LEASE

REDEVELOPED RETAIL KEARNEY & GLENSTONE

2003 E KEARNEY ST

Springfield, MO 65803

PRESENTED BY:

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

SVN
RANKIN COMPANY, LLC

PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE:	$17.00 - $20.00 SF/yr (NNN)
AVAILABLE SF:	1,506 - 5,410 SF
ZONING:	General Commercial
BUILDING SIZE:	5,410 SF
RENOVATED:	2025
SHADOW-ANCHORED:	Walmart & Big Shots Golf
5-MILE POPULATION:	120,000+

PROPERTY DESCRIPTION

SVN is pleased to present this newly re-developed retail center in a growing retail area of Northeast Springfield. The property is getting a sharp new updated modern exterior look and white-box allowance. This retail center is just off of the intersection of Glenstone and Kearney with significant newly developed retailers in the last few years and less than 1/2 mile from the headquarters of Bass Pro Shops (Basecamp). Property could be leased to a single tenant with 5,410 SF or building can be divided for 2 to 3 tenants down to a minimum of 1,506 SF. Pricing to be dependent on size and other terms.

LOCATION DESCRIPTION

This newly re-development retail center is directly across from Big Shots Golf and shadow-anchored by Walmart Supercenter. The location is just off the intersection of Glenstone and Kearney with new additions of Freddy's, Chick-fil-A, Whataburger, Take 5 Oil Change, 7-Brew & Kum & Go. Also in the immediate area are multiple conference centers and over a thousand hotel rooms in the immediate area including DoubleTree, Fairfield Inn & Suites, Oasis Hotel and Convention, Holiday Inn and more.

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.

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

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	**LEASE TERM:**	Negotiable
TOTAL SPACE:	1,506 - 5,410 SF	**LEASE RATE:**	$17 - $20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,506 - 5,410 SF	NNN	$17.00 - $20.00 SF/yr	Newly updated retail center with white-box allowance.
Suite B	Available	2,240 - 5,410 SF	NNN	$17.00 - $20.00 SF/yr	Newly updated retail center with white-box allowance.
Suite C	Available	1,664 - 5,410 SF	NNN	$17.00 - $20.00 SF/yr	Newly updated retail center with white-box allowance.

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

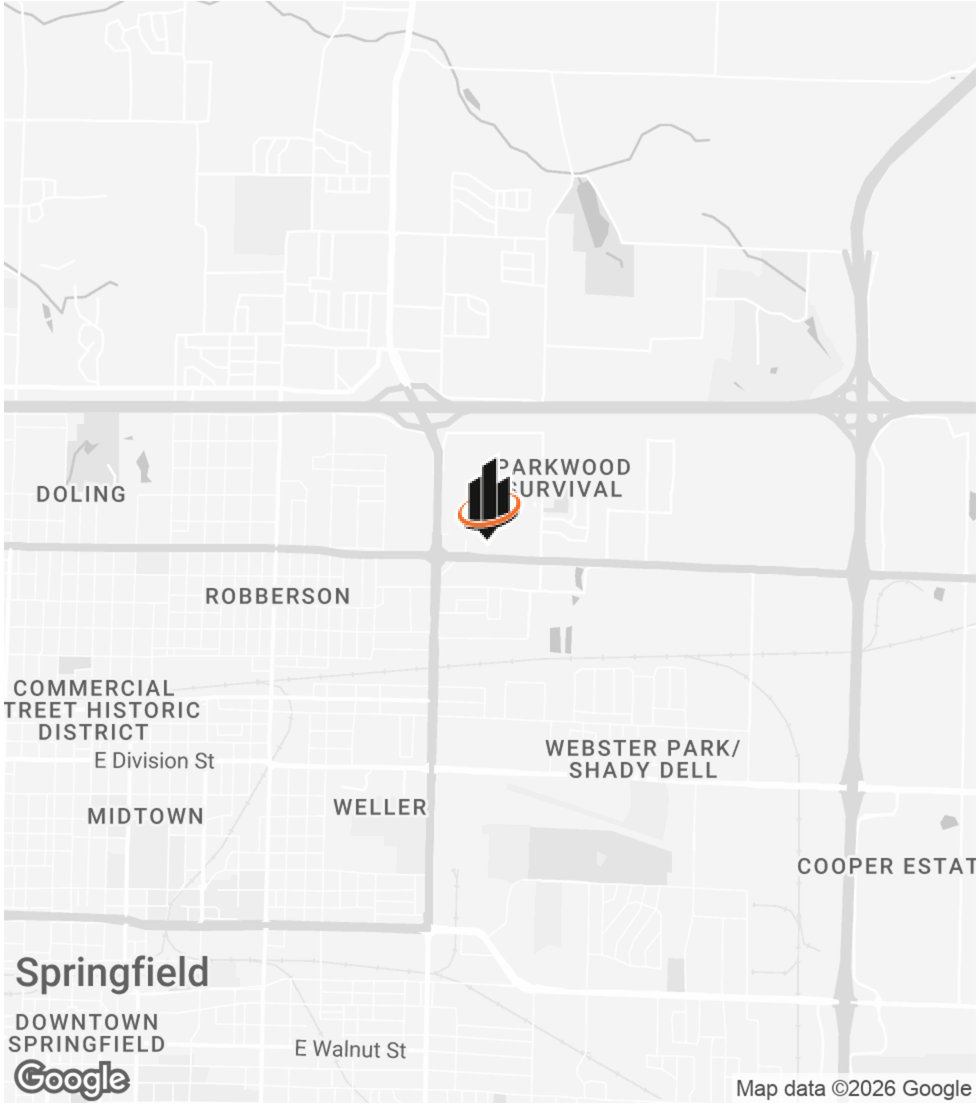
ADDITIONAL PHOTOS

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

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

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

LOCATION MAP



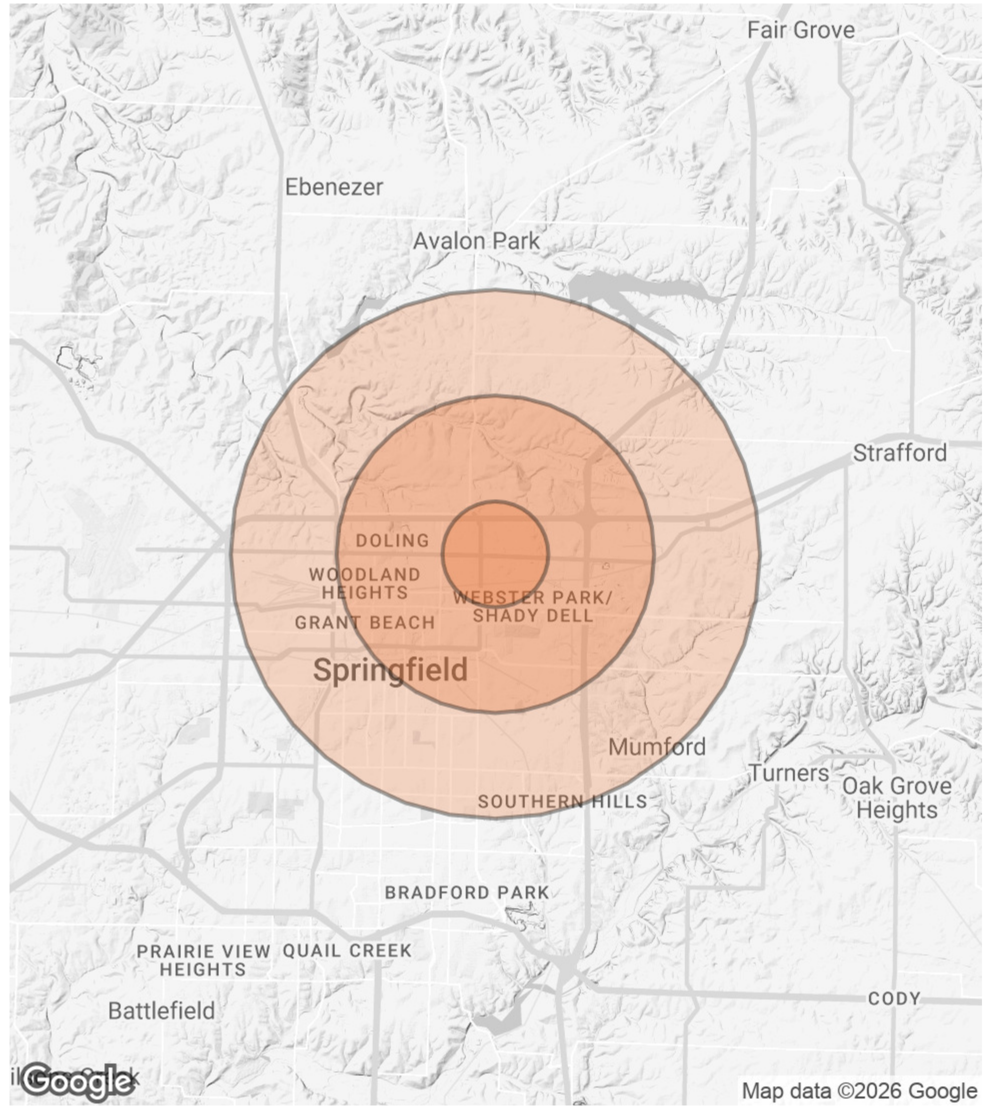
LEE MCLEAN III, SIOR, CCIM
O: 417.887.8826 x110
lee.mclean@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,770	45,741	114,903
AVERAGE AGE	33.9	34.5	34.7
AVERAGE AGE (MALE)	31.0	33.2	33.4
AVERAGE AGE (FEMALE)	35.1	35.7	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,515	19,957	50,857
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	$48,270	$55,458	$63,927
AVERAGE HOUSE VALUE	$115,524	$160,226	$182,112

2023 American Community Survey (ACS)



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

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 #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

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

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.

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