



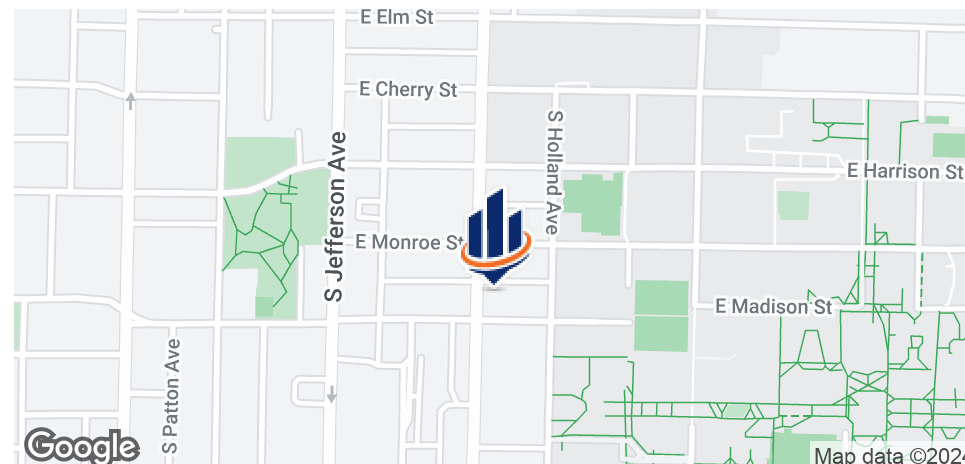
# RETAIL SPACES AVAILABLE FOR LEASE

607 E. MADISON SUITE 107  
SPRINGFIELD, MO 65806

Lee McLean III, SIOR, CCIM  
Senior Advisor  
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# Property Summary



## OFFERING SUMMARY

Available SF:	2,184 SF
Lease Rate:	\$1,500 - \$2,500 per month (Gross)
Lot Size:	0.459 Acres
Total Building Size:	5,904 SF
Market:	Springfield
Zoning:	Limited Business
Traffic Count	+/- 12,000

## PROPERTY OVERVIEW

Thank you for looking at these two retail spaces located near the intersection of Kimbrough and Madison. This center is ideally located within walking distance of the Missouri State University campus and hundreds of student housing units. Suite 100 is 2,184 SF for \$2,500 per month. Suite 107 is 816 SF for \$1,500 per month.

For more detailed information please contact Lee McLean at 417.887.8826 or [lee.mclean@svn.com](mailto:lee.mclean@svn.com)

## LOCATION OVERVIEW

Neighboring businesses include Missouri State University, JQH Arena, Bear Village, Beacon Commons, Subway, Kum & Go, Qdoba, Panera, and many other local and national companies. The location is also very near Springfield's Downtown and Central Business Districts.

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 frequently ranks in the top 3% of SVN International.

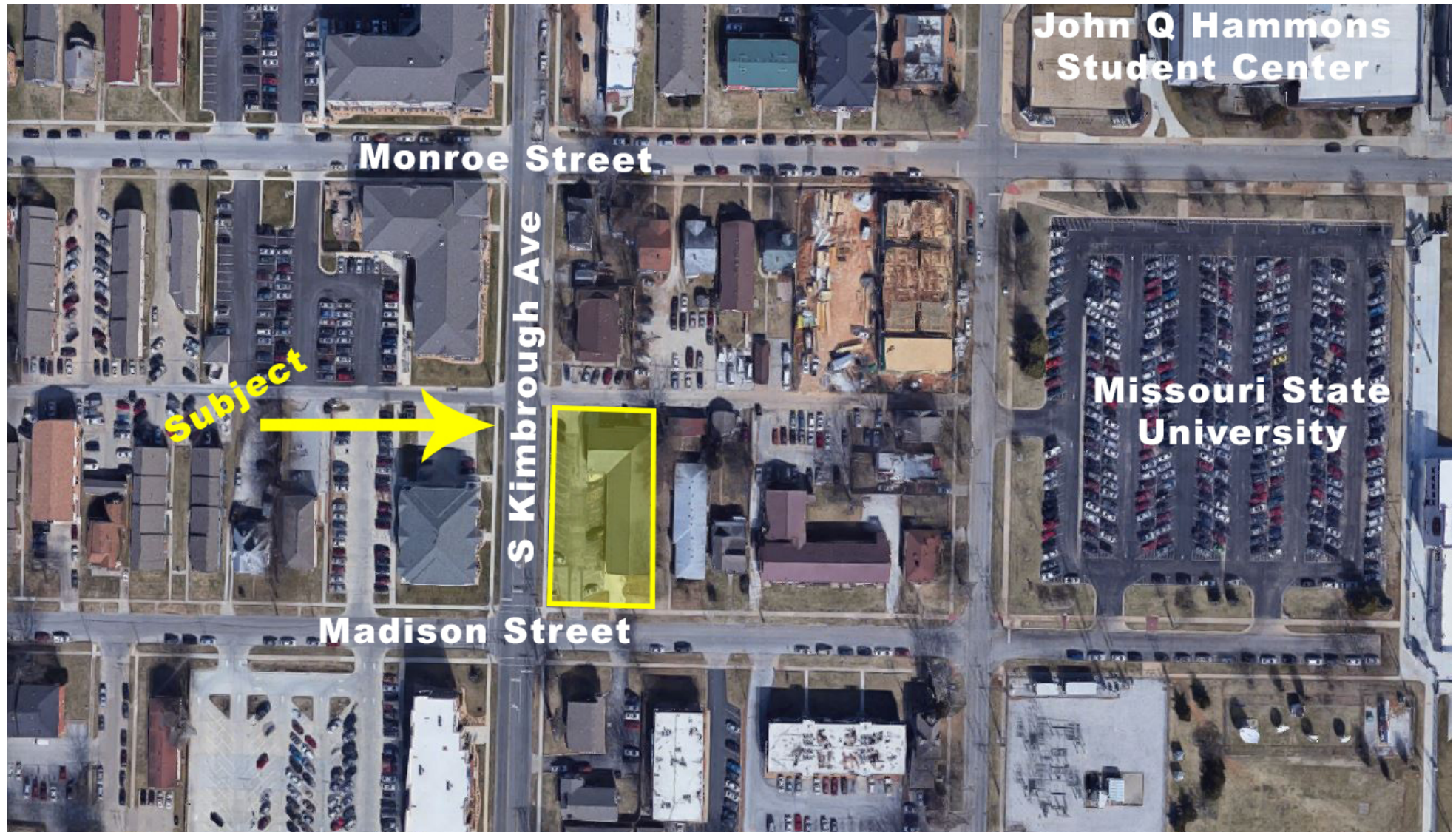


# Exterior Photos





# Aerial Map

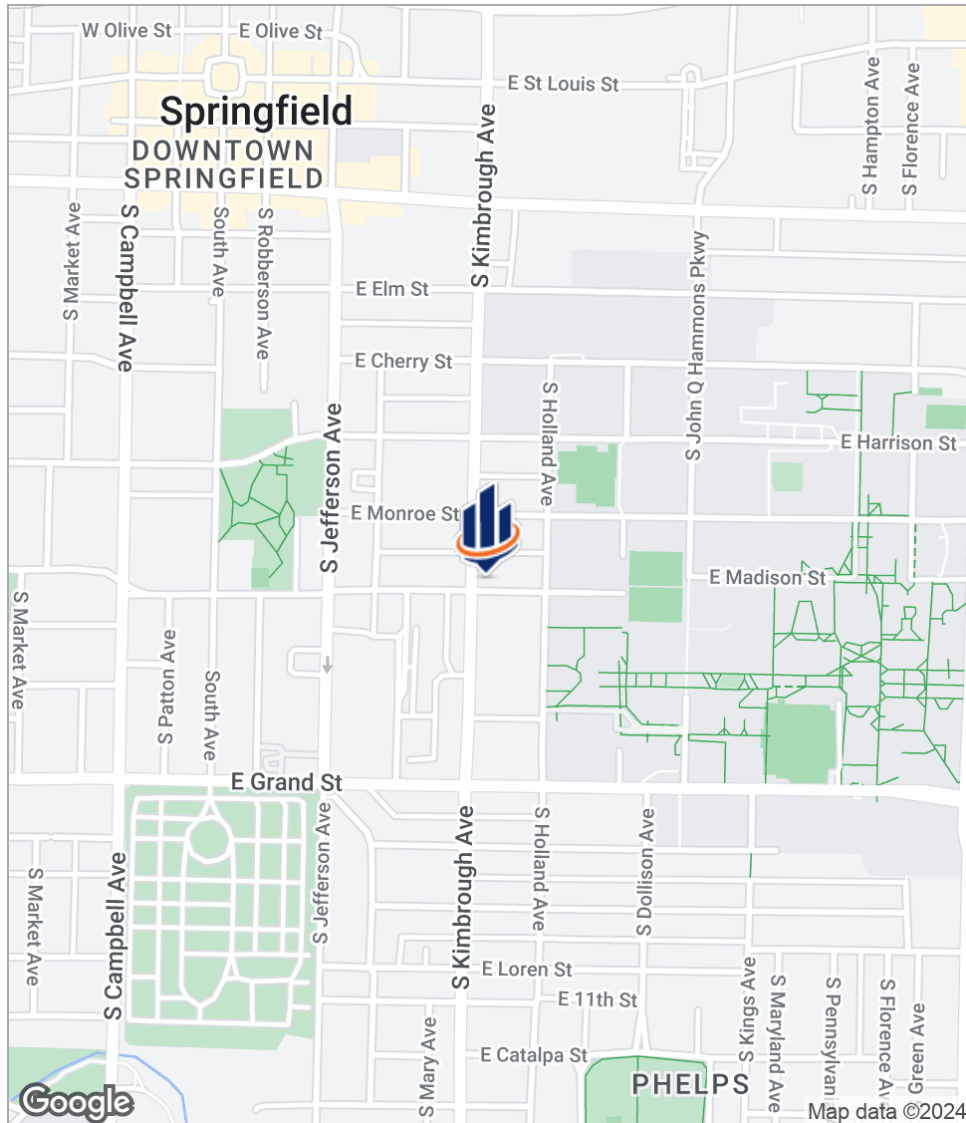


# Retailer Map

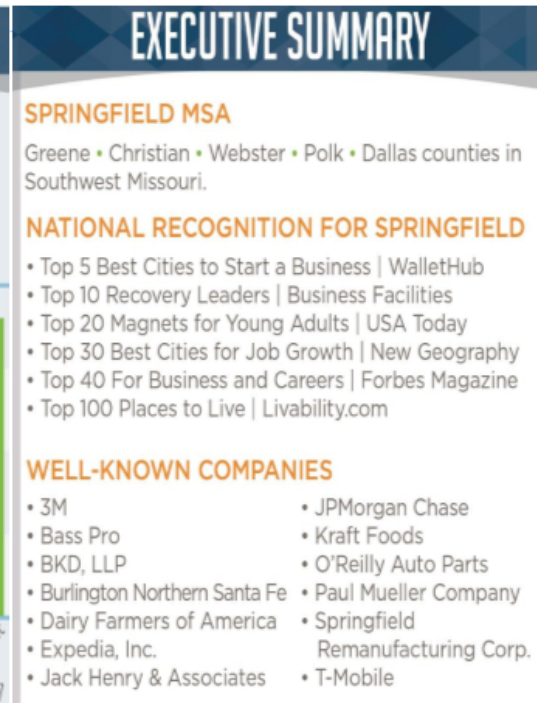
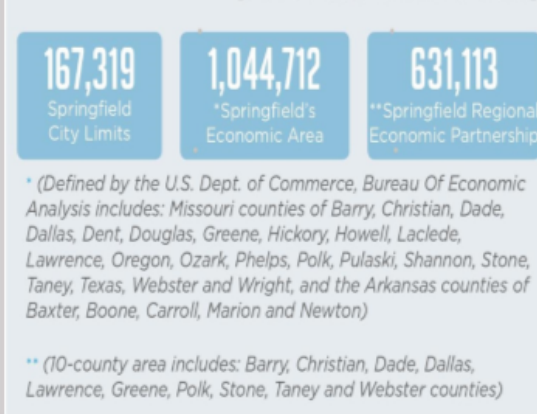
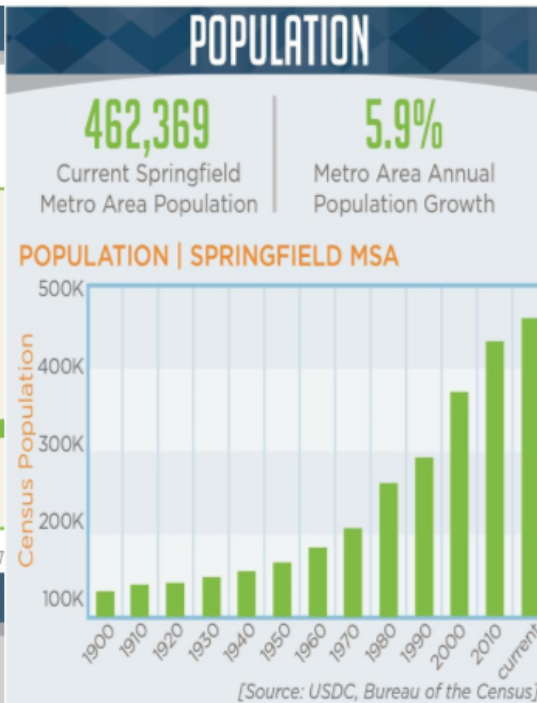
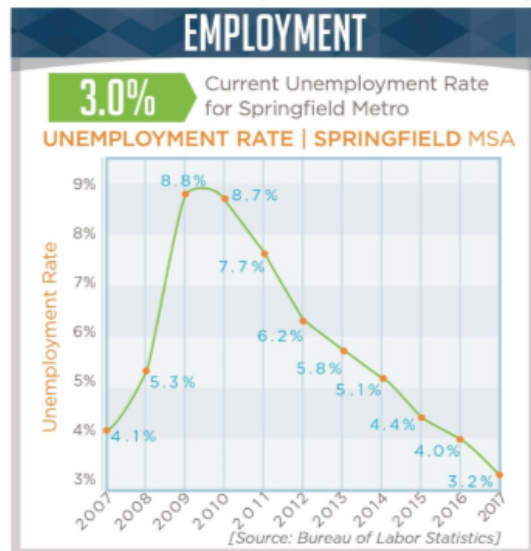
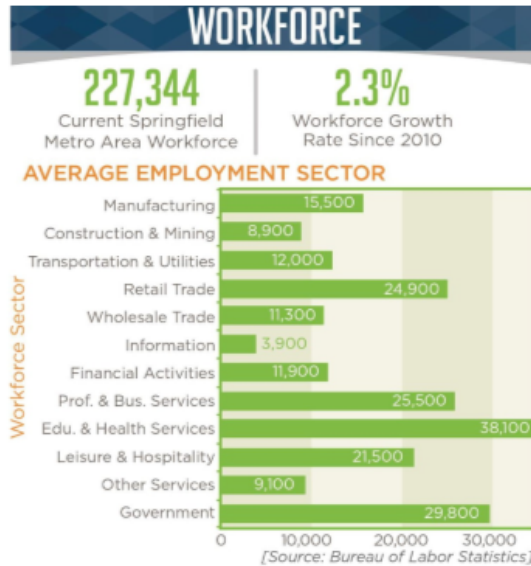




# Location Maps



# Demographics



# Advisor Bio 1



**LEE MCLEAN III, SIOR, CCIM**

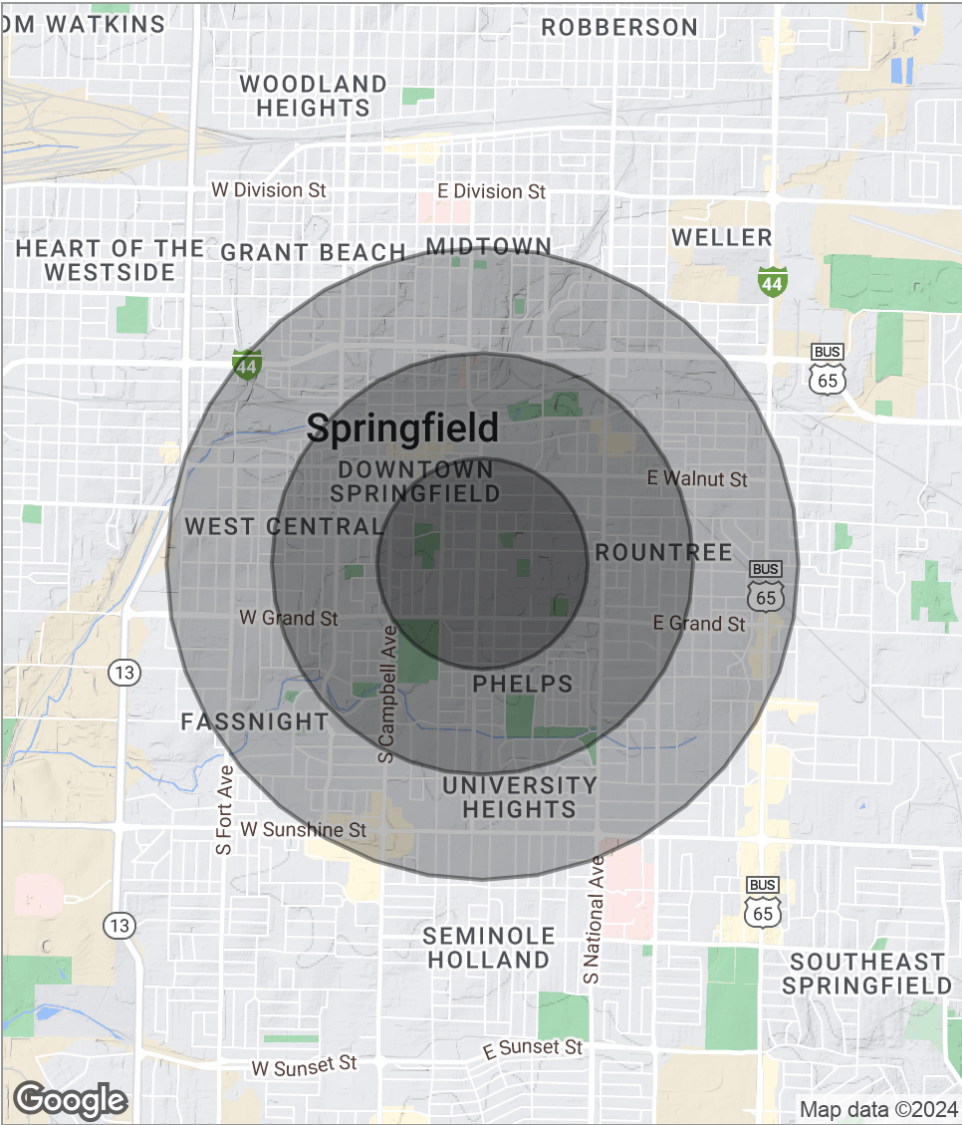
Senior Advisor

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# Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	7,036	17,695	31,993
Median age	21.9	24.8	26.8
Median age (Male)	22.3	24.9	26.4
Median age (Female)	21.8	25.1	27.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	1,816	6,485	12,796
# of persons per HH	3.9	2.7	2.5
Average HH income	\$25,553	\$32,973	\$37,818
Average house value	\$140,876	\$141,269	\$156,033

\* Demographic data derived from 2020 ACS - US Census

# Disclaimer

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