



FRENCH QUARTER - RETAIL / OFFICE SPACE FOR LEASE

RETAIL / OFFICE SPACE FOR LEASE IN FRENCH QUARTER | 1602 - 1638 E REPUBLIC RD, SPRINGFIELD, MO 65804

- Turn-key Salon Space: (Suite 1612 - 1616)
- Free-standing Building within French Quarter Plaza: (Suite 1602 A, B, & C)
- The French Quarter Plaza is one of the premier retail/office projects in Springfield
- Mix of both regional and local upscale retailers & restaurants
- Other tenants include: Char Steakhouse and Oyster Bar, Harem & Company, and Architect Coffee Co.

EST. 1909

2225 S. Blackman Road
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	3,118 - 5,040 SF
Lease Rate:	\$13.50 - 17.00 SF/yr (NN)
Lot Size:	3.51 Acres
Building Size:	37,479 SF
Year Built:	2002
Zoning:	HC - Highway Commercial
Market:	SE Springfield
CAM Charge / SF	\$3.55 PSF

PROPERTY OVERVIEW

The French Quarter Plaza is one of the premier retail/office projects in Springfield. French Quarter is a mix of both regional and local upscale businesses. In addition, it is home to Char Steakhouse and Oyster Bar, one of Springfield's nicest restaurants. The French Quarter offers a unique experience for both retailers and consumers. The development is approximately 38,000 SF and has many amenities and a prime location on East Republic Road. French Quarter is located on the southern edge of Springfield's Medical Mile. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Turn-key salon space: (Suite 1612 - 1616)
- Free-standing building within French Quarter Plaza: (Suite 1602 A, B, & C)
- Prime location on East Republic Road on the edge of Medical Mile
- Mix of both national and local upscale businesses
- Development is approximately 38,000 SF
- Other tenants include: Char Steakhouse and Oyster Bar, Harem & Company, & Architect Coffee Co.

Traffic Counts

Republic Road

30,000± vehicles per day



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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1602 - 1638 E REPUBLIC RD, SPRINGFIELD, MO 65804



Available Spaces

Lease Rate: \$13.50 - 17.00 SF/YR (NN) **Total Space** 8,158 SF
Lease Type: NN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1602 - A, B, & C	Retail / Office Space	\$13.50 SF/YR	Modified Net	5,040 SF	Negotiable	5,040± SF available for lease at \$13.50 PSF (NN). CAM estimated at \$3.55 PSF. Estimated monthly rent: \$7,161.00 (includes estimated CAM).
1612 - 1616	Retail Space	\$17.00 SF/YR	Modified Net	3,118 SF	Negotiable	3,118± SF available for lease at \$17.00 PSF (NN). CAM estimated at \$3.55 PSF. Estimated monthly rent: \$5,339.58 (includes estimated CAM).



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Photos - 1612 - 1616



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Photos - 1602 A, B, & C and Pylon Sign



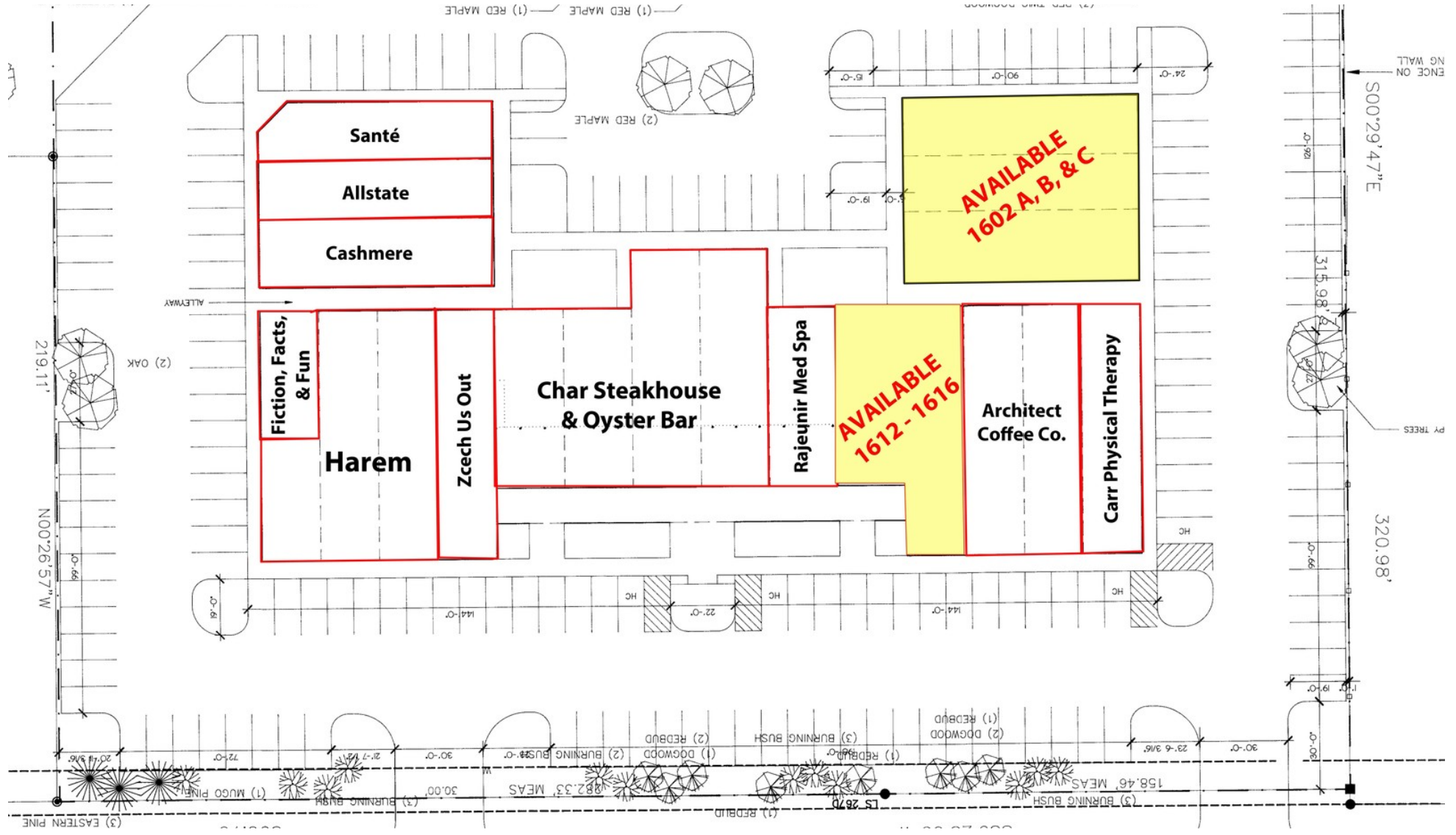
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Site Plan



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Retailer Map



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Location Maps



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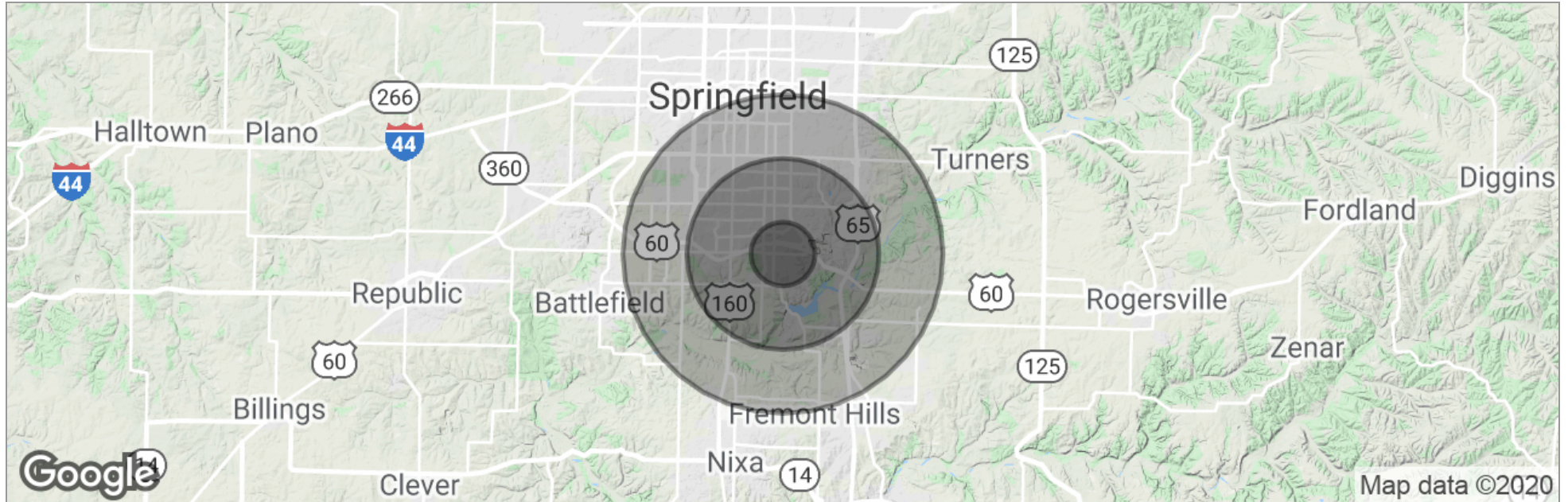
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,766	51,679	137,752
Population Density	1,835	1,828	1,754
Median Age	44.5	41.8	37.0
Median Age (Male)	42.9	39.3	35.2
Median Age (Female)	47.4	44.0	38.6
Total Households	3,042	24,868	61,793
# of Persons Per HH	1.9	2.1	2.2
Average HH Income	\$58,847	\$59,751	\$56,855
Average House Value	\$162,329	\$189,733	\$196,422

* Demographic data derived from 2010 US Census

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Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, and specializes in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIORs SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray current serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM