



SPRINGFIELD JUDICIAL PLAZA

1109 N. BOONVILLE
SPRINGFIELD, MO 65802

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A photograph of the Springfield Judicial Plaza building. The building is a two-story, light-colored concrete structure with several rectangular windows. A blue sign with white text is mounted on the building's facade, reading 'SPRINGFIELD JUDICIAL PLAZA' and '1111 N. BOONVILLE'. The building is situated on a street corner, and a concrete wall is visible in the foreground.

SPRINGFIELD JUDICIAL PLAZA
1111 N. BOONVILLE

Property Summary



OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	14,770
Lot Size:	0.5 Acres
Floors	3
Renovated:	2014
Zoning:	CC - Center City
Parking	On Site Lot
Cross Streets:	Boonville & Webster

PROPERTY OVERVIEW

3 story office building
Great location for law office or other court related business
Across from Greene County Courthouse
Recent exterior renovations
Onsite parking
Floor 1: 6,373 sf
Floor 2: 6,373 sf
Floor 3: 2,024 sf [appx]

To preview this property or others please call, text or email the listing agent. Thank you.

LOCATION OVERVIEW

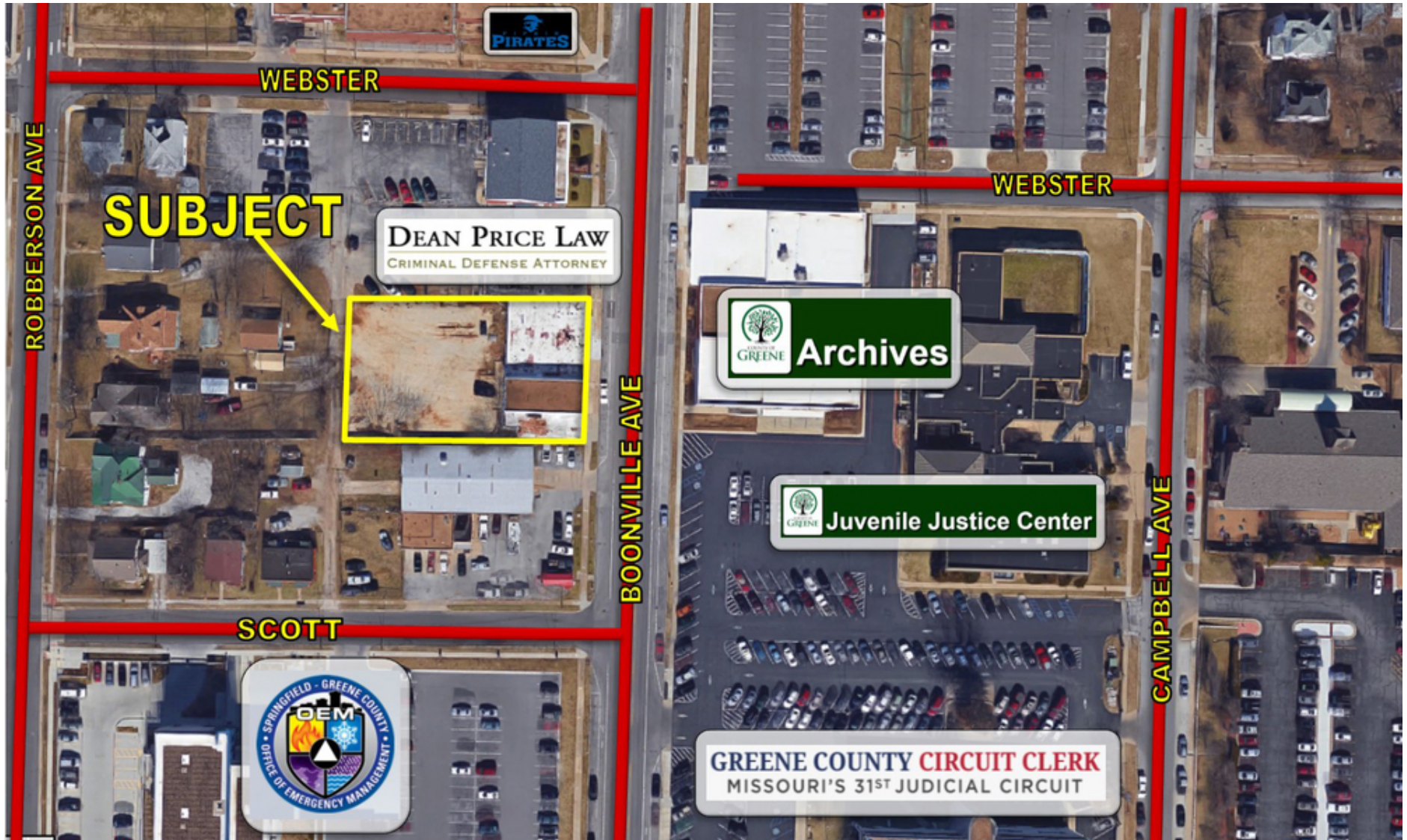
Located on N. Boonville right across from Greene County Prosecutors Courthouse. This is in the Government Plaza area with with several city and county offices including Emergency Management, Greene County Courthouse, Greene County Jail and more.

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 ranks in the top 10% of SVN International.

Building Photos



Close Aerial Map



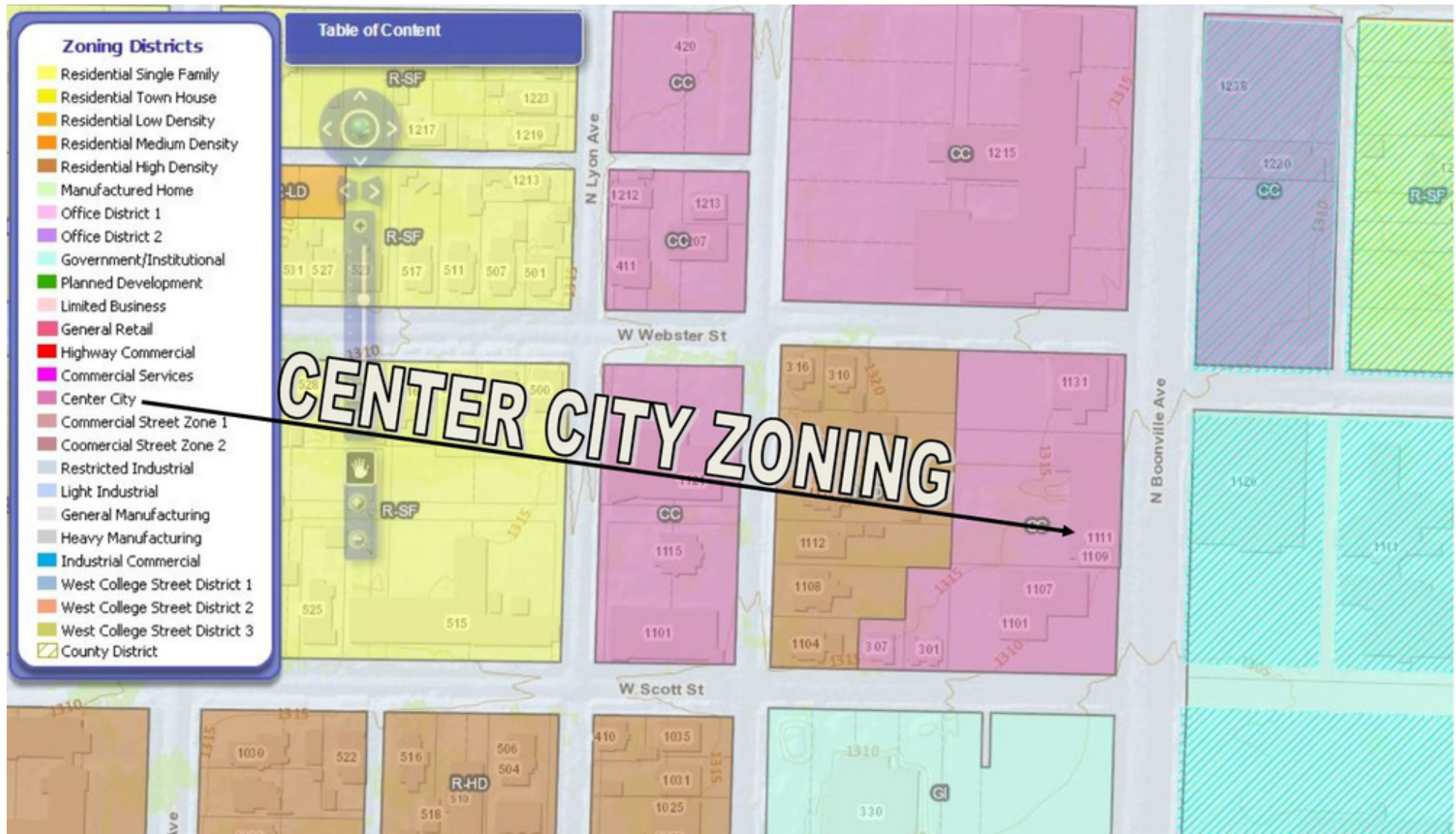
Neighborhood Businesses



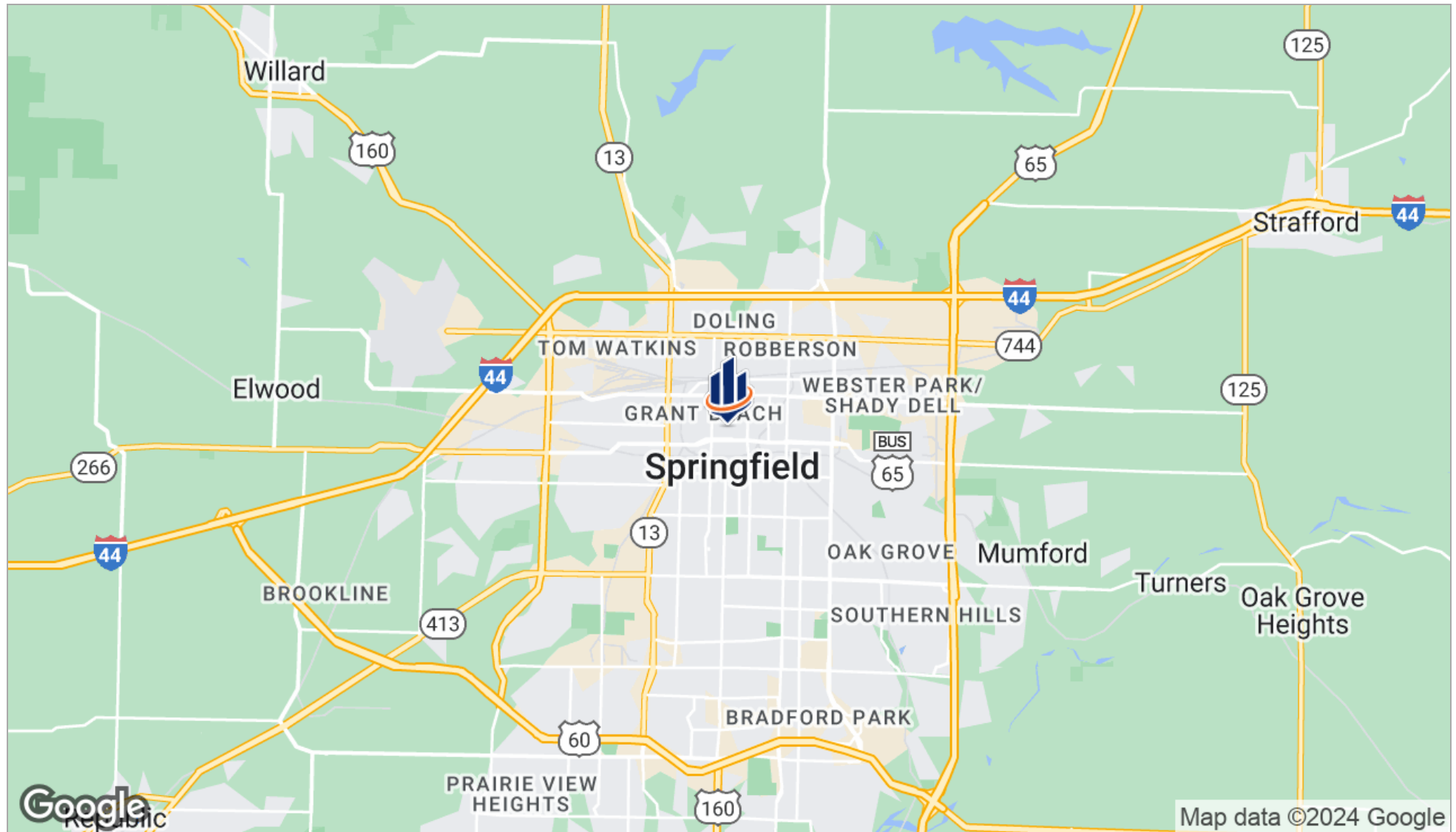
Beacon Map



Center City Zoning



Location Maps

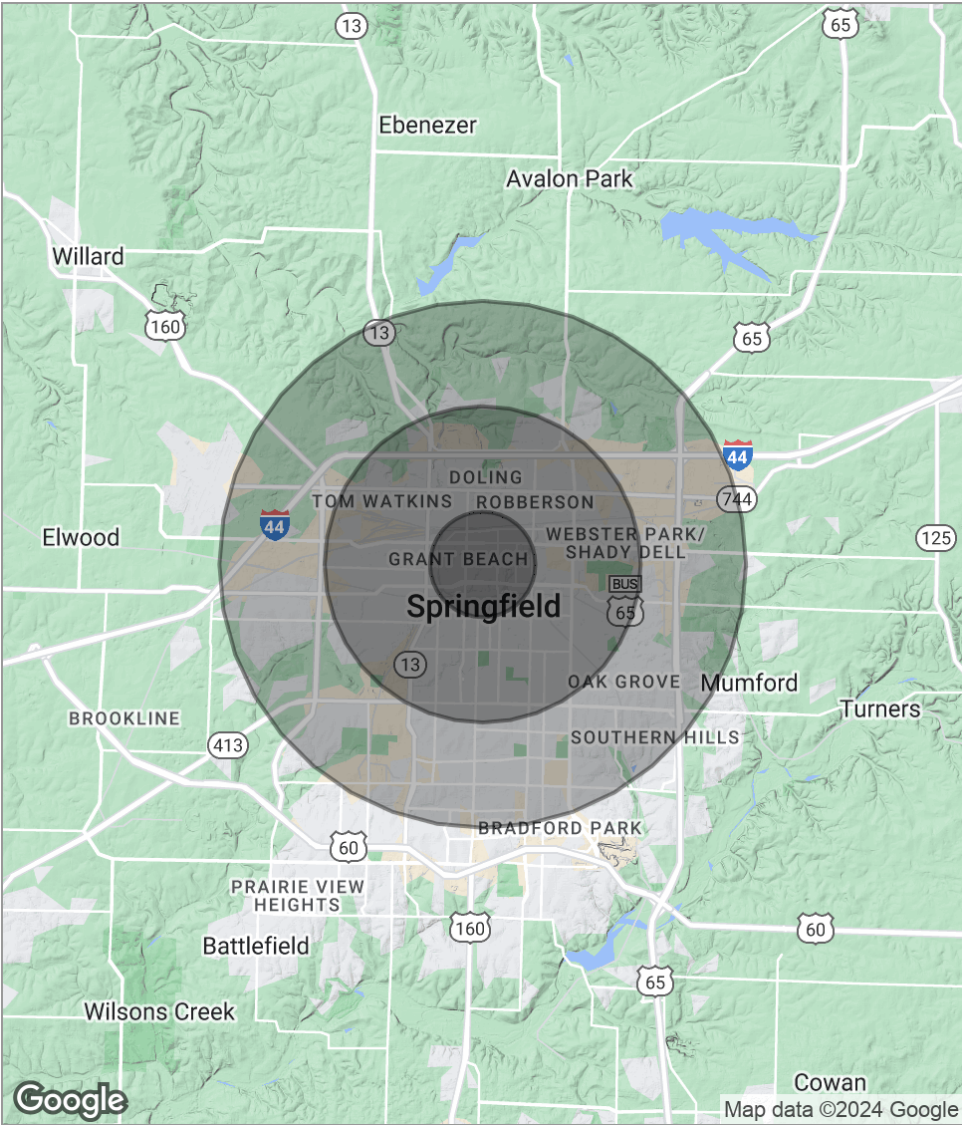


Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	9,947	85,281	163,435
Median age	29.8	30.7	33.3
Median age (male)	30.2	30.1	32.3
Median age (female)	29.1	31.7	34.4
Total households	3,863	34,675	70,596
Total persons per HH	2.6	2.5	2.3
Average HH income	\$32,734	\$36,921	\$40,055
Average house value	\$92,684	\$116,909	\$116,155

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



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Advisor Bio & Contact

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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, Inc. developed hotels, shopping centers and other commercial properties all over the country. During his time there he managed the company portfolio, sales activity as well as the ground-up development.

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.

Lee consistently ranks in the top of over 1,600 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 & 2023]
Top 10% Advisor in SVN International - SVN Achiever Award Recipient [2016]

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