



LEASE

Office-Warehouse

3747 W CHESTNUT EXPY

Springfield, MO 65802

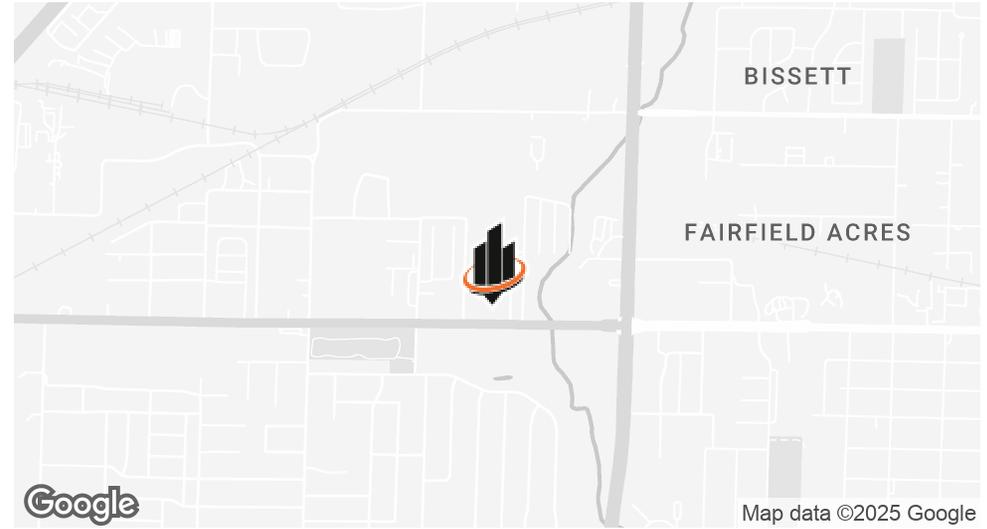
PRESENTED BY:

LEE MCLEAN III, SIOR, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.50/SF
BUILDING SIZE:	11,026 SF
GRADE DOORS:	3 (12 foot)
LOT SIZE:	1.63 Acres
ZONING:	Highway Commercial
FENCED LOT:	Yes
AVAILABLE DATE:	Contact Agent

PROPERTY OVERVIEW

Thank you for viewing this office/warehouse property off of W Chestnut Expressway and N West Bypass, only 1.5 miles to Interstate 44. This property is roughly 1/3 office space and 2/3 warehouse. The warehouse has 15-foot-tall ceilings, three 12-foot drive-in doors, and a large fenced-in area in the back. The property contains full HVAC in the office and the warehouse, and sprinklers throughout. Availability subject to current tenant's lease expiration. Please call agent for details.

LOCATION OVERVIEW

Thank you for viewing this property located on W Chestnut Expy and N West Bypass. Neighboring businesses include: McDonald's, Burger King, Taco Bell, Cenex, Price Cutter, and Simmons Bank Operations Center with many more local and national businesses located near by.

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

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WAREHOUSE/SHOP PHOTOS



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OFFICE PHOTOS



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AREA MAP

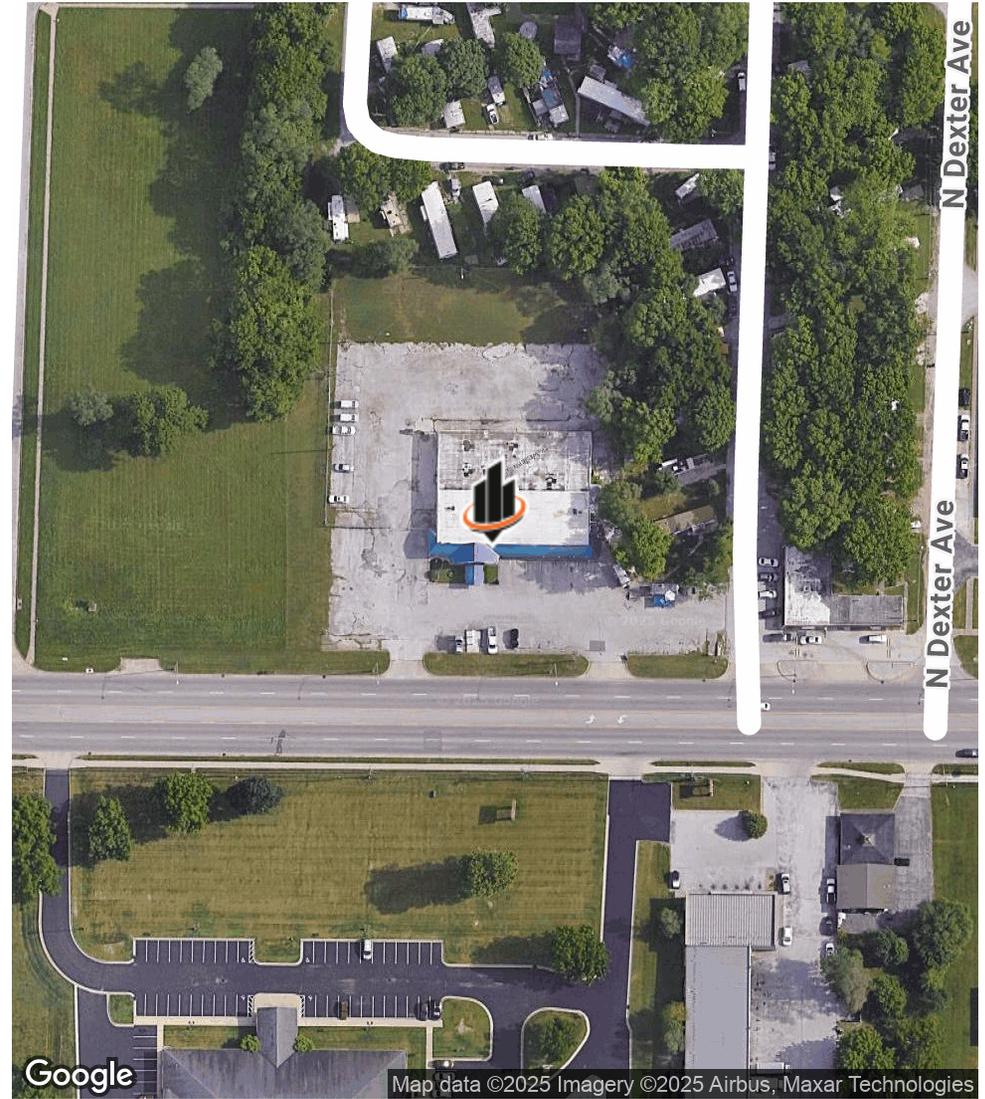
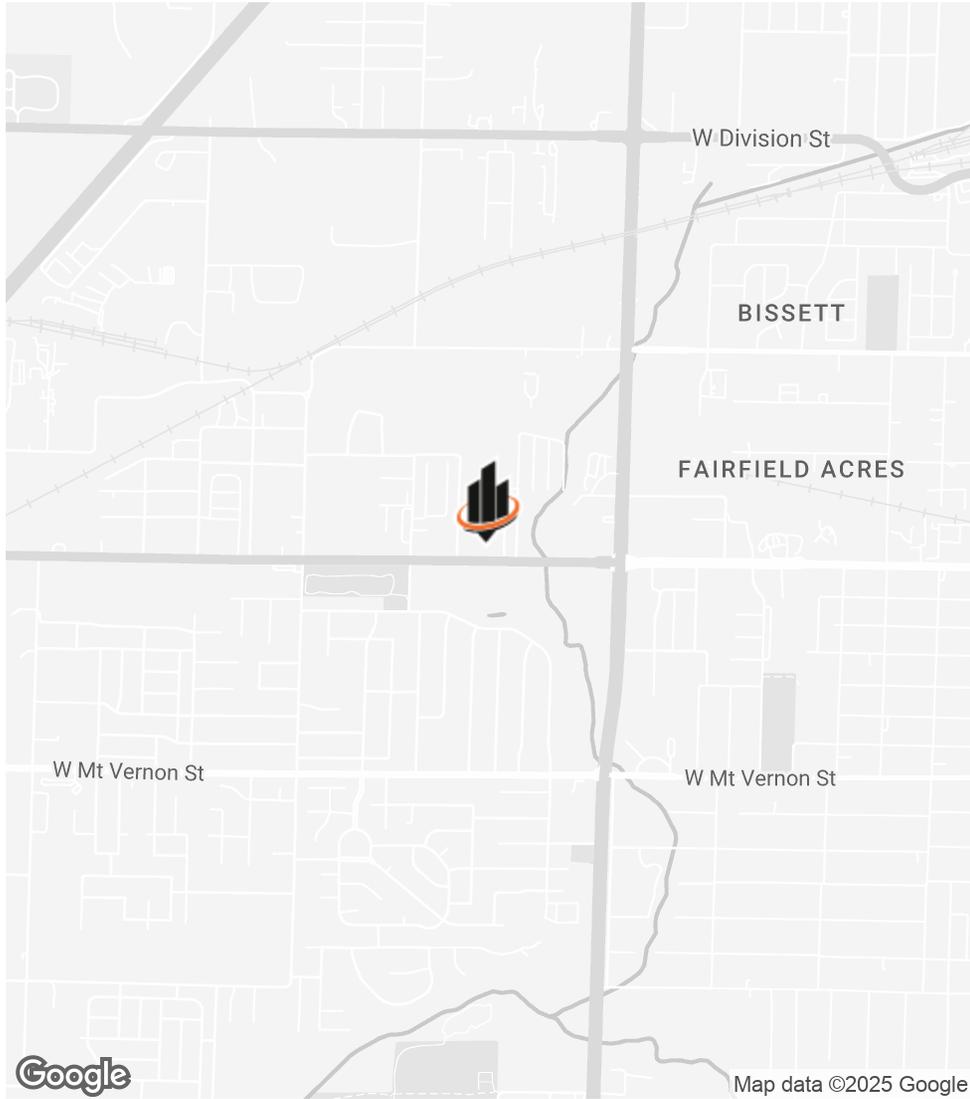


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

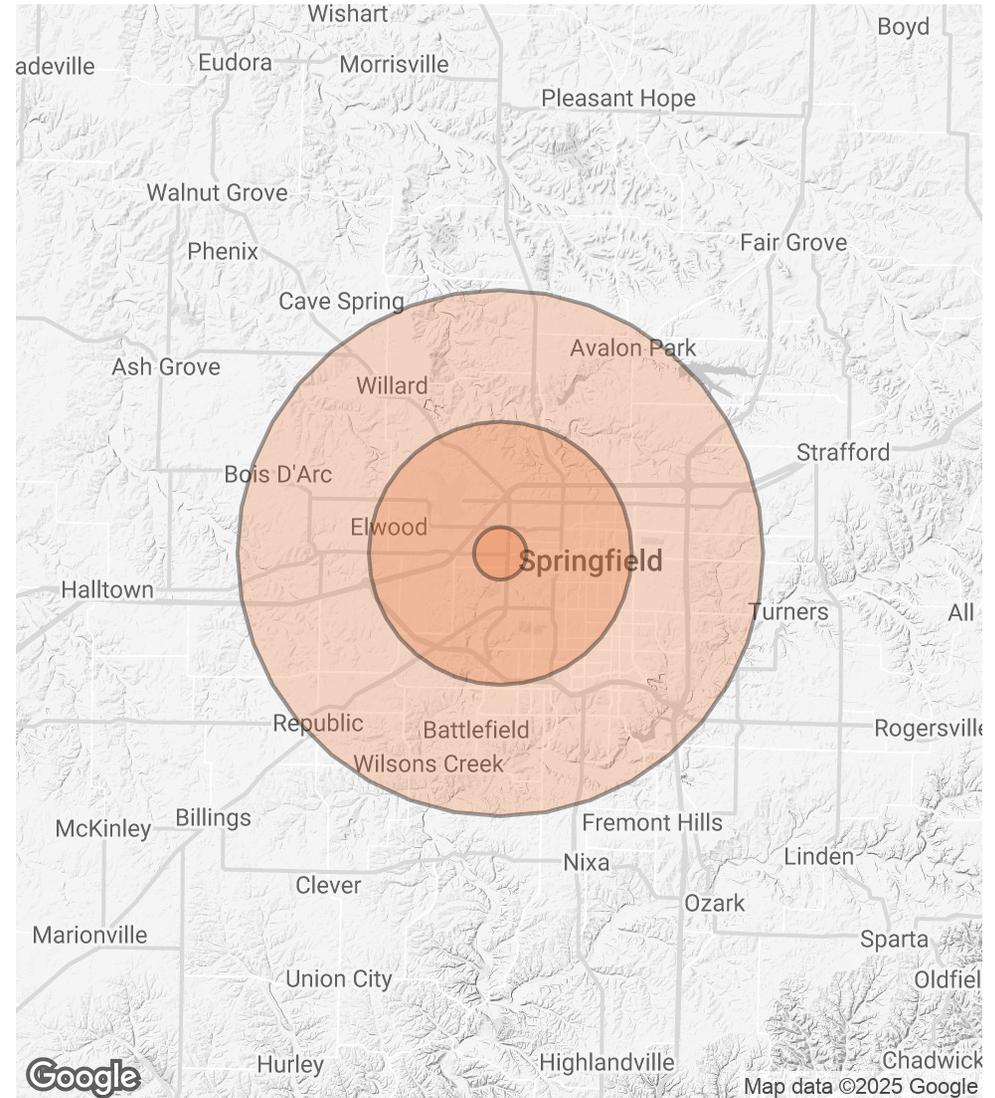
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,596	123,072	262,757
AVERAGE AGE	42.5	33.9	37.5
AVERAGE AGE (MALE)	38.9	33.1	36.3
AVERAGE AGE (FEMALE)	44.8	35.3	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,662	57,550	122,364
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$45,038	\$46,557	\$60,024
AVERAGE HOUSE VALUE	\$103,626	\$97,565	\$140,471

2020 American Community Survey (ACS)



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ADVISOR BIO



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 developed hotels, shopping centers and other commercial properties all over the U.S. 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 was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co. Lee does business with clients in the Southwest Missouri 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.

HONORS

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 #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
- Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
- 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)

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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.

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