Offering Memorandum

RETAIL CENTER FOR LEASE IN ROGERSVILLE

432 SOUTH MILL STREET, ROGERSVILLE, MO 65742

PRESENTED BY:

LEE MCLEAN III, SIOR, CCIM
O: 417.887.8826 x110
lee.mclean@svn.com

PROPERTY SUMMARY

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ROGERSVILLE, MO 65742

OFFERING SUMMARY	
LEASE RATE:	$13.50 SF/yr (NNN)
BUILDING SIZE:	5,510 SF
AVAILABLE SF:	2,208 SF
NNN EST:	$3.67/SF (est.)
AVAILABLE UNIT:	Suite 104
AVAILABLE DATE:	September 1, 2026
PARKING:	Shared

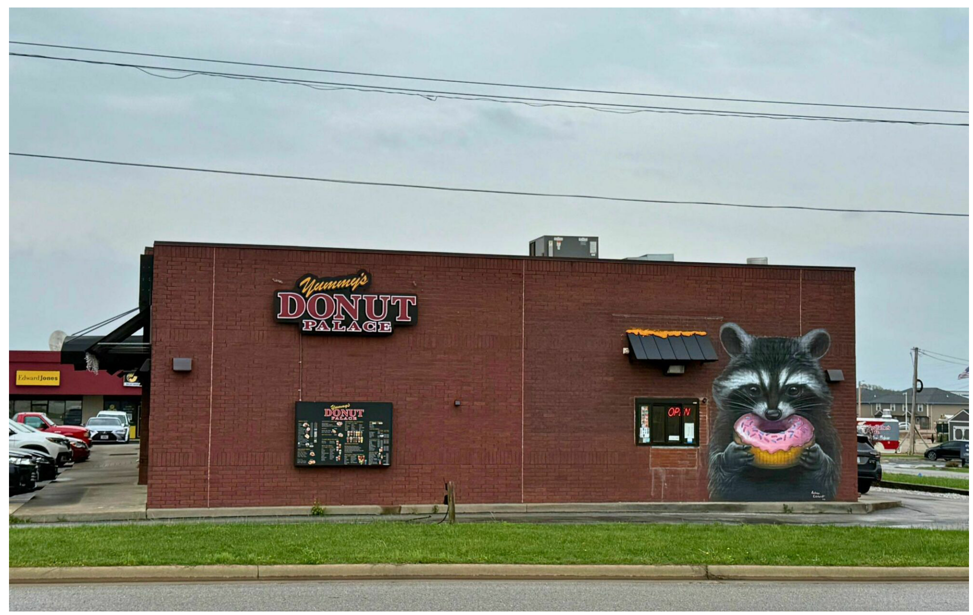
PROPERTY SUMMARY

Thank you for viewing this retail center in the strongest commercial area of Rogersville, MO. This center sits right on Mill St. and just off of US 60. The property shares a parking lot with a larger center with 10+ tenants creating lots of retail traffic. The available space is 2,208 SF offered at $13.50/SF NNN. The unit is mostly open retail space with a back work room. Unit 104 originally built as two store-fronts and is available September 1st. Owner is licensed real estate agent in Missouri.

Please contact listing agent for more information.

SVN RANKIN COMPANY, LLC

ADDITIONAL PHOTOS



PROPERTY PHOTOS

SVN RANKIN COMPANY, LLC

SUITE 104

SVN RANKIN COMPANY, LLC

SUBJECT MAP

SVN RANKIN COMPANY, LLC

SUBJECT MAP, SOUTH EAST FACING

SVN RANKIN COMPANY, LLC

SUBJECT MAP, SOUTH FACING

RETAILER MAP

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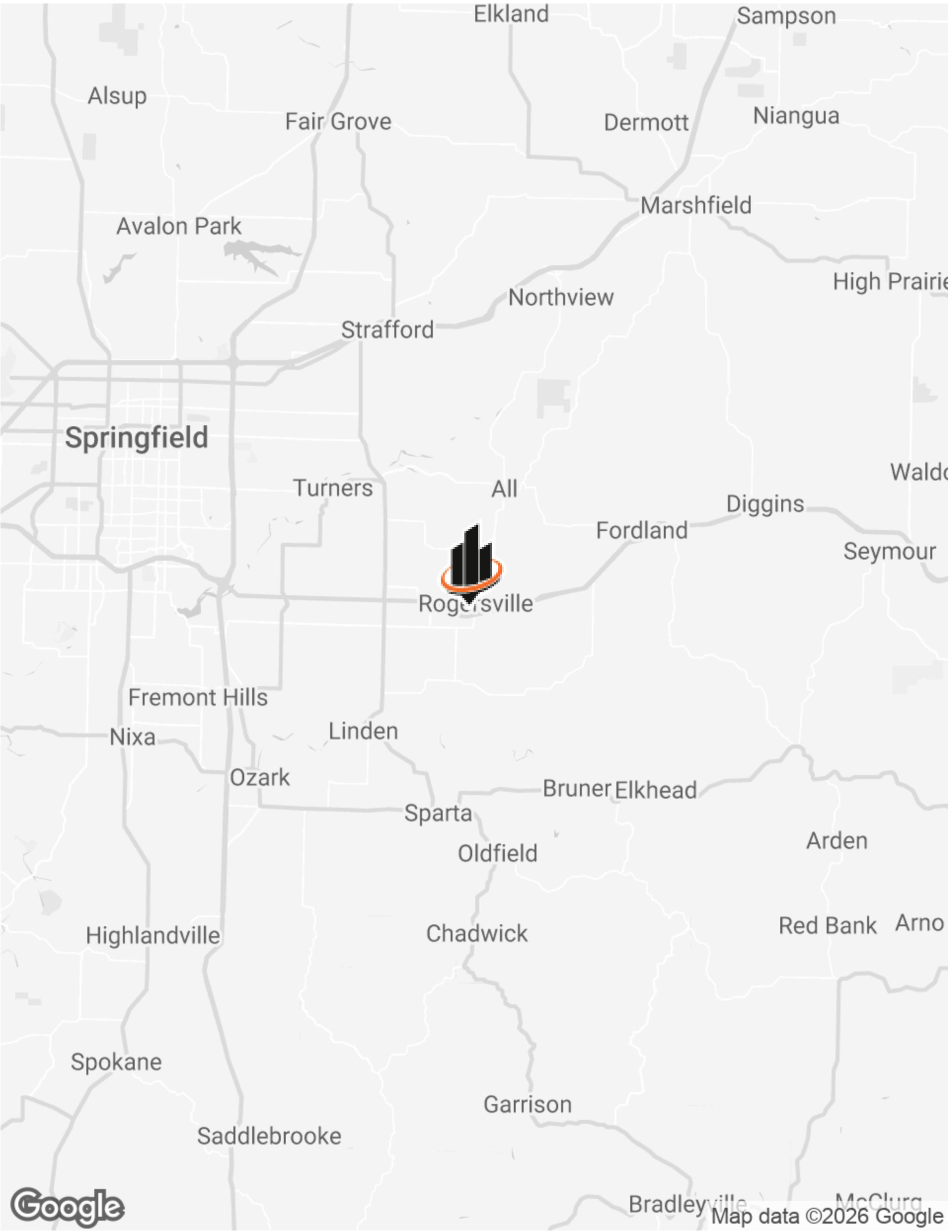
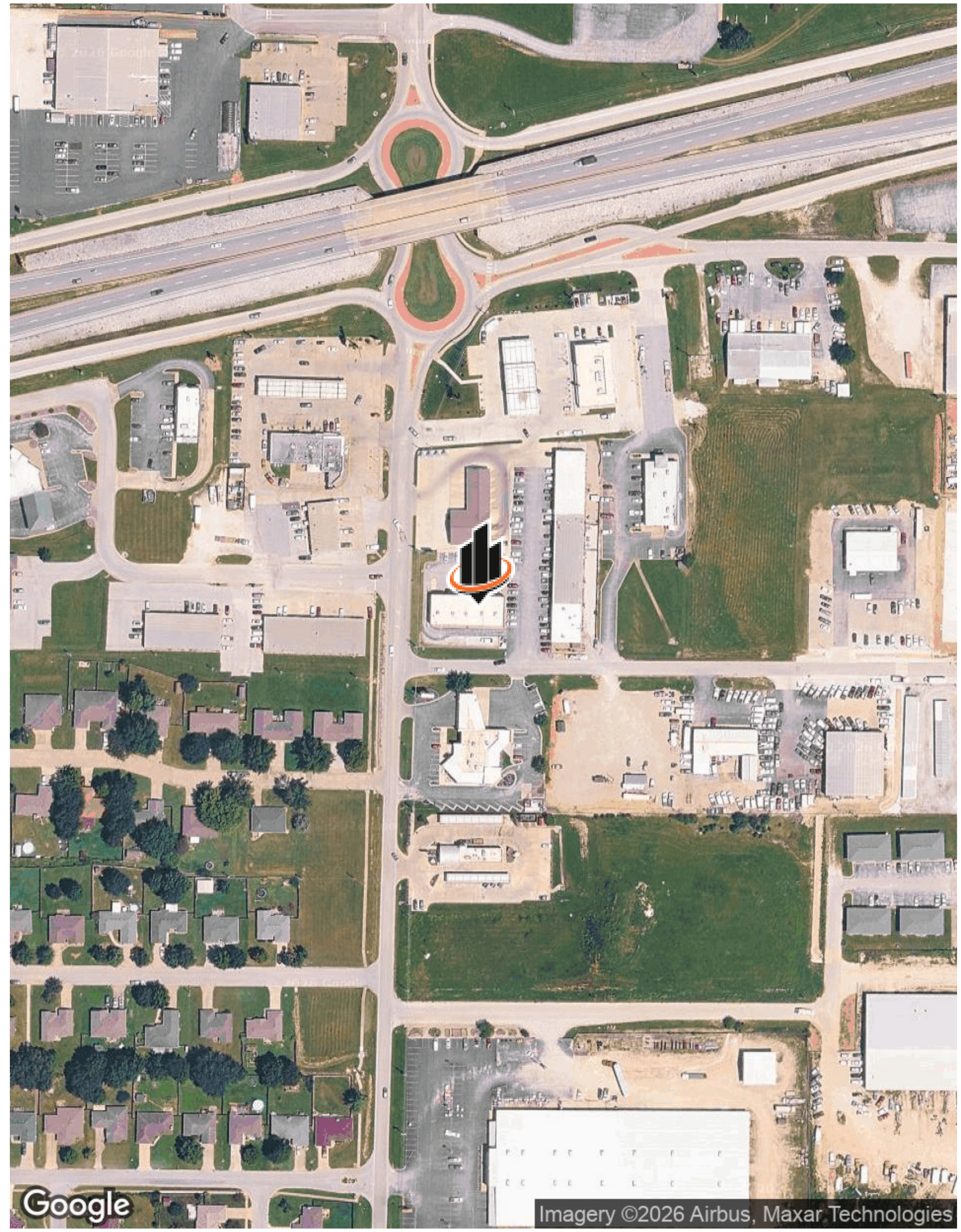
LOCATION DESCRIPTION

This strip center is in the main retail area of Rogersville, immediately off of U.S. Highway 60. Located directly across from McDonald’s, Subway, Verizon Wireless and others. The area has many housing units near the retail center with a average household income of $83,419.00 within a 1-mile radius.

LOCATION MAP





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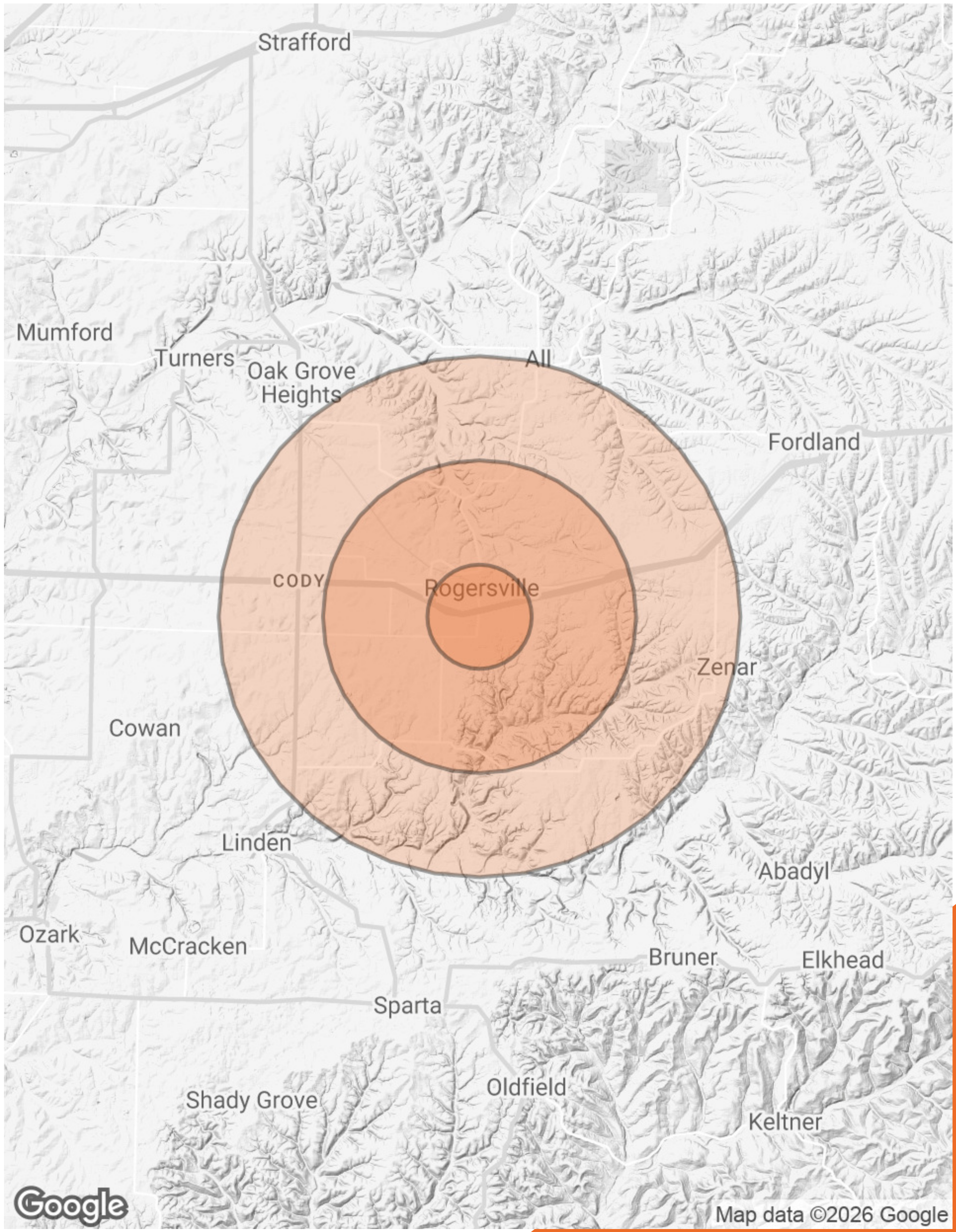
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,316	6,505	9,960
AVERAGE AGE	35	37	39
AVERAGE AGE (MALE)	33	35	38
AVERAGE AGE (FEMALE)	37	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,227	2,413	3,725
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	$83,419	$90,637	$96,170
AVERAGE HOUSE VALUE	$243,146	$278,709	$304,444

2020 American Community Survey (ACS)



ADVISOR BIO

LEE MCLEAN III, SIOR, CCIM

Senior Advisor

lee.mclean@svn.com

Direct: **417.887.8826 x110** | Cell: **417.818.8894**

PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 – 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 Advisor in SVN International - SVN President's Circle Recipient (2024)
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)
CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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.

SVN COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

2808 S. INGRAM MILL, SUITE A100
SPRINGFIELD, MO 65804

SVN RANKIN COMPANY, LLC

WWW.SVNRANKINCO.COM