



PLAZA SOUTHWEST OFFICE AND RETAIL SPACE

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Property Summary



OFFERING SUMMARY

Available:	Unit 247: 625 SF W/H Unit B: 625 SF
Lease Rates:	Varies
Lot Size:	3.1 Acres
Building Size:	35,682 SF
Zoning:	INC
Total # Of Tenant Spaces:	31
Market:	Republic
Signage:	Yes

PROPERTY OVERVIEW

Thank you for looking at the retail/office spaces located on U.S. Hwy 60 in Republic. Plaza Southwest Retail Center is Republic's primary retail corridor. High density traffic is ideal for business exposure with 19,371+/- cars daily. Free standing pylon signage and 3 curb cuts onto Hwy 60. New canopy in 2017 on covered walkway and new roof in 2020. With over 30 spaces total, the size space you need might be coming available soon. Owner is licensed real estate agent in State of Missouri.

To view this property or others please call, text, or email the listing agent.

LOCATION OVERVIEW

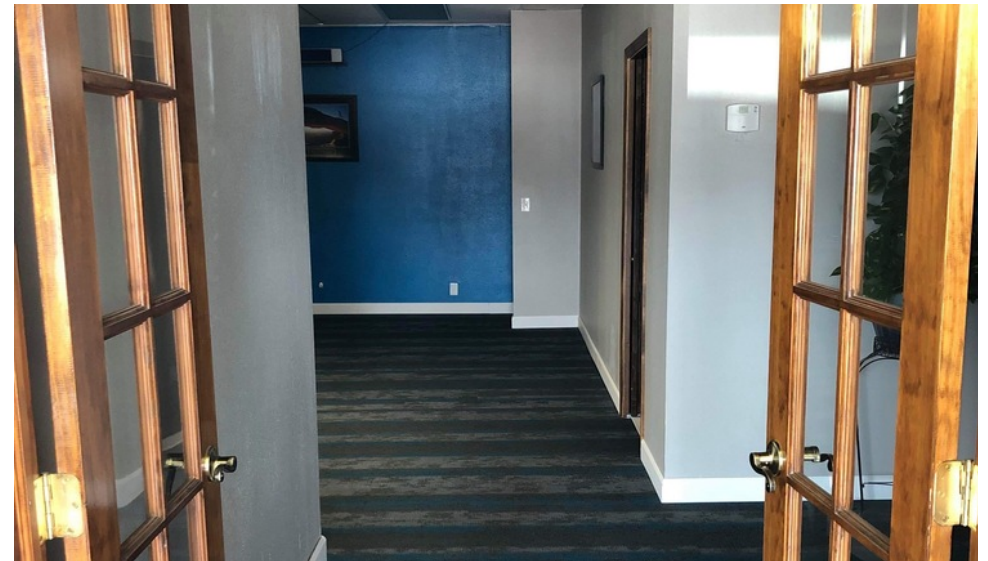
Neighboring businesses include Mercy, OTC, Dairy Queen, McAlister's, Commerce Bank, Kum & Go, Lowe's, O'Reilly Auto Parts, Republic Parks & Aquatic Center and many other local and national businesses.

Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

Exterior Photos



Interior Photos



217 & 223 Interior Photos



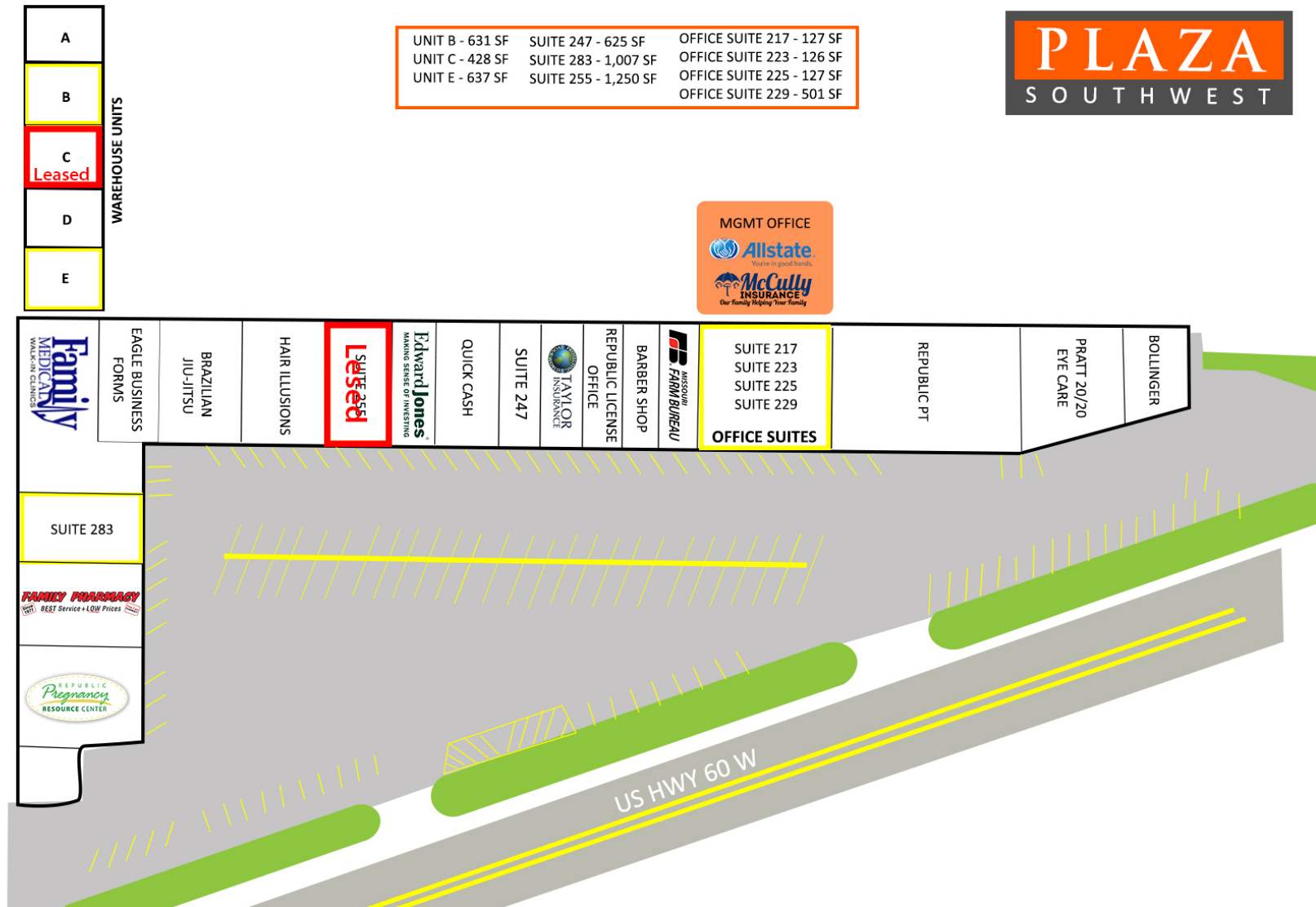
229 Interior Photos



247 & 283 Interior Photos



Site Plan



Available Spaces

LEASE RATE: \$2.50 - 23.62 SF/YR

LEASE TYPE: Gross

TOTAL SPACE: 127 - 2,116 SF

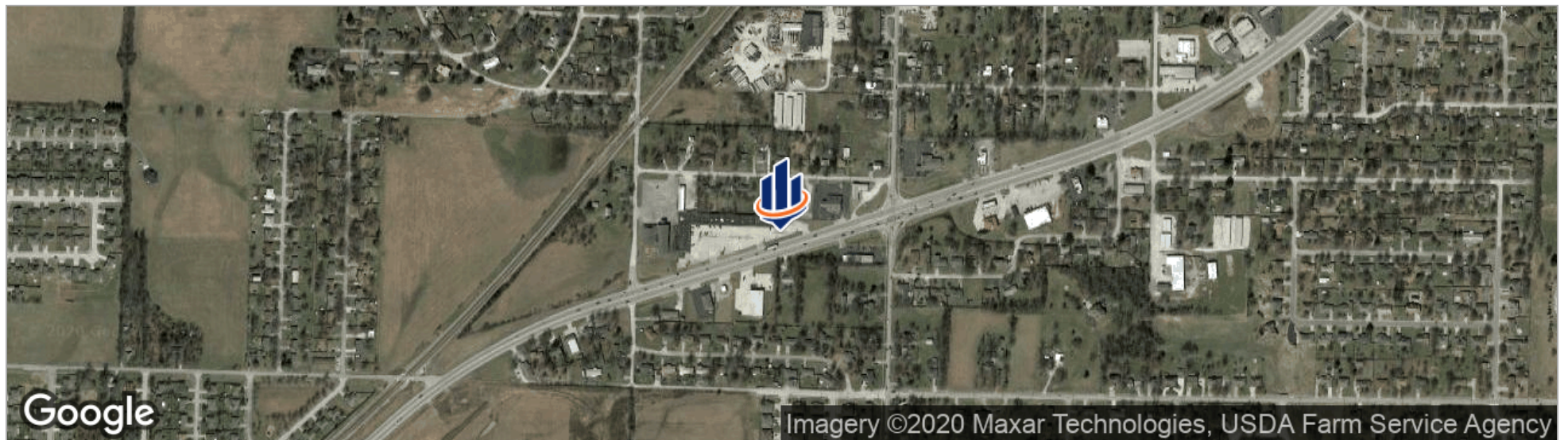
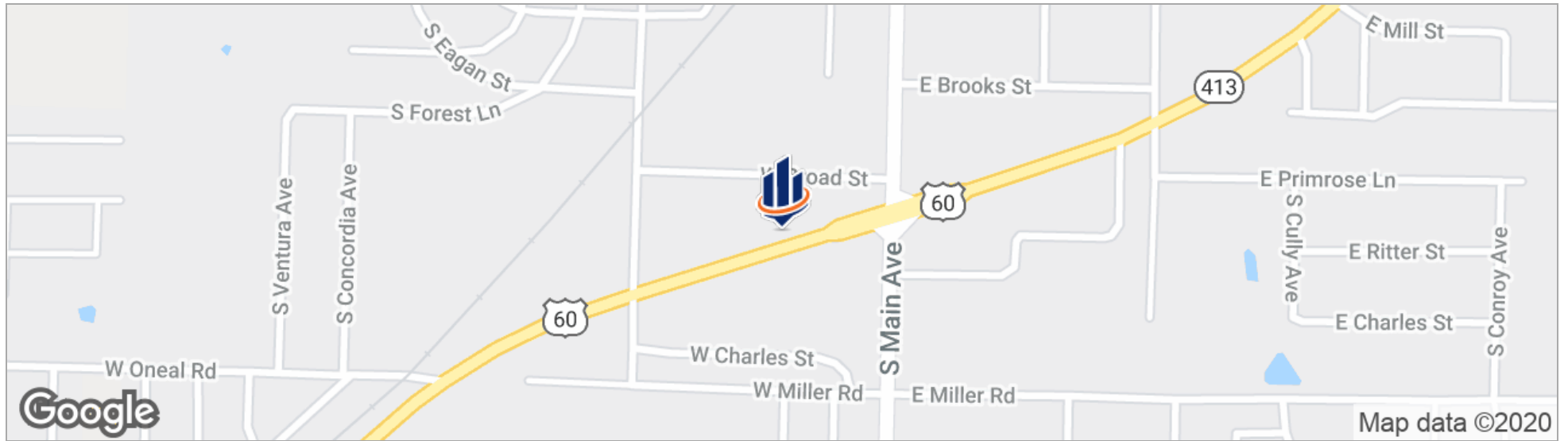
LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Office Suite - 225	Strip Center	\$23.62 SF/yr	Gross	127 SF	Negotiable	Office Suite 225 is 127 SF for rent at \$250/Month/Gross and includes Gas & Water.
Office Suite 247	Strip Center	\$12.00 SF/yr	Gross	625 SF	Negotiable	Suite 247 is 625 SF for rent at \$625/Month/Gross and includes Gas, Water & Electric.
Warehouse Unit B	Self Storage	\$250 per month	Gross	625 SF	Negotiable	Suite 283 is 1,007 SF for rent at \$750/Month/Gross.
Office Suite 209	Strip Center	\$13.94 SF/yr	Gross	775 SF	Negotiable	Suite 209 is 775 SF for rent at \$900/Month/Gross and includes Gas, Water & Electric.
Retail Suite		\$9.50 SF/yr	Gross	2,116 SF	Negotiable	

Aerial Map



Location Maps



Demographics

EXECUTIVE SUMMARY

SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



ENGINE REMANUFACTURING AT JOHN DEERE REMAN

*Provided by Springfield Area Chamber of Commerce

POPULATION

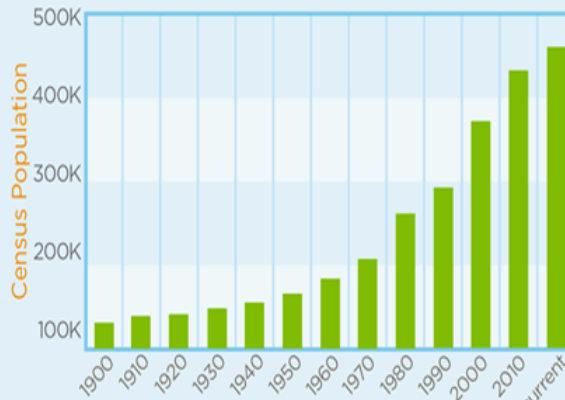
462,369

Current Springfield Metro Area Population

5.1%

Metro Area Annual Population Growth

POPULATION | SPRINGFIELD MSA



[Source: USDC, Bureau of the Census]

167,319

Springfield City Limits

1,044,712

*Springfield's Economic Area

631,13

**Springfield Regional Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclède, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

WORKFORCE

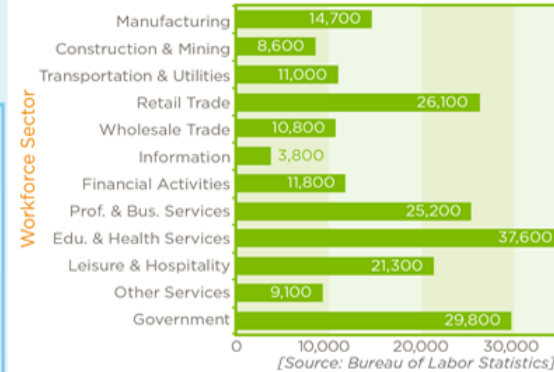
231,177

Current Springfield Metro Area Workforce

4.2%

Workforce Growth Rate Since 2010

AVERAGE EMPLOYMENT SECTOR



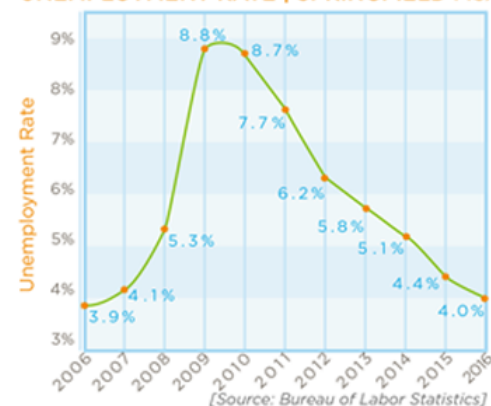
[Source: Bureau of Labor Statistics]

EMPLOYMENT

3.0%

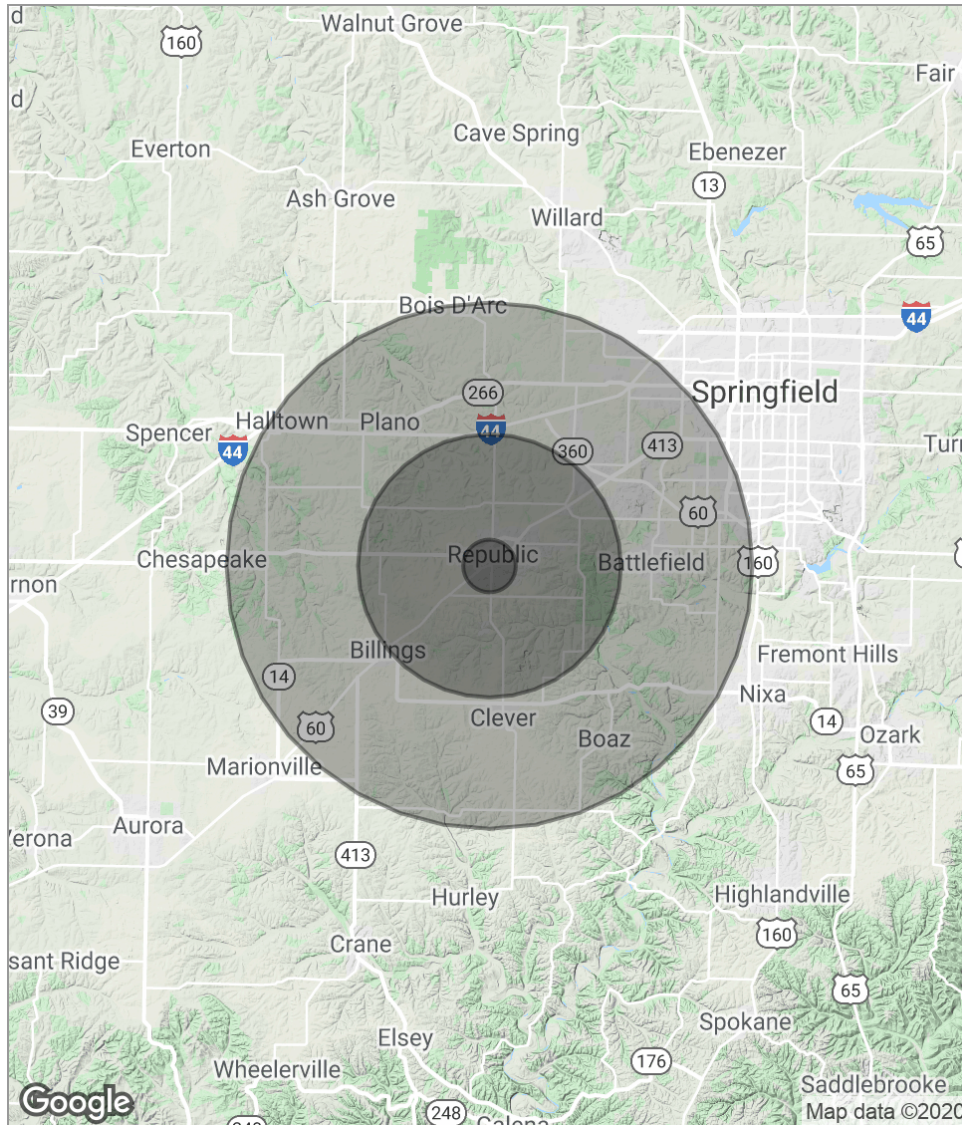
Current Unemployment Rate for Springfield Metro

UNEMPLOYMENT RATE | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,204	21,407	71,982
Median age	33.8	34.6	35.4
Median age [Male]	33.5	34.5	34.9
Median age [Female]	34.1	34.7	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,258	8,411	28,040
# of persons per HH	2.5	2.5	2.6
Average HH income	\$56,066	\$56,543	\$62,449
Average house value	\$133,164	\$142,173	\$153,593

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

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PROFESSIONAL BACKGROUND

Lee McLean III, 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, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,100 agents within SVN International earning him national honors annually among his peers.

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)
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient (2016)

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Chamber of Commerce
- Development Issues Input Group (DIIG) member
- Children's Foundation of Mid-America Board of Directors [Previous]
- Optimist Club International [Past President, local chapter]

Disclaimer

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.