

LEASE

Plaza Southwest Retail Center

201 W. U.S. HWY 60

Republic, MO 65738

PRESENTED BY:

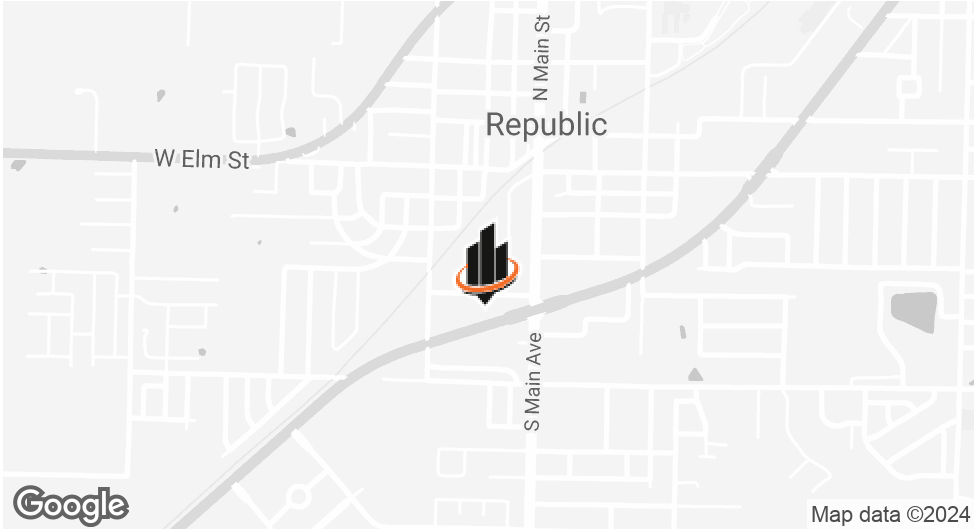
LEE MCLEAN III, SIOR, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Varies
BUILDING SIZE:	35,682 SF
# OF UNITS:	31
AVAILABLE SF:	175 - 1,007 SF
LOT SIZE:	3.1 Acres
ZONING:	C-1
MARKET:	Republic

PROPERTY OVERVIEW

Thank you for looking at the retail/office center located in 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. 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 Pinegar Chevrolet, OTC Republic, Dairy Queen, McAlister’s, Commerce Bank, Lowe’s, O’Reilly Auto Parts, Republic Parks & Aquatic Center and many other local and national businesses.

Lee McLean III, 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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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross w-annual increases	LEASE TERM:	Negotiable
TOTAL SPACE:	175 - 1,007 SF	LEASE RATE:	See table below

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 283	1,007 SF	Gross	\$12.00 SF/yr	Suite 283 is mostly private office space with a reception area and back work area.
Warehouse Unit B	637 SF	Gross	\$275 per month	This is a storage garage unit for rent at \$275/ Month/Gross and includes Gas, Water & Electric.
Warehouse Unit C	175 SF	Gross	\$100 per month	This is a storage garage unit for rent at \$100/month.
Warehouse Unit D	427 SF	Gross	\$225 per month	This is a storage garage unit for rent at \$225/month.

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS 267/271



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ADDITIONAL PHOTOS 283

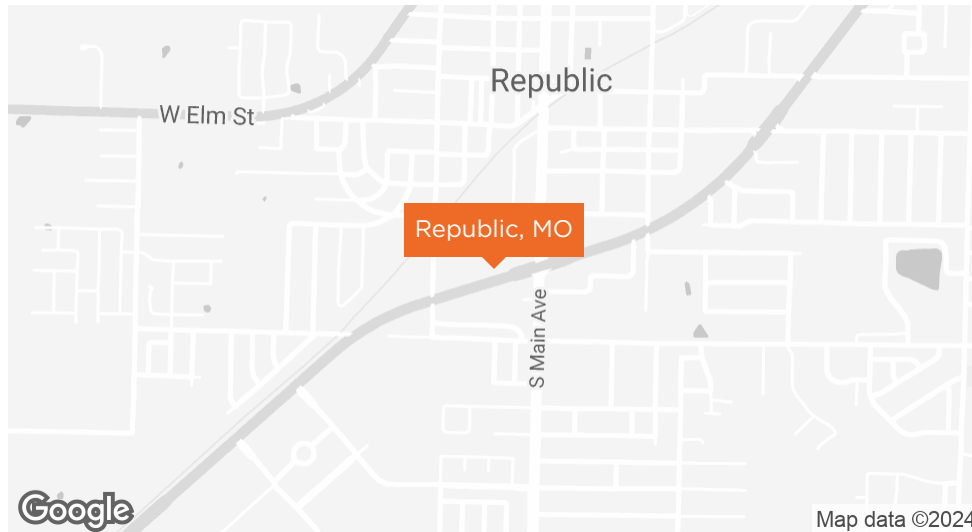


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REPUBLIC CITY INFORMATION



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LOCATION DESCRIPTION

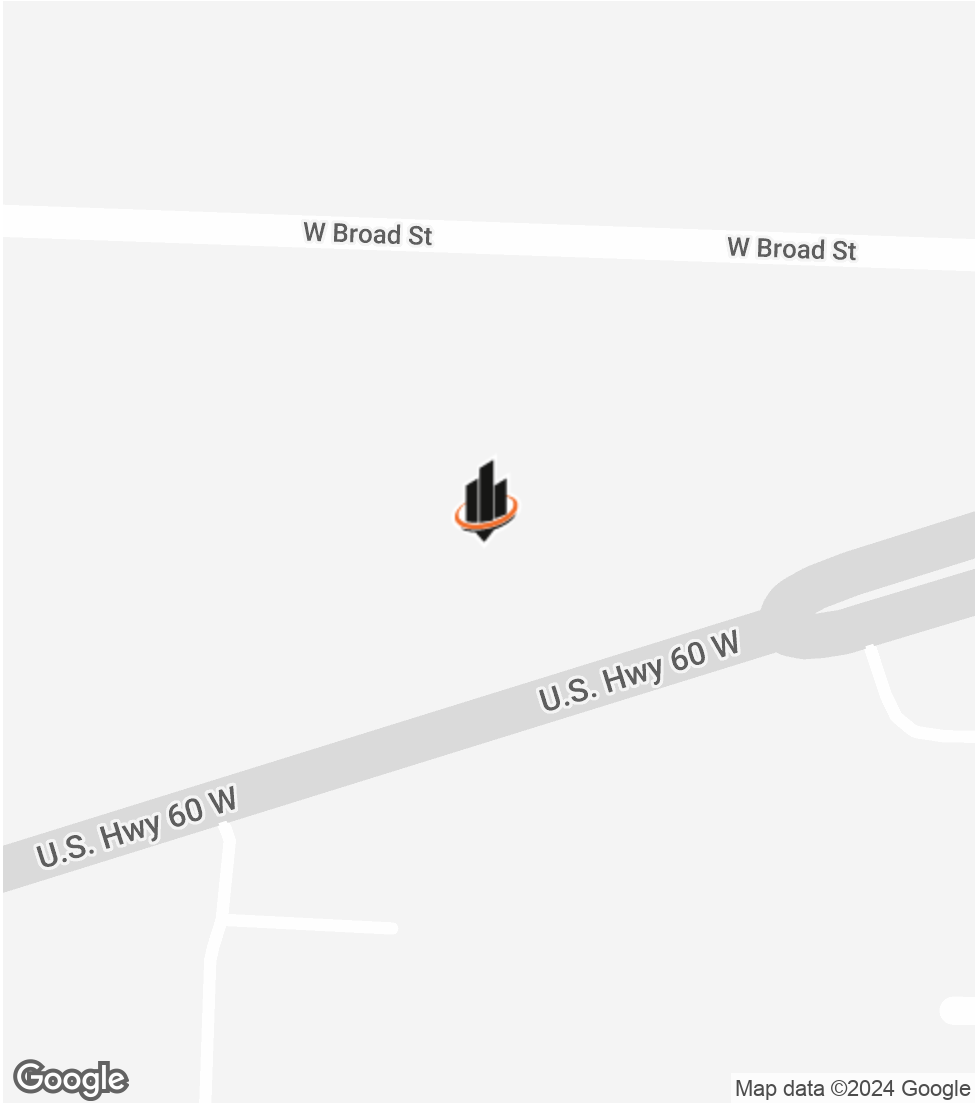
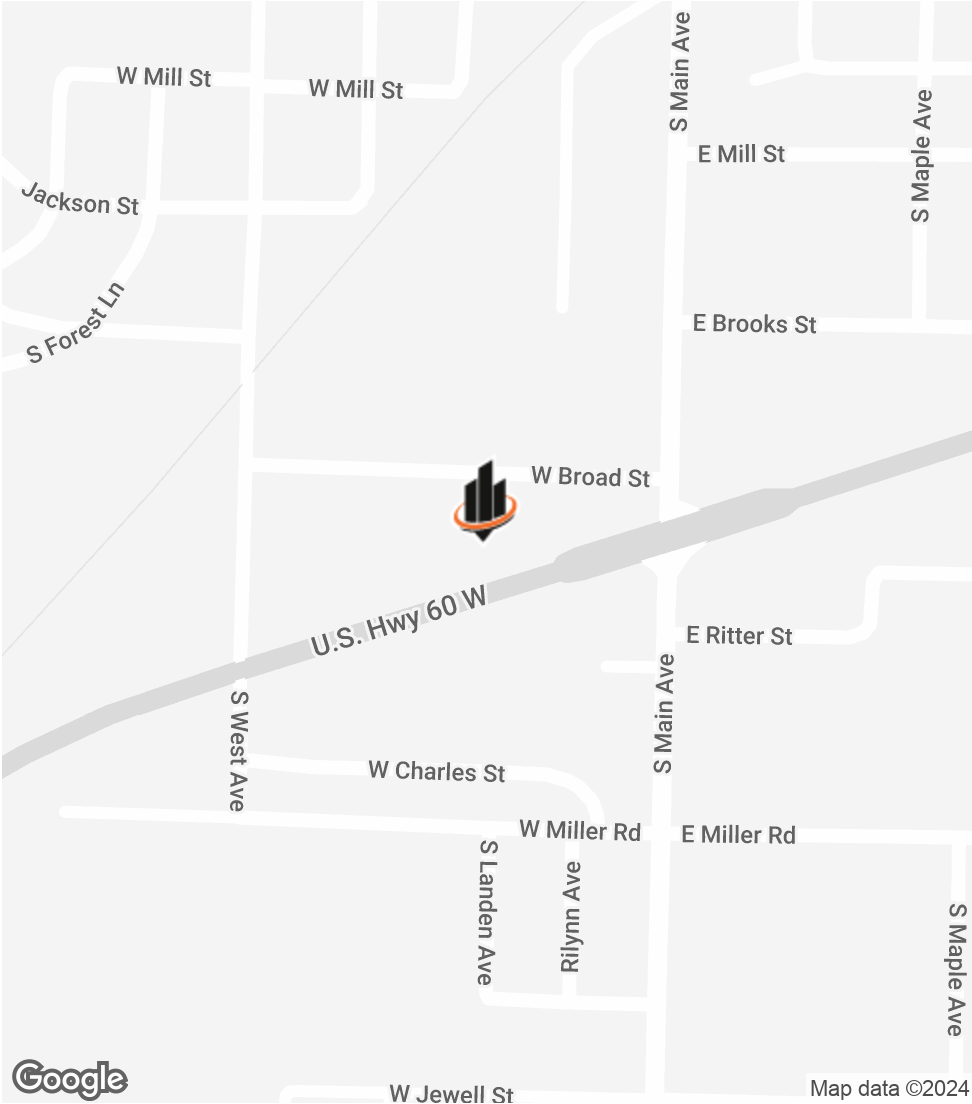
Republic's population was 18,750 based on the most recent 2020 census and has been experiencing significant growth for the area of late. Amazon opened a 1.3 million square foot facility in Republic in 2021 in addition to the new 230,000 SF Convoy of Hope distribution facility which opened that same year.

During this last year Republic opened the first Whataburger to enter Southwest Missouri in addition to Republic getting its first Andy's Frozen Custard and Popeye's. Culver's is also under construction and projected to open in 2023. These new developments all sit right across from the subject property for lease. All of these sites are shadow-anchored by the only Lowe's Home Improvement store and Walmart Supercenter located in Republic.

CUSTOM HEADER

- Republic outpaced Springfield 27% to 6% in population growth from 2010 to 2020 and outpaced Greene County which saw an 8.6% increase in the same span
- Republic had an 18% year over year increase in sales tax revenue showing a surge in commercial sales activity.
- New Amazon distribution hub expected to add 1,800 new jobs.
- New Convoy of Hope World Headquarters distribution facility opened in 2021 in Republic and now their 200,000 SF office headquarters is under construction
- Republic voters recently approved a new regional athletic complex at a cost of \$40 million to help make Republic a youth sports travel destination.

LOCATION MAP



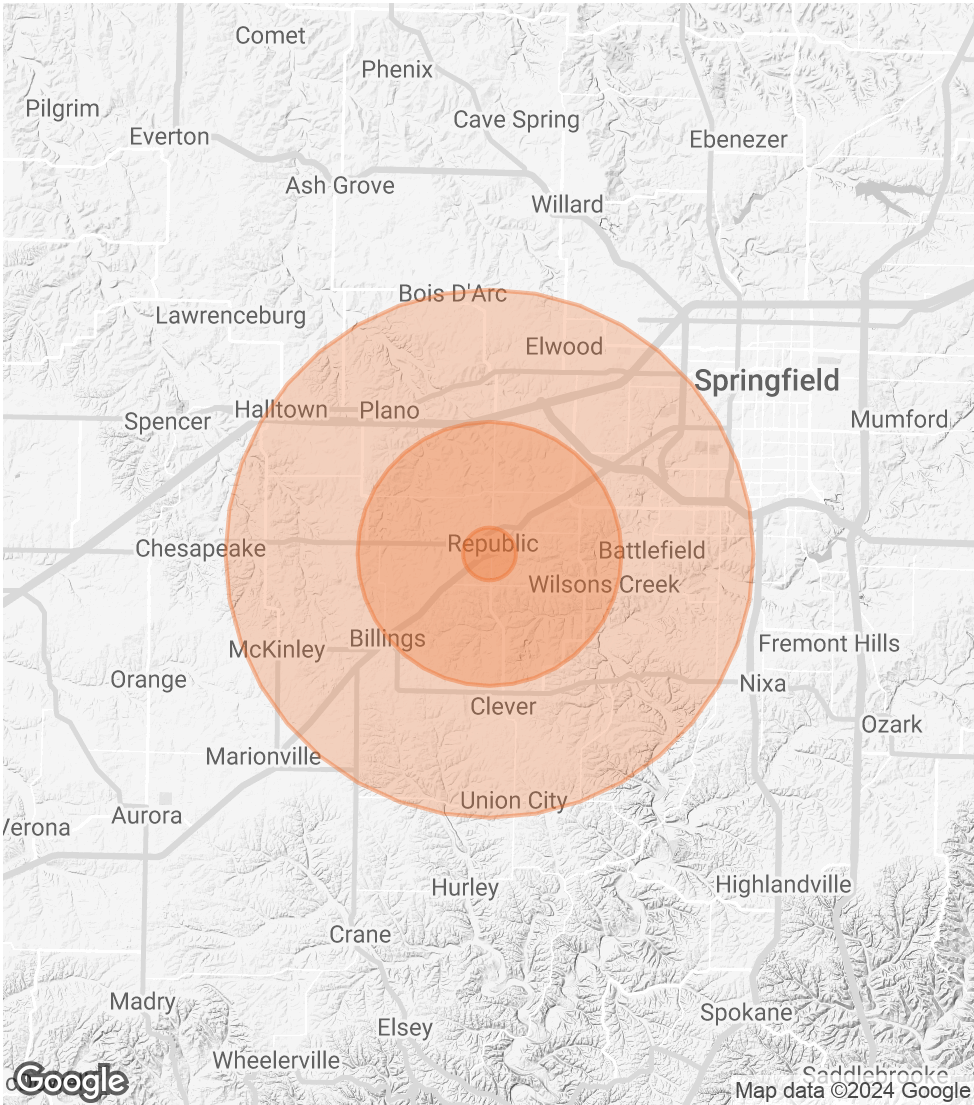
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,204	21,407	71,982
AVERAGE AGE	33.8	34.6	35.4
AVERAGE AGE (MALE)	33.5	34.5	34.9
AVERAGE 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

2020 American Community Survey (ACS)



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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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ADVISOR BIO



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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 developed hotels, shopping centers and other commercial properties all over the U.S. 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. 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.

HONORS

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
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, 2019 & 2022)

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