



RETAIL PROPERTY FOR LEASE

RETAIL SPACES FOR LEASE | 1937 W. REPUBLIC, SPRINGFIELD, MO 65807

- Newly built retail spaces located next to Pricecutter
- Convenient to retail and restaurants along Republic Rd.
- High visibility on one of Springfield's busiest roads
- Easy access to James River Freeway

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

rbmurray.com

R.B. | MURRAY COMPANY
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	1,000 - 2,000 SF
Lease Rate:	\$16.00 SF/yr (NNN) plus expenses
Estimated CAM:	\$5.50 PSF
Lot Size:	1.01 Acres
Building Size:	2,000 SF
Zoning:	General Retail

PROPERTY OVERVIEW

Newly built retail spaces for lease on West Republic Rd. Located right next to Pricecutter, this property is convenient to retail and restaurants along Republic Road, with easy access to James River Freeway. Landlord to provide \$12.00 PSF infill allowance to credit tenant. Two 1,000± SF retail spaces for lease at \$16.00 PSF (NNN). Landlord pays roof & structure. Tenant pays pro-rata share of exterior maintenance, CAM, taxes, insurance, and utilities. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Newly built retail spaces
- Located right next to Pricecutter
- Convenient to retail and restaurants along Republic Road
- Easy access to James River Freeway
- Landlord to provide \$12.00 PSF infill allowance to credit tenant
- Landlord pays roof & structure
- Tenant pays pro-rata share of exterior maintenance, CAM, taxes, insurance, and utilities
- Contact listing agent for more information

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

Available Spaces

Lease Rate: \$16.00 SF/YR (NNN) **Total Space:** 2,000 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 100	Retail Space	\$16.00 SF/YR	NNN	1,000 - 2,000 SF	Negotiable	1,000± SF retail space for lease at \$16.00 PSF (NNN). Landlord pays roof & structure. Tenant pays pro-rata share of exterior maintenance, CAM, taxes, insurance, and utilities. CAM estimated at \$5.50 PSF.
Suite 108	Retail Space	\$16.00 SF/YR	NNN	1,000 - 2,000 SF	Negotiable	1,000± SF retail space for lease at \$16.00 PSF (NNN). Landlord pays roof & structure. Tenant pays pro-rata share of exterior maintenance, CAM, taxes, insurance, and utilities. CAM estimated at \$5.50 PSF.

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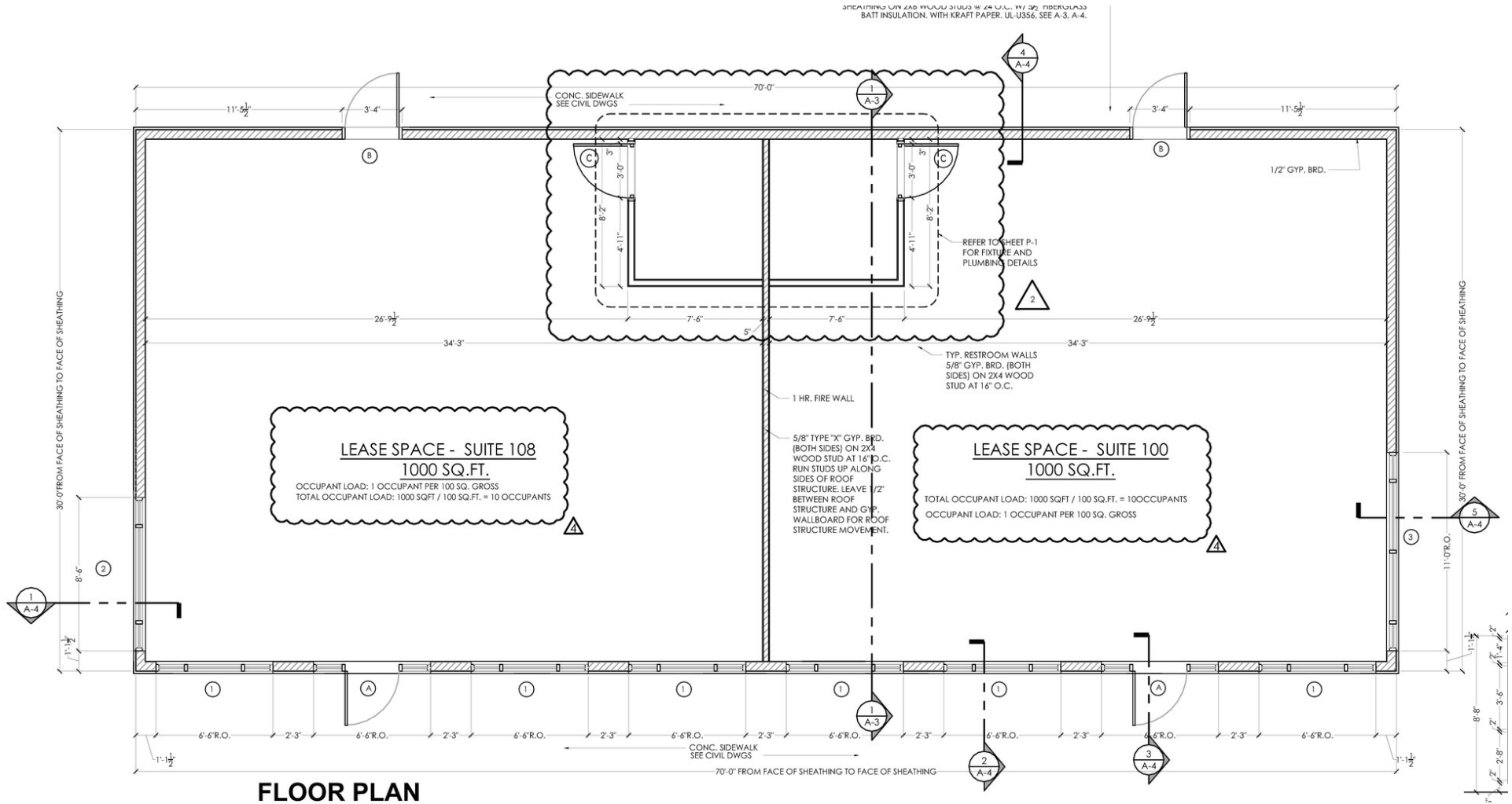
Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
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Floor Plans



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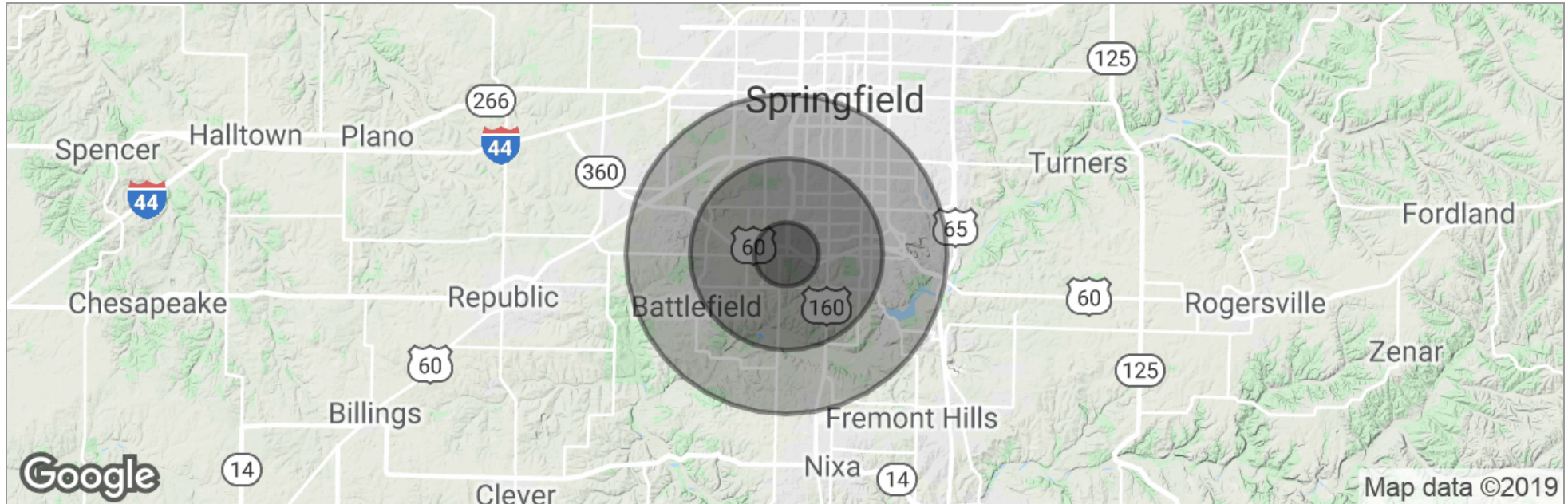
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Retailer Map



Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,448	53,758	140,017
Population Density	1,734	1,901	1,783
Median Age	39.2	37.2	36.2
Median Age (Male)	37.7	35.7	34.8
Median Age (Female)	39.7	38.2	37.6
Total Households	2,313	24,198	61,185
# of Persons Per HH	2.4	2.2	2.3
Average HH Income	\$64,630	\$56,245	\$54,066
Average House Value	\$221,887	\$184,389	\$163,452

* Demographic data derived from 2010 US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.861.9486
ross@rbmurray.com
MO #2004035357

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 sales /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 2,000,000 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.terragreenoffice.com for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

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)