

**LEASE**

# Office off E. Sunshine

**2422 E MADRID ST**

Springfield, MO 65804

**PRESENTED BY:**

**LEE MCLEAN III, SIOR, CCIM**

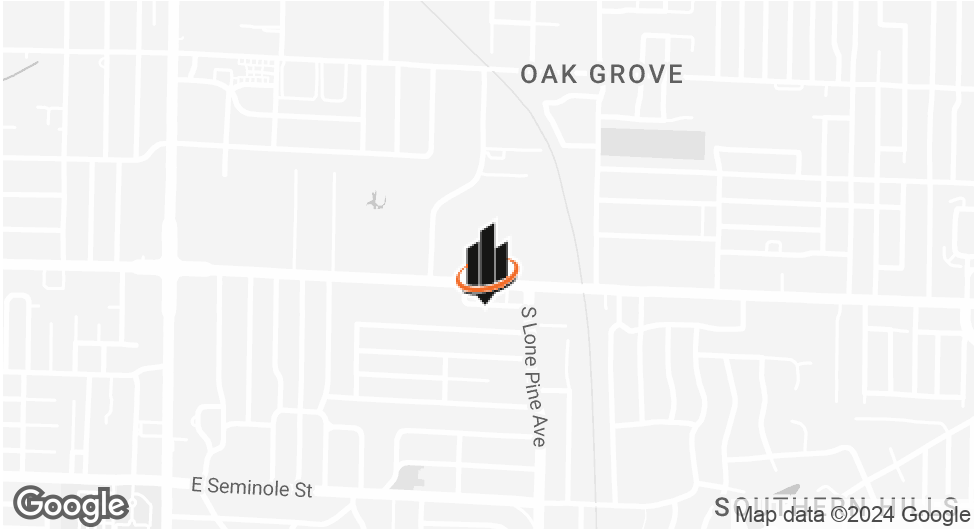
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PROPERTY SUMMARY



OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| LEASE RATE:   | \$15.00 SF/yr (NNN) |
| AVAILABLE SF: | 2,652 SF            |
| NNN:          | \$3.50/SF est.      |
| LOT SIZE:     | 0.333 Acres         |
| PARKING:      | 18 spaces           |
| SUBMARKET:    | Southeast           |

PROPERTY OVERVIEW

Thank you for viewing this 2652 SF freestanding office building just off of Sunshine & Glenstone in Springfield. Space includes 4 private offices, reception area, conference room, kitchenette and open work station area. Located in a great area off East Sunshine with many restaurants and retail nearby. For lease for \$15.00/SF NNN (\$3.50/SF est.). Please contact listing agent today to schedule your showing. Thank you!

LOCATION OVERVIEW

This property is located on E. Madrid right off of Sunshine, with less than a 5 minute drive from US 65. Neighboring businesses include: Hy-Vee, SRC Electrical, Black Sheep, Auto Zone, McDonald's, Columns IV and Viking Apartments, Walgreens and many more local and national businesses.

Lee McLean, 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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## ADDITIONAL PHOTOS



**LEE MCLEAN III, SIOR, CCIM**

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**FREESTANDING OFFICE FOR LEASE** | 2422 E Madrid St Springfield, MO 65804

**SVN | RANKIN COMPANY, LLC**



## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS

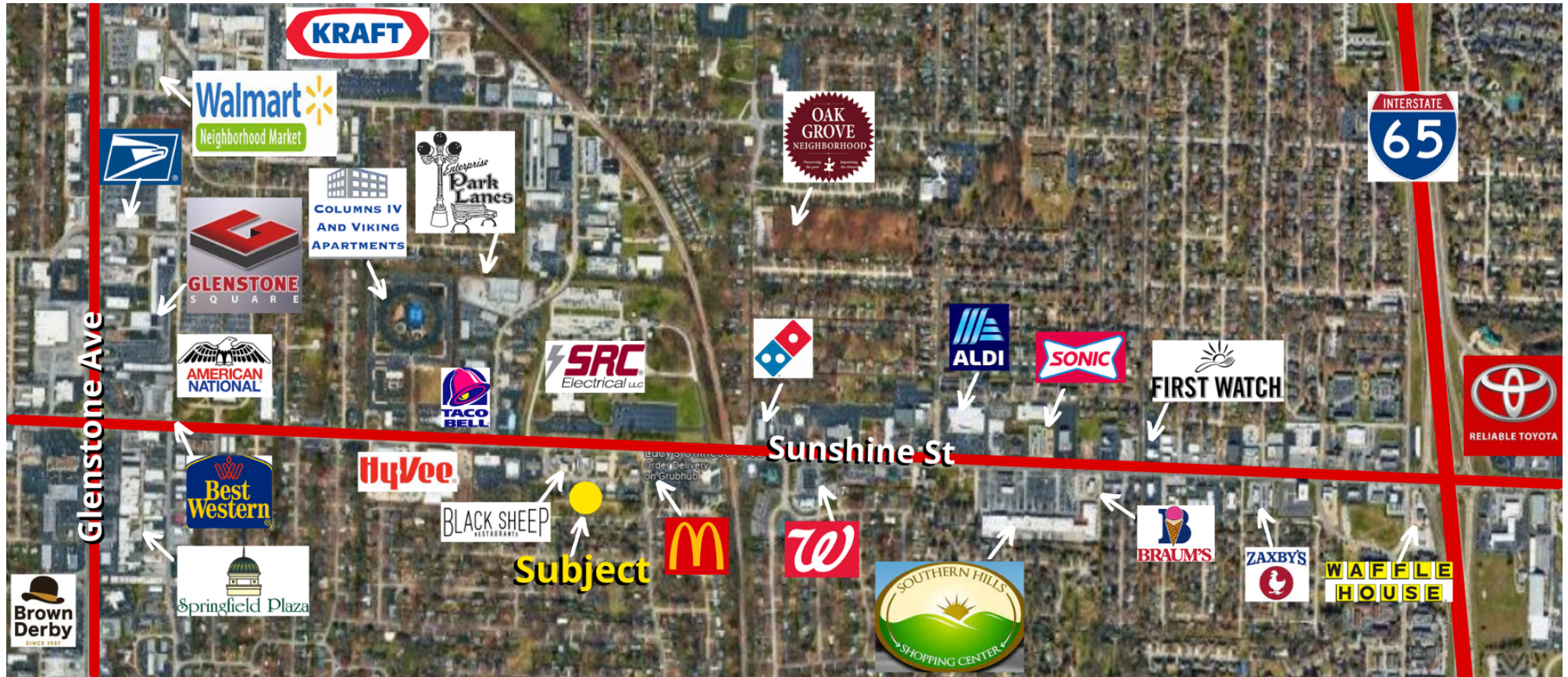


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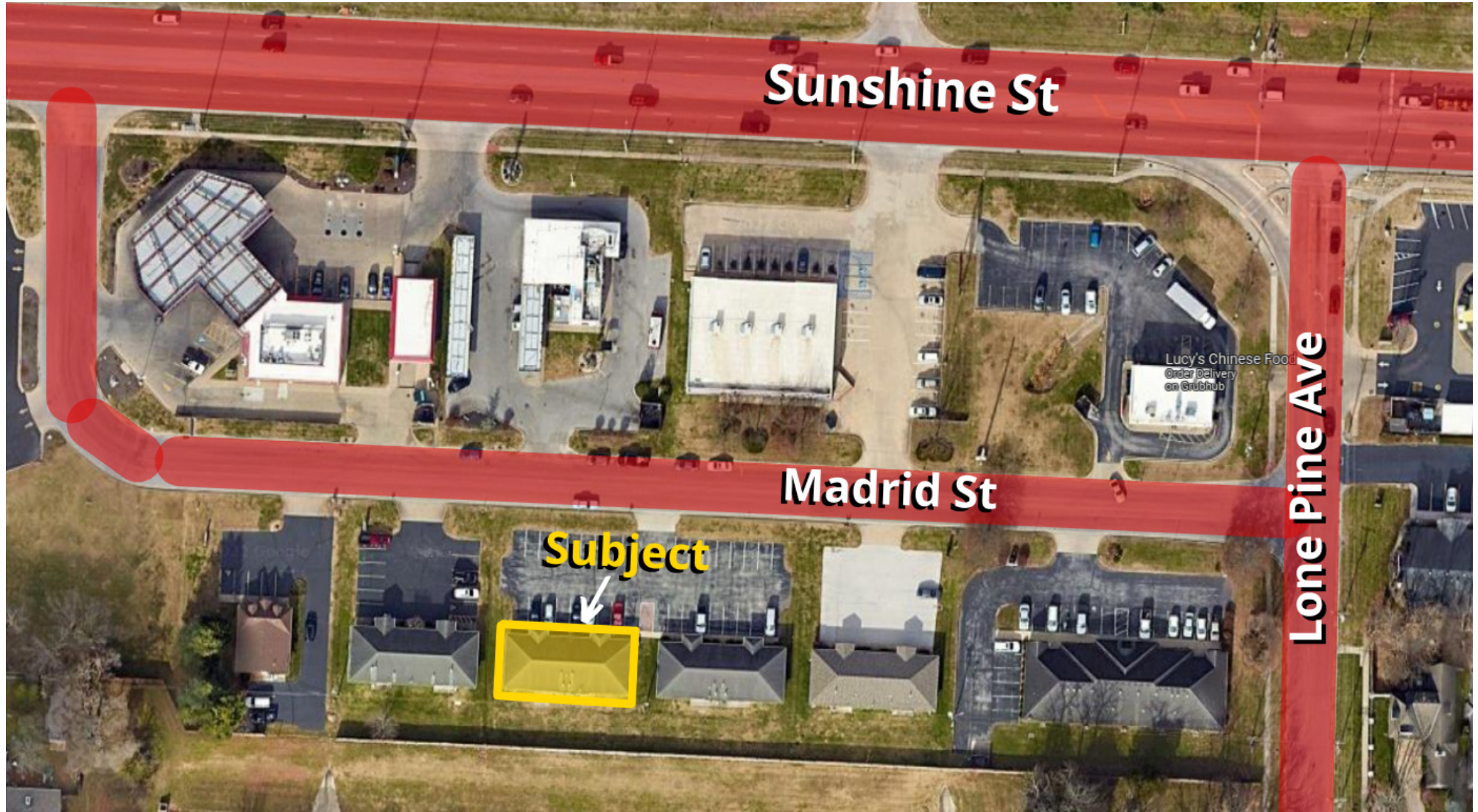
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## ADDITIONAL PHOTOS



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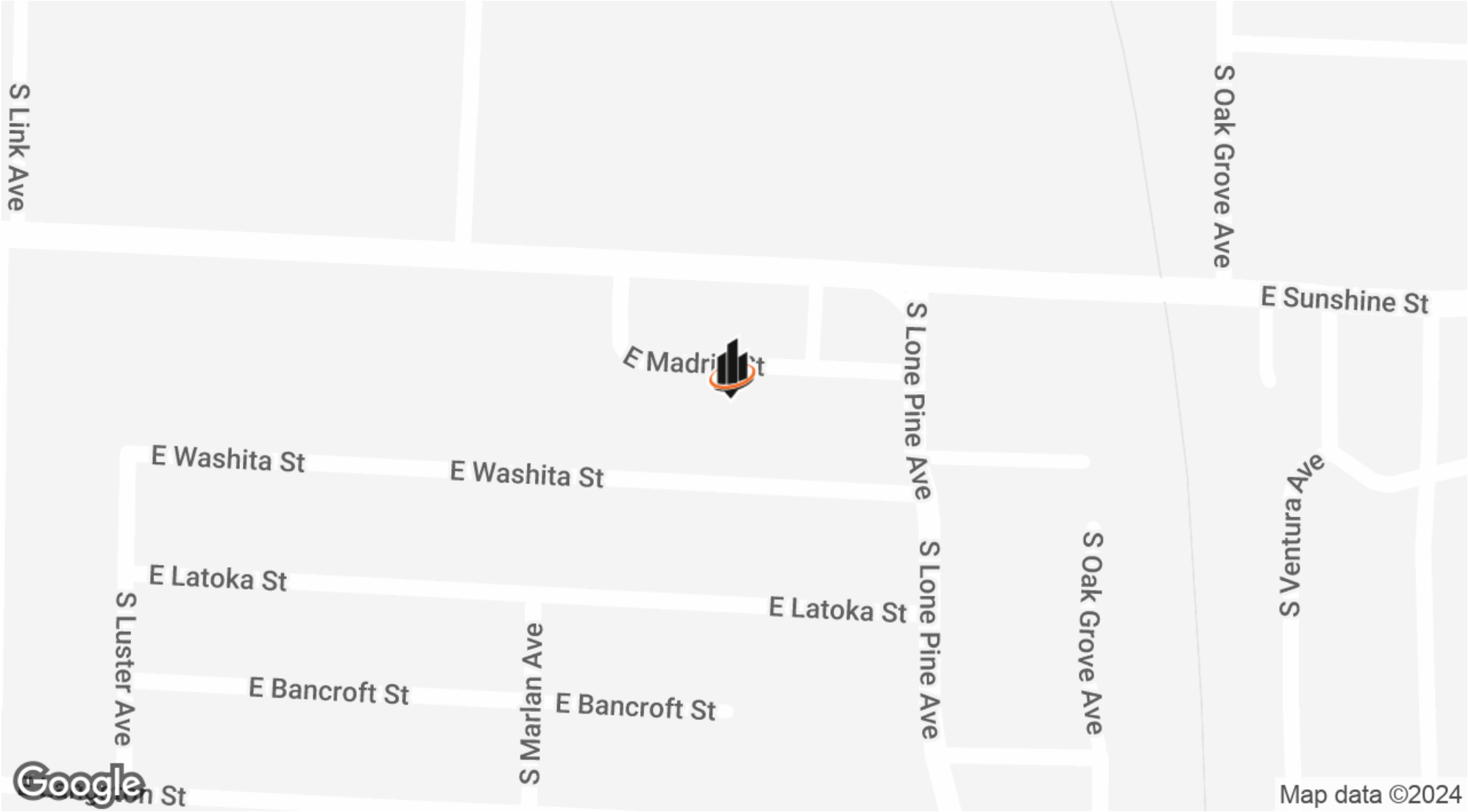
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

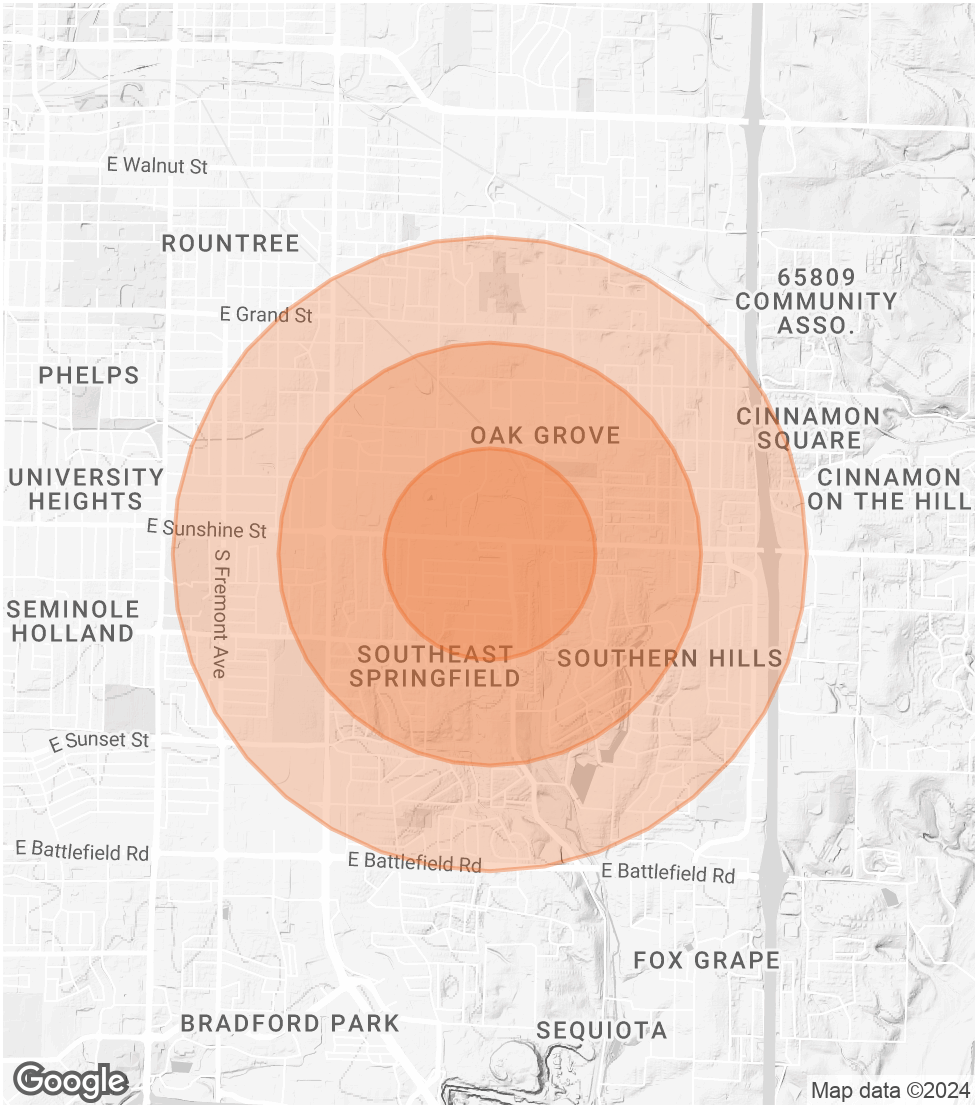
POPULATION 0.5 MILES 1 MILE 1.5 MILES

|                      |       |       |        |
|----------------------|-------|-------|--------|
| TOTAL POPULATION     | 1,980 | 8,064 | 20,001 |
| AVERAGE AGE          | 35.9  | 36.8  | 36.4   |
| AVERAGE AGE (MALE)   | 32.3  | 33.5  | 35.1   |
| AVERAGE AGE (FEMALE) | 39.3  | 41.5  | 38.4   |

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,101     | 4,458     | 10,523    |
| # OF PERSONS PER HH | 1.8       | 1.8       | 1.9       |
| AVERAGE HH INCOME   | \$58,221  | \$66,663  | \$61,452  |
| AVERAGE HOUSE VALUE | \$135,251 | \$139,506 | \$142,582 |

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



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, 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 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 formerly known as Sperry Van Ness. 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.

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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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