

# Executive Summary



## LEASE OVERVIEW

<b>SPACE AVAILABLE:</b>	2,422 Square Feet
<b>LEASE RATE:</b>	\$14 / SF NNN [\$2,825 Per Month]
<b>CAM, TAXES, INS:</b>	\$8.28 / SF [\$1,671 Per Month]
<b>TOTAL RENT:</b>	\$4,496 Per Month
<b>SPACE TYPE:</b>	Office - Medical
<b>MARKET:</b>	Joplin
<b>PARKING:</b>	+/- 98 Shared Spaces
<b>SIGN:</b>	Yes

## PROPERTY DESCRIPTION

Thank you for looking at the 2,422' medical office located near the intersection of McClelland and 32nd Street in Joplin. 2,422' features several offices, conference room and restrooms. Total rent is 4,496 per month [\$2,825 base rent plus \$1,671 CAM, taxes, janitorial, and insurance].

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

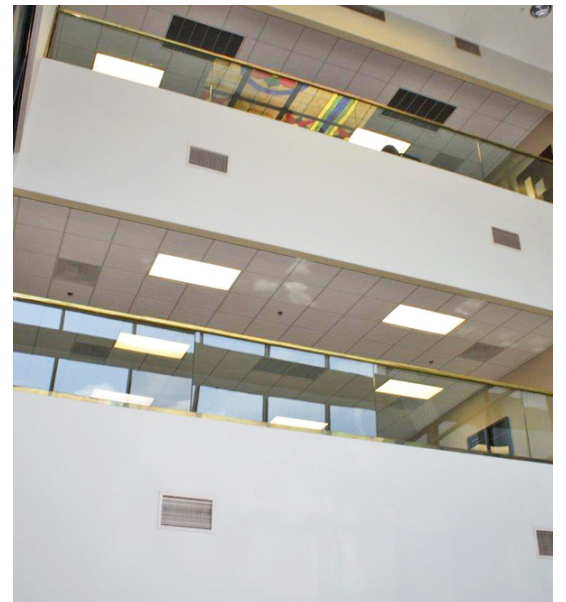
## LOCATION OVERVIEW

Neighboring Businesses include Southwest Missouri Bank, Freeman Business Center, Arvest Bank, Del Rio Grill & Cantina, Freeman Orthopaedics & Sports Medicine and many other local and national businesses.

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.

Co-listed with Tom Bajardi, CCIM with the Sansone Group.

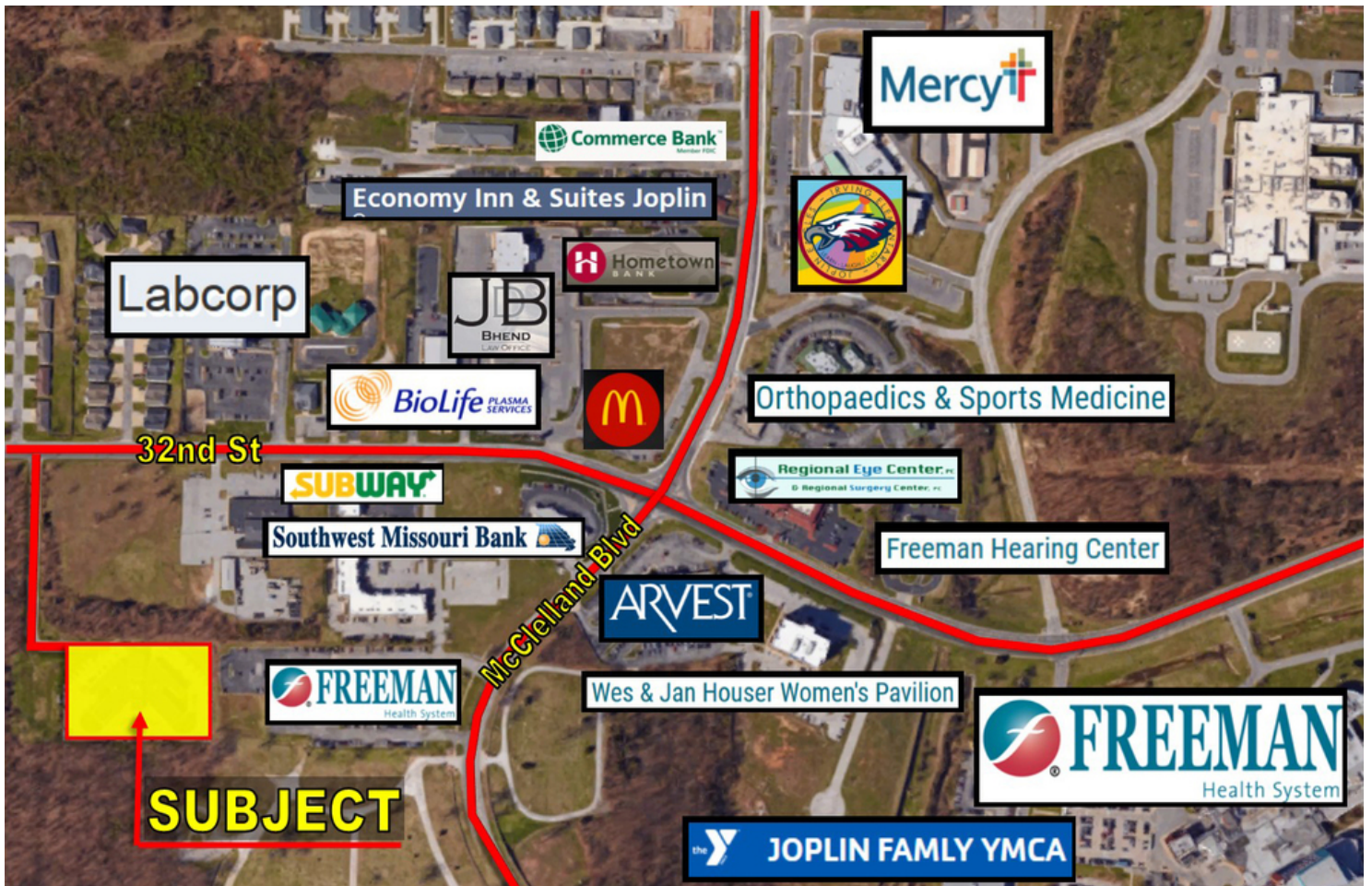
# Exterior Photos



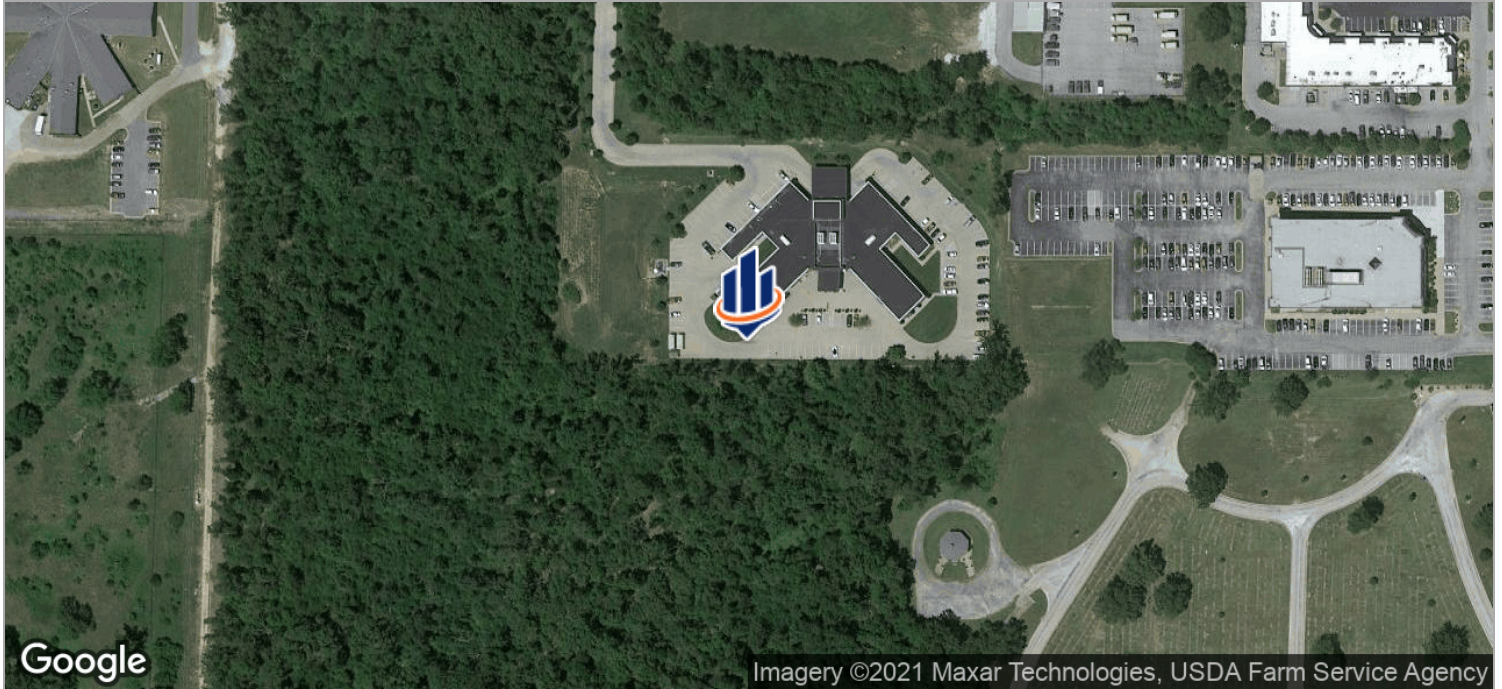
# Interior Photos



# Neighborhood Businesses



# Location Maps



# Demographics Report

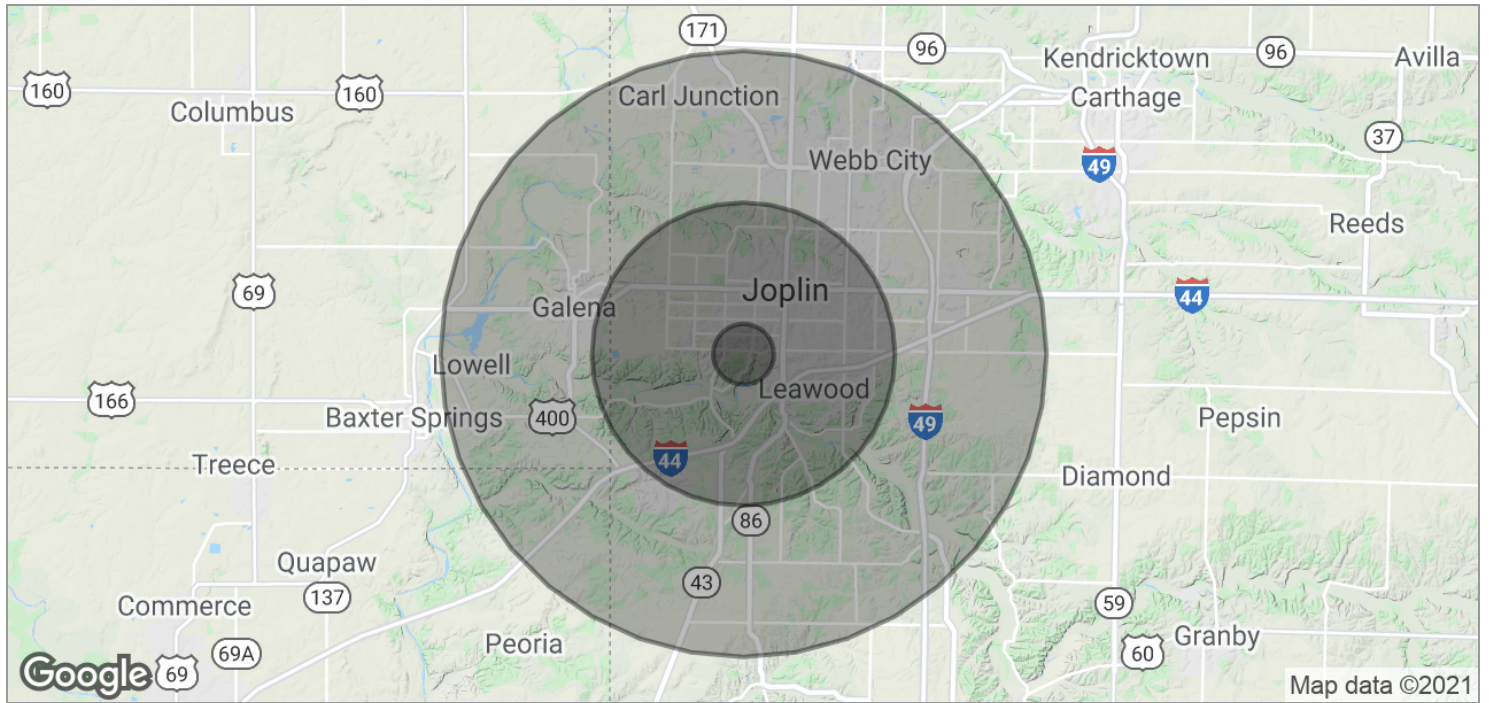
	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total households</b>	1,128	24,616	47,746
<b>Total persons per hh</b>	2.5	2.5	2.5
<b>Average hh income</b>	\$53,670	\$51,617	\$53,134
<b>Average house value</b>	\$106,133	\$124,809	\$130,651

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total population</b>	2,842	60,682	120,675
<b>Median age</b>	41.9	36.7	36.3
<b>Median age (male)</b>	38.6	35.0	35.0
<b>Median age (female)</b>	44.3	38.9	37.6

\* Demographic data derived from 2010 US Census

# Demographics Map



## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,842	60,682	120,675
MEDIAN AGE	41.9	36.7	36.3
MEDIAN AGE (MALE)	38.6	35.0	35.0
MEDIAN AGE (FEMALE)	44.3	38.9	37.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,128	24,616	47,746
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$53,670	\$51,617	\$53,134
AVERAGE HOUSE VALUE	\$106,133	\$124,809	\$130,651

# Advisor Bio & Contact 1



## Lee McLean III, CCIM

Senior Advisor  
SVN | Rankin Company, LLC

Lee McLean III, 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. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

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 is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee maintains an emphasis in investment real estate including the sale of multifamily properties. Lee holds the Certified Commercial Investment Member [CCIM] designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local 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 US Postal Service, Simmons National Bank, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

### Memberships & Affiliations

- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Chamber of Commerce
- Development Issues Input Group [DIIG] member
- Children's Foundation of Mid-America Board of Directors [Previous]
- Optimist Club International [Past President, local chapter]

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# DISCLAIMER

2,422' MEDICAL OFFICE IN JOPLIN | 2,422 SF | JOPLIN, MO

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion 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 ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure 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 Lease Offering Brochure may include certain statements and estimates by SVN 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 Lease Offering Brochure, 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 Lease 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 Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee 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 lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

