

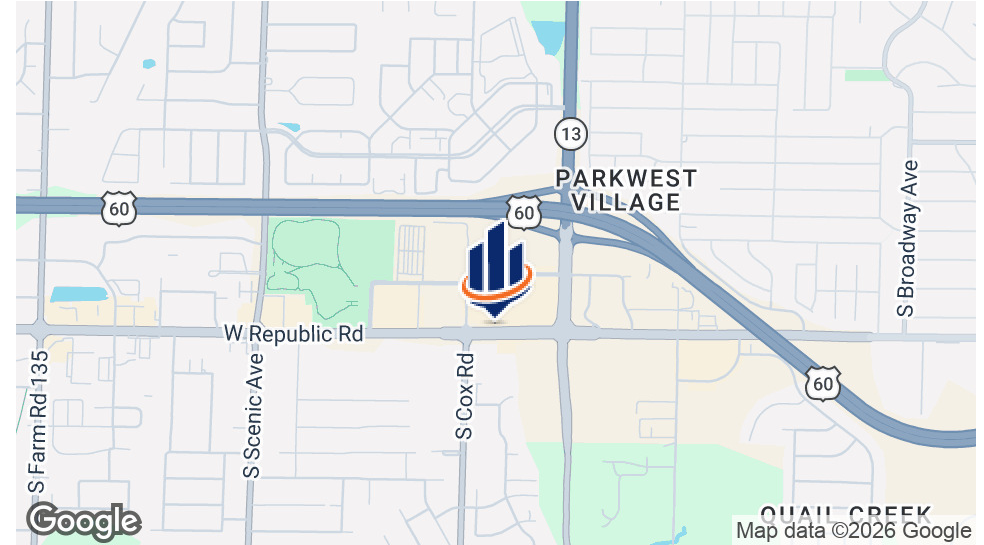
REPUBLIC PLAZA

2121-2155 W REPUBLIC RD
SPRINGFIELD, MO 65807

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$13.50 - \$25.00 SF/yr (NNN)
Building Size:	34,164 SF
Available SF:	2,000 - 3,600 SF
Units Available:	Suite 2121 & 2155
Est. NNN	\$5.11/SF
Lot Size:	3.22 Acres
Year Built:	2001
Zoning:	General Commercial
Traffic Count Per Day	27,799 cars

PROPERTY OVERVIEW

Thank you for viewing the Republic Plaza space for lease located on West Republic Road. This center is located in a high traffic neighborhood strip center with about 27,799 cars a day. Suite 2121 was previously a dance studio with two large open rooms. Suite 2155 is a full service bank space with drive-thru lanes, available May 1, 2026.

LOCATION OVERVIEW

Republic Plaza shopping center, just west of the Price Cutter grocery store at Republic Rd & Kansas Expressway. Neighboring businesses include Price Cutter, Burger King, Arby's, Wendy's, Subway, Fieldhouse Sports center, Mercy Urgent Care, Chesterfield Family Center and many other national and local companies.

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.

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 3,600 SF	Lease Rate:	\$13.50 - \$25 SF/yr

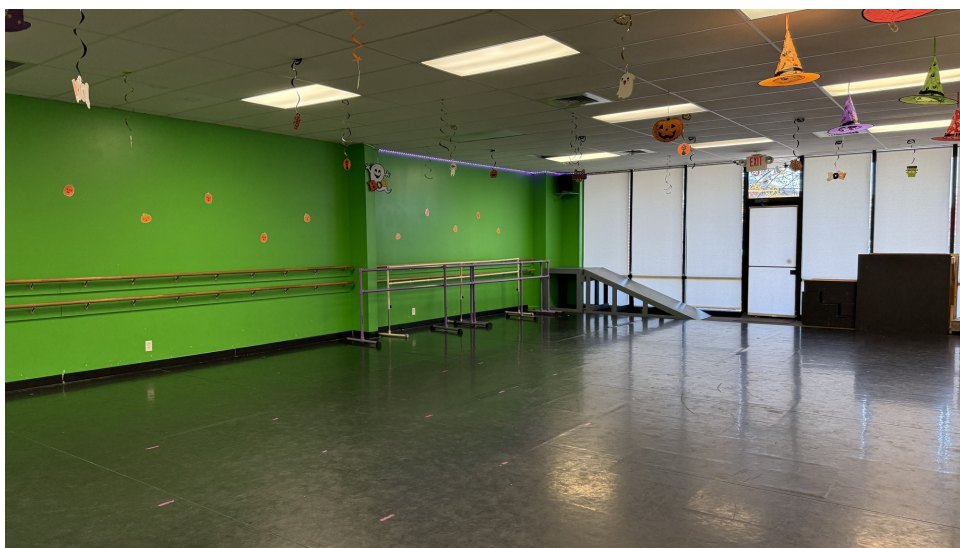
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2121	Available	3,600 SF	NNN	\$13.50 SF/yr	Two large open areas, former dance studio.
Suite 2155	Available	2,000 SF	NNN	\$25.00 SF/yr	Banking center space with drive-thru lanes.

Additional Photos



Photos 2121



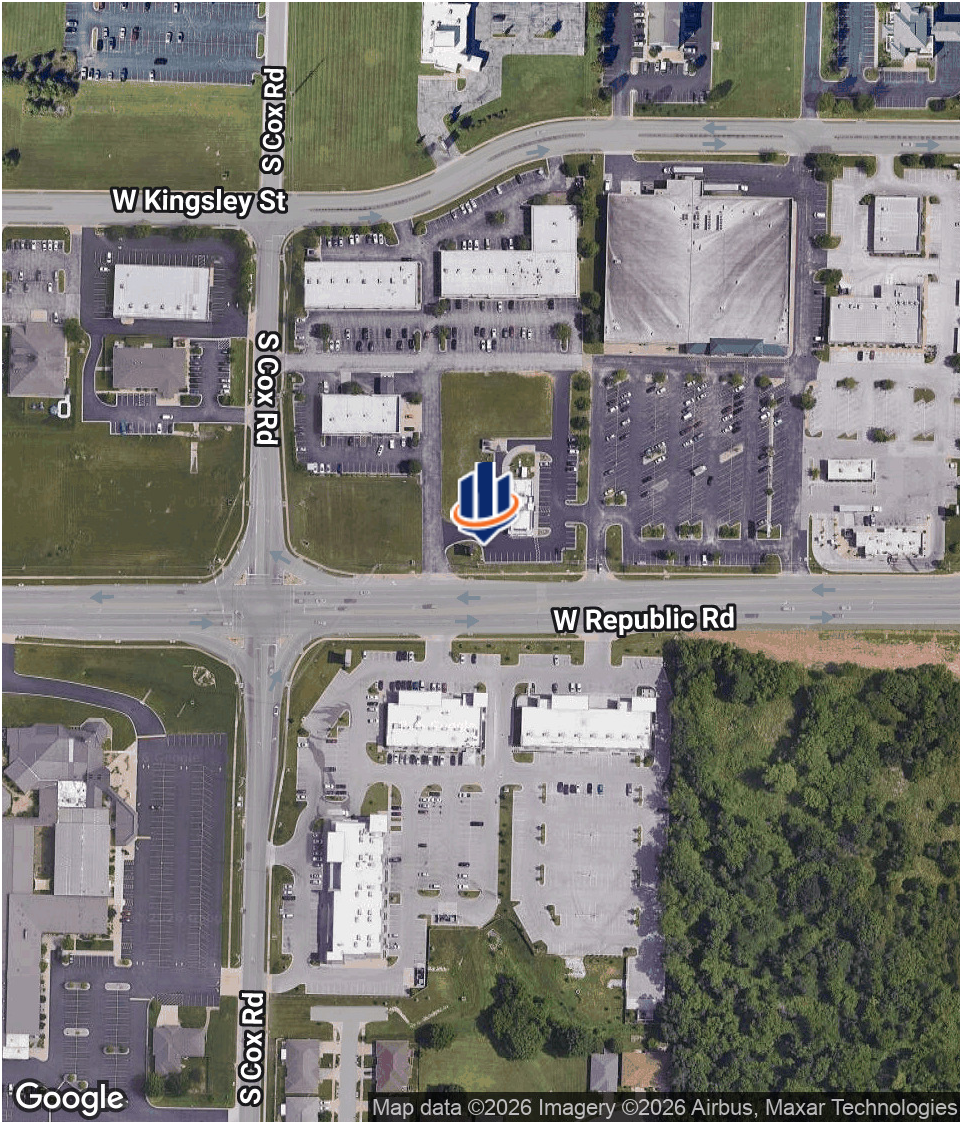
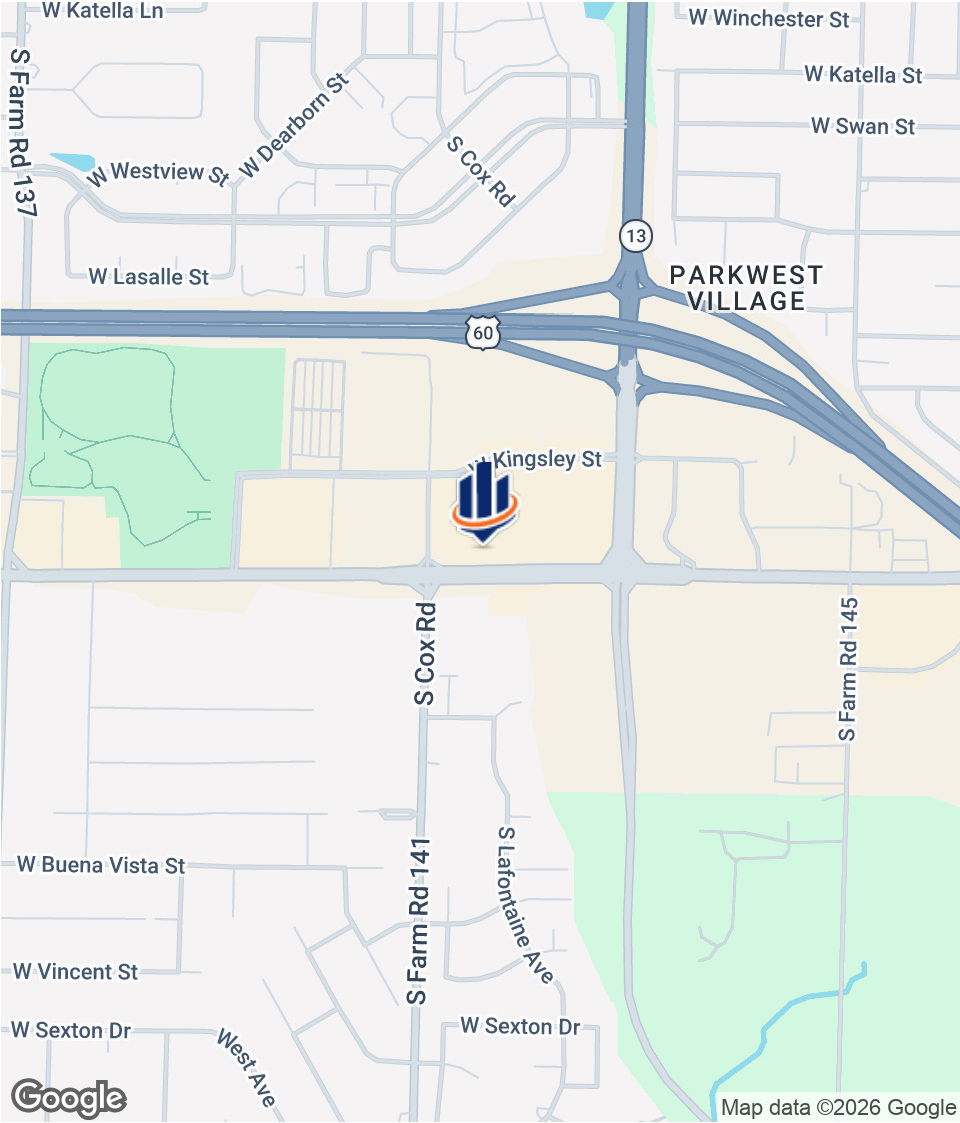
Additional Photos



Retail Map



Location Map



Demographics Map & Report

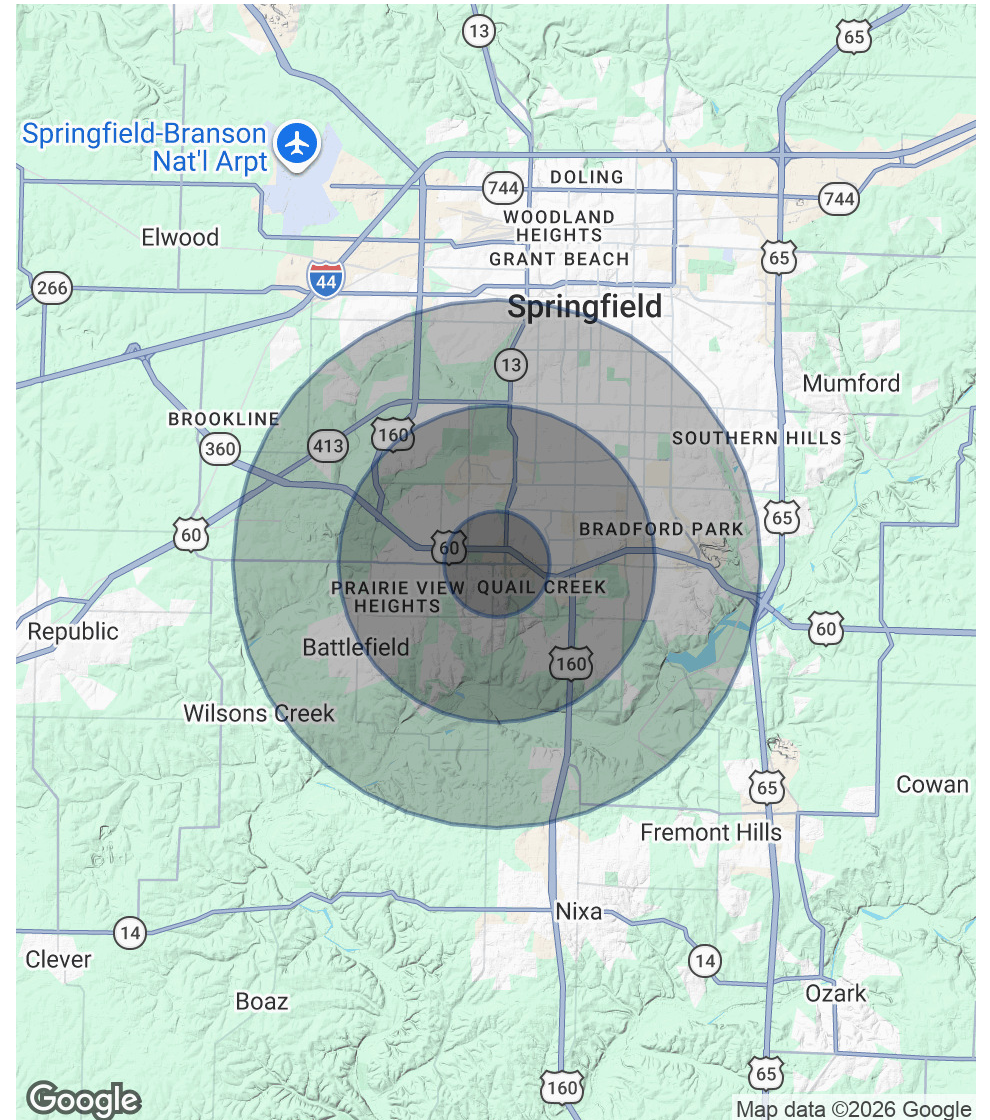
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,731	62,592	159,618
Average Age	40.0	37.4	35.6
Average Age (Male)	37.6	35.5	34.3
Average Age (Female)	40.9	39.2	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,841	29,501	69,960
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$47,191	\$50,186	\$52,312
Average House Value	\$313,712	\$155,222	\$164,142

* Demographic data derived from 2020 ACS - US Census



Advisor Bio



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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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 #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

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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.