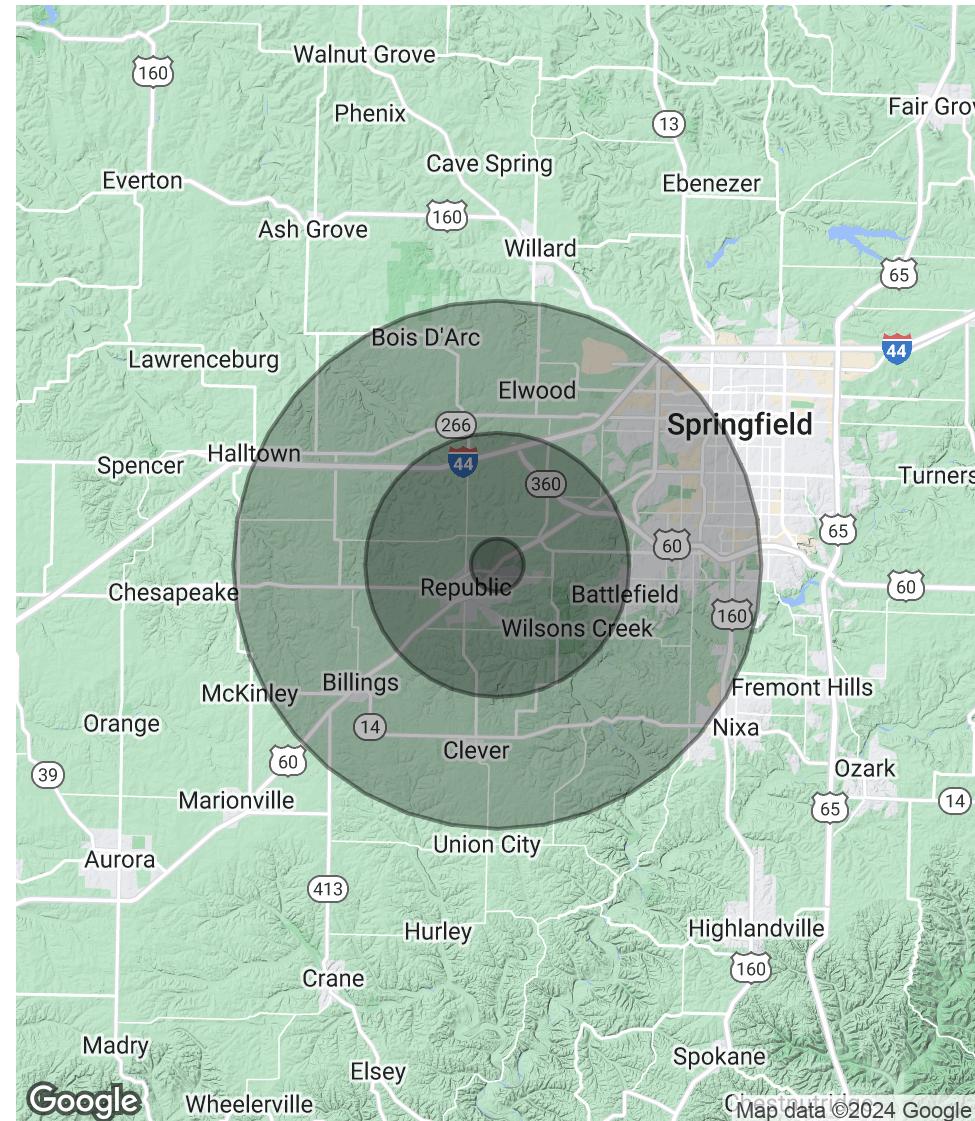
Location Map



## Demographics Map &amp; Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,179	23,772	100,125
Average age	33.2	34.1	35.0
Average age (Male)	33.3	34.2	34.5
Average age (Female)	33.3	34.2	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,239	9,349	39,444
# of persons per HH	2.6	2.5	2.5
Average HH income	\$56,352	\$57,124	\$60,207
Average house value	\$134,931	\$144,578	\$150,883

\* Demographic data derived from 2020 ACS - US Census



## Advisor Bio

**ROSS MURRAY, SIOR, CCIM****President**

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**Professional Background**

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out [www.terrareenoffice.com](http://www.terrareenoffice.com) for information.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

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