



LEASE

CIMARRON RETAIL CENTER

2937 EAST CHESTNUT EXPRESSWAY

Springfield, MO 65802

PRESENTED BY:

LEE MCLEAN III, SIOR, CCIM

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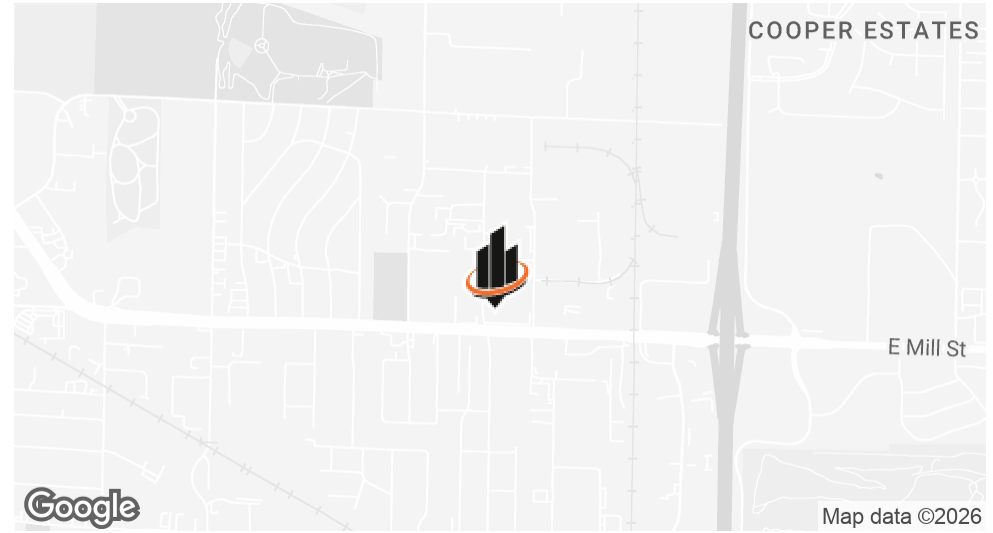
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ARCH WATSON

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|----------------------------|
| LEASE RATE: | \$12.00 SF/yr (NNN) |
| AVAILABLE SF: | 1,200 - 2,400 SF |
| LOT SIZE: | 2.52 Acres |
| BUILDING SIZE: | 28,800 SF |
| UNITS: | 2935 & 2937 |
| ZONING: | Industrial Commercial (IC) |
| TRAFFIC: | 33,694 vpd |

PROPERTY DESCRIPTION

Thank you for viewing these spaces for lease on East Chestnut just west of Highway 65. This center has great visibility sitting on the route to the Central Business District and universities from East Springfield and US Hwy 65. With over 33,000 vehicles per day along Chestnut, the property provides great traffic counts for any business. These spaces were most recently leased as a dispensary and includes additional security measures and a vault making the space great for another dispensary, a pawn shop or other retailers that could utilize that added security. 1,200 - 2,400 SF available at \$12.00/SF NNN.

LOCATION DESCRIPTION

This center is located less than 1/2 mile from U.S. 65 on East Chestnut Expressway. This location not only gives great access around the region via Highway 65, but also immediate access to the central business district right down Chestnut which includes city and county offices, university campuses and much more. Just past Hwy 65 is significant newer developments including Costco, Menards, Whataburger, Mr. Car Wash and many others.

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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ADDITIONAL PHOTOS



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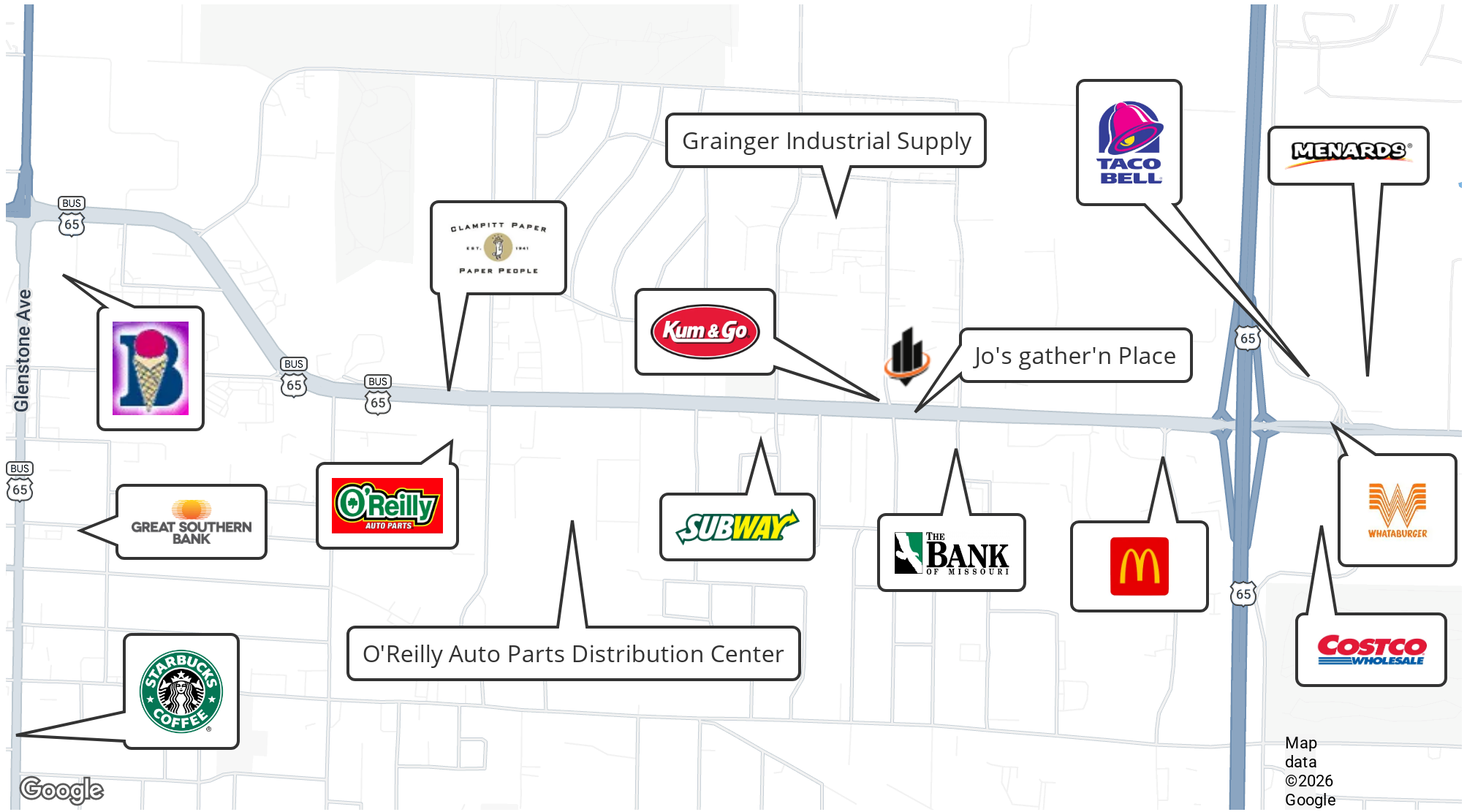
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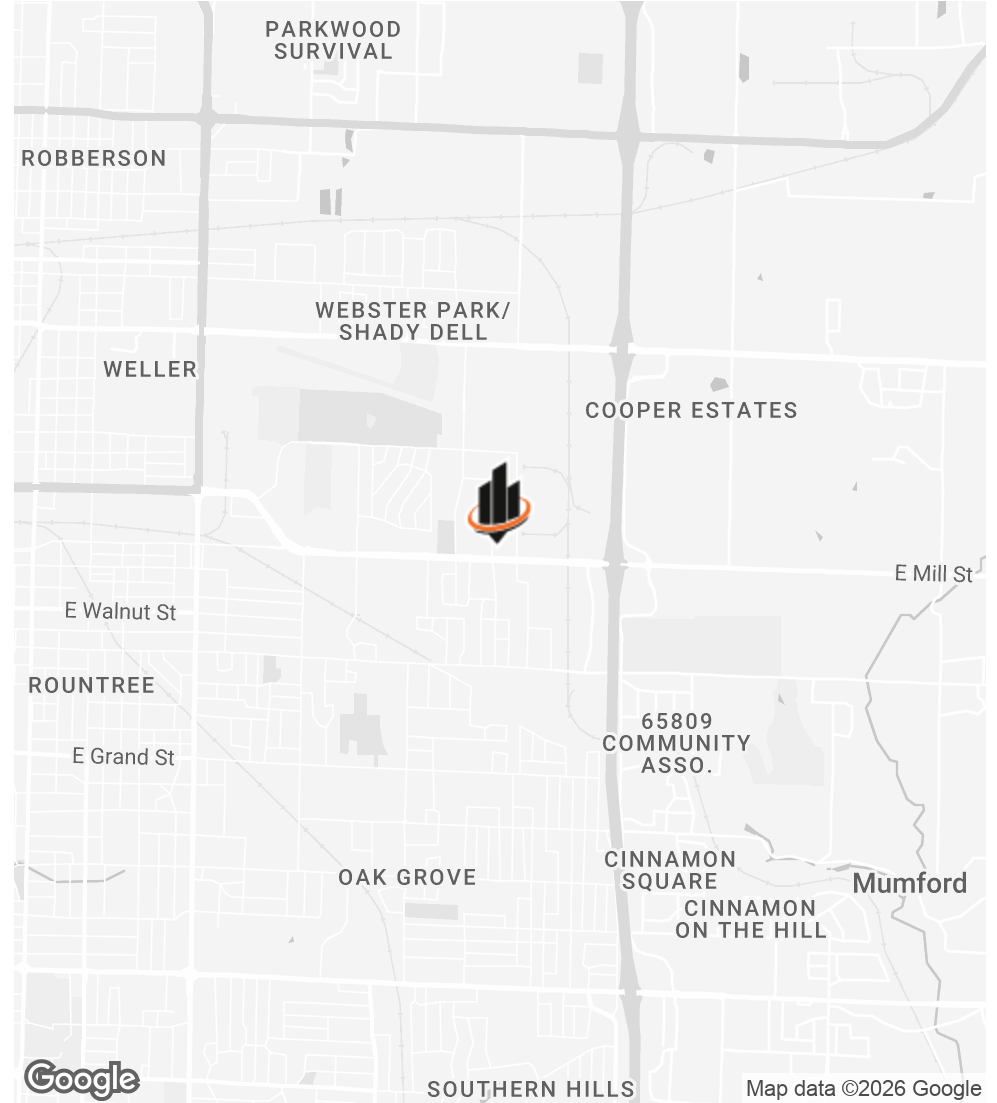
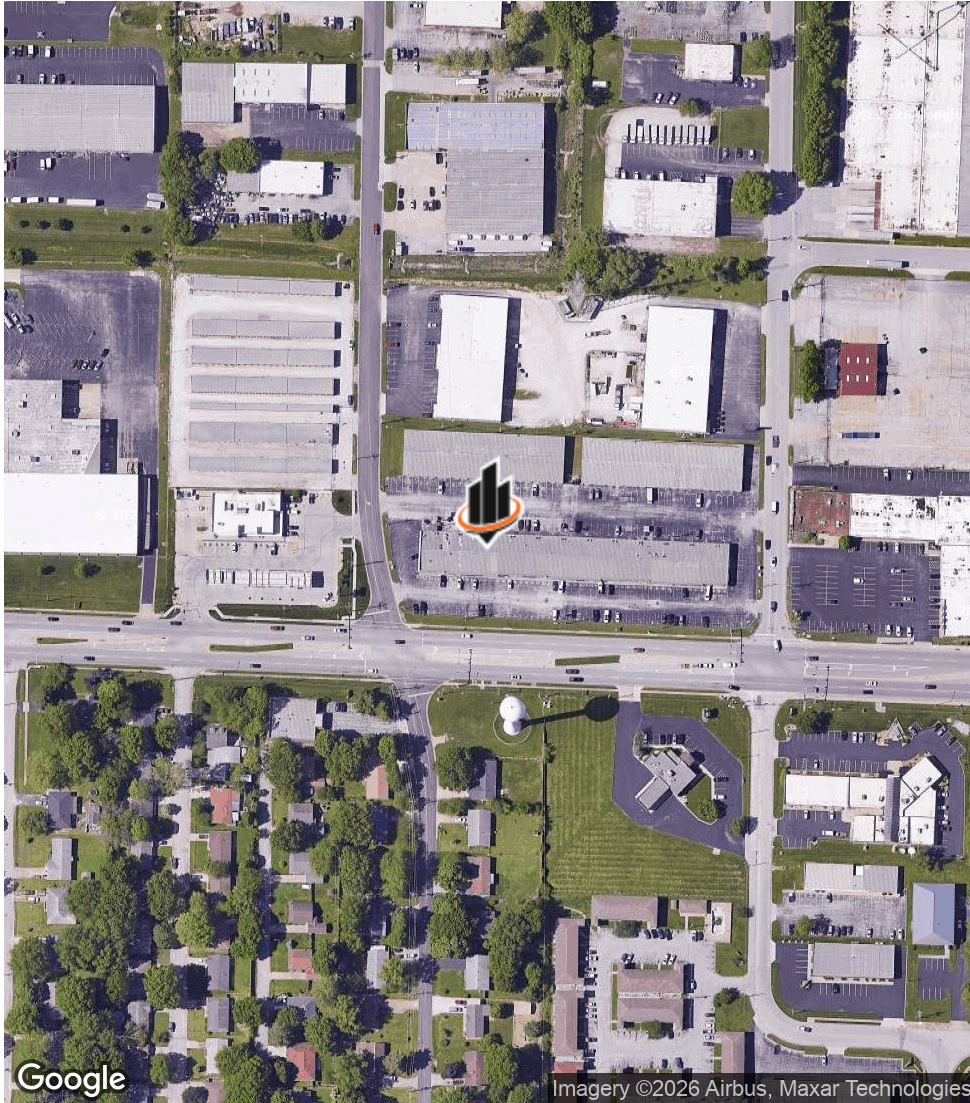
RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

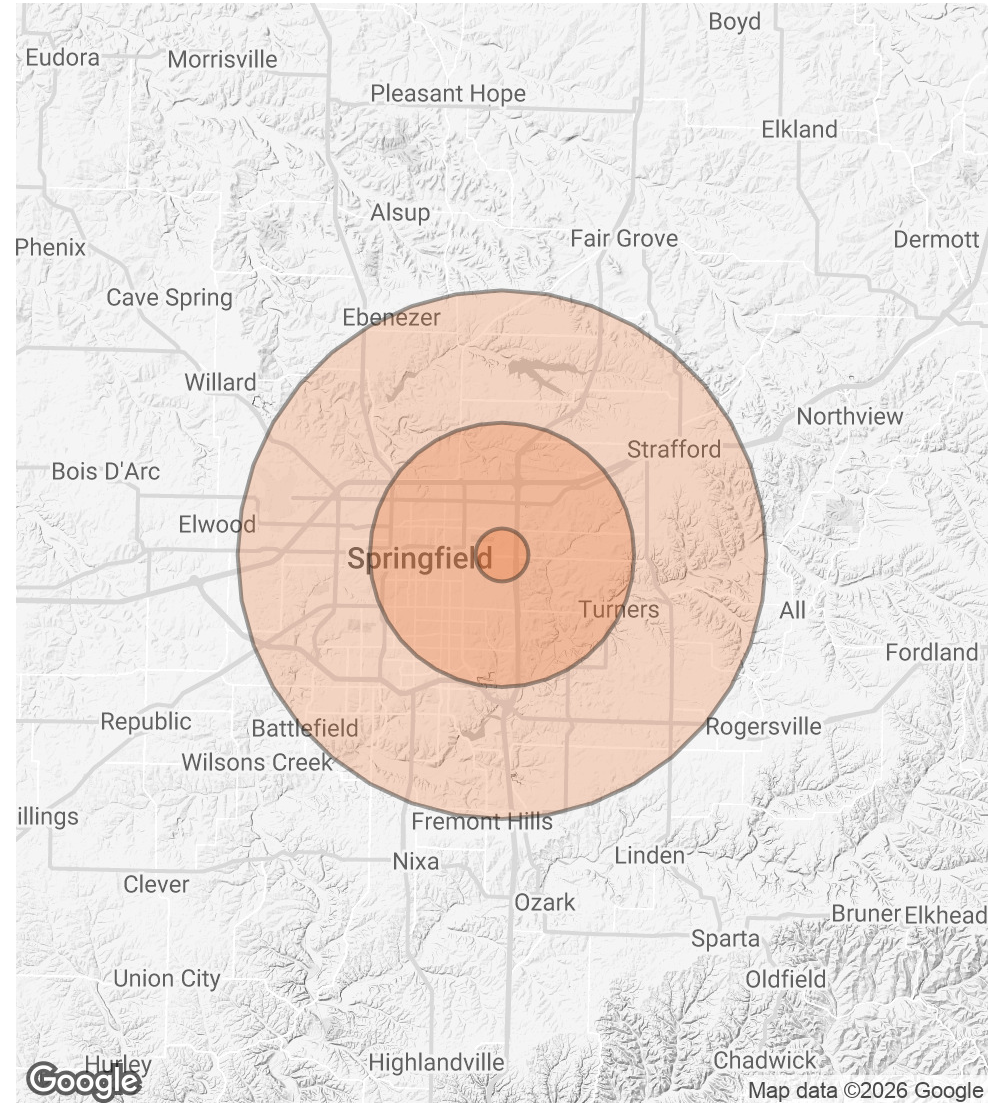
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| TOTAL POPULATION | 4,869 | 131,751 | 276,917 |
| AVERAGE AGE | 39 | 39 | 40 |
| AVERAGE AGE (MALE) | 38 | 38 | 39 |
| AVERAGE AGE (FEMALE) | 40 | 40 | 41 |

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,169 | 58,808 | 118,617 |
| # OF PERSONS PER HH | 2.2 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$64,999 | \$72,159 | \$81,899 |
| AVERAGE HOUSE VALUE | \$224,949 | \$227,827 | \$250,861 |

Demographics data derived from AlphaMap



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ADVISOR BIO



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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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 #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

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DISCLAIMER

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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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