



# OFFICE SPACE

2108 W. VISTA | SPRINGFIELD, MO 65807

Lee McLean III, CCIM



# Executive Summary



## LEASE OVERVIEW

**AVAILABLE SF:** 2,100 SF

**LEASE RATE:** \$10.50 SF/NNN

**NNN:** \$1.46/SF

**LOT SIZE:** 1.21 Acres

**BUILDING SIZE:** 15,600 SF

**MARKET:** Springfield

**CROSS STREETS:** Vista & S Austin Ave

## PROPERTY DESCRIPTION

Thank you for viewing the office space located near Kansas Expy & Sunset. Suite 2108 is 2,100 SF and has 4 regular offices, reception office, waiting area and 3 storage rooms or small offices. For lease for \$10.50/SF/NNN (est. \$1.46/SF). \$2,093/month total rent plus tenant pays utilities.

To view this space or others please contact the agent. Thank you.

## LOCATION OVERVIEW

Located in one of South Springfield's only industrial/office areas. This property is just off of Kansas Expressway and Sunset near Classic Rock Coffee, Jump Mania, Sky Zone and more.

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 1% of SVN International.

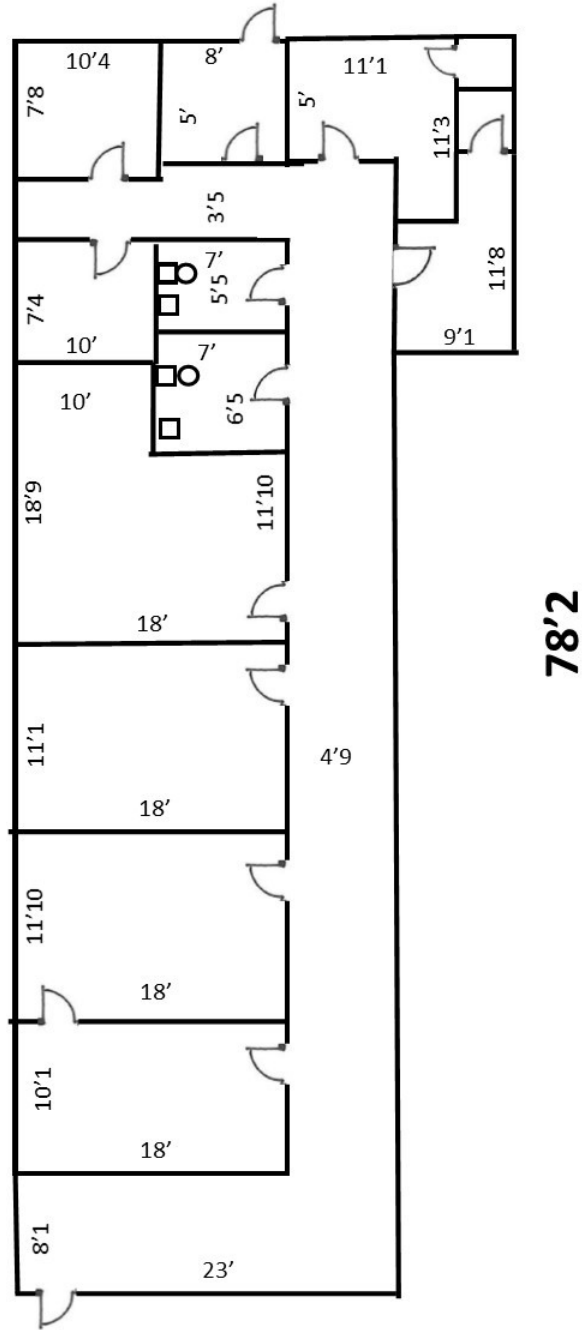
# Additional Photos



# Additional Photos



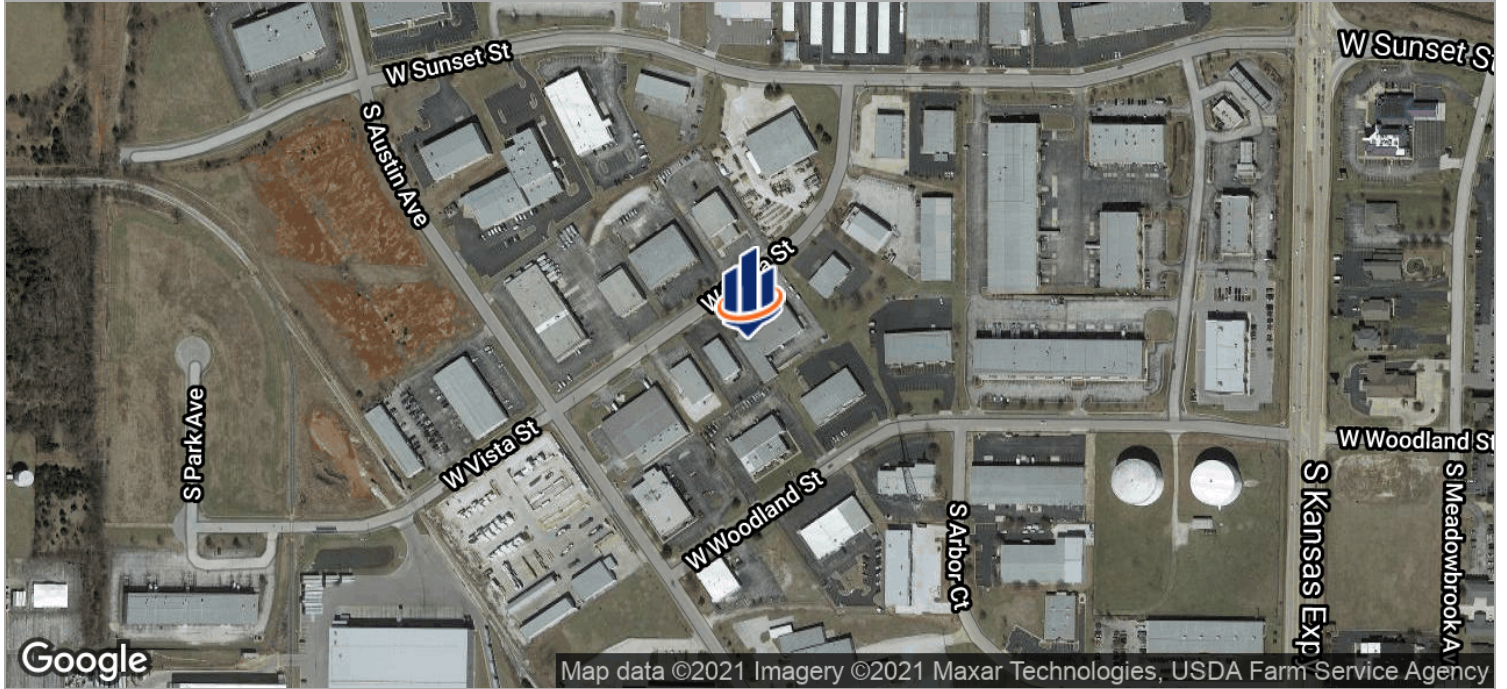
# 2108 Floor Plan



# Neighborhood Businesses



# Location Maps



# Additional Photos

## EXECUTIVE SUMMARY

### SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

### NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

### WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



ENGINE REMANUFACTURING AT JOHN DEERE REMAN

\*Provided by Springfield Area Chamber of Commerce

## POPULATION

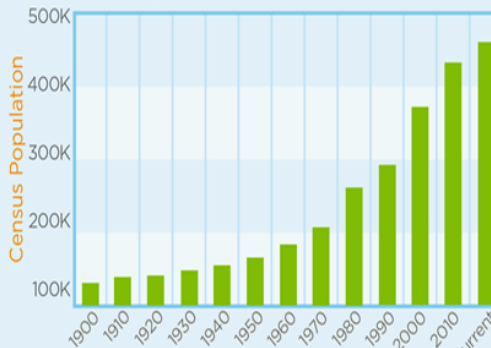
462,369

Current Springfield Metro Area Population

5.1%

Metro Area Annual Population Growth

### POPULATION | SPRINGFIELD MSA



[Source: USDC, Bureau of the Census]

167,319

Springfield City Limits

1,044,712

\*Springfield's Economic Area

631,13

\*\*Springfield Regional Economic Partnership

\* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

\*\* (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

## WORKFORCE

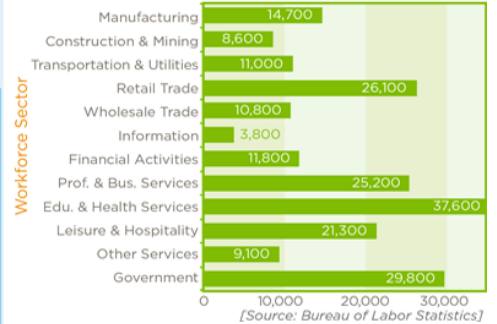
231,177

Current Springfield Metro Area Workforce

4.2%

Workforce Growth Rate Since 2010

### AVERAGE EMPLOYMENT SECTOR



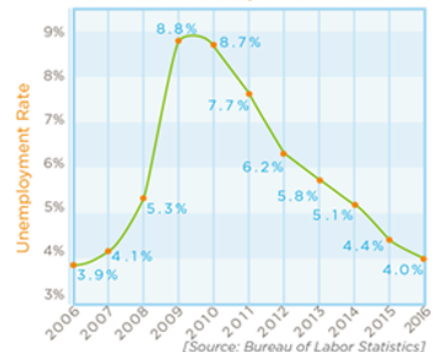
[Source: Bureau of Labor Statistics]

## EMPLOYMENT

3.0%

Current Unemployment Rate for Springfield Metro

### UNEMPLOYMENT RATE | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

# Demographics Report

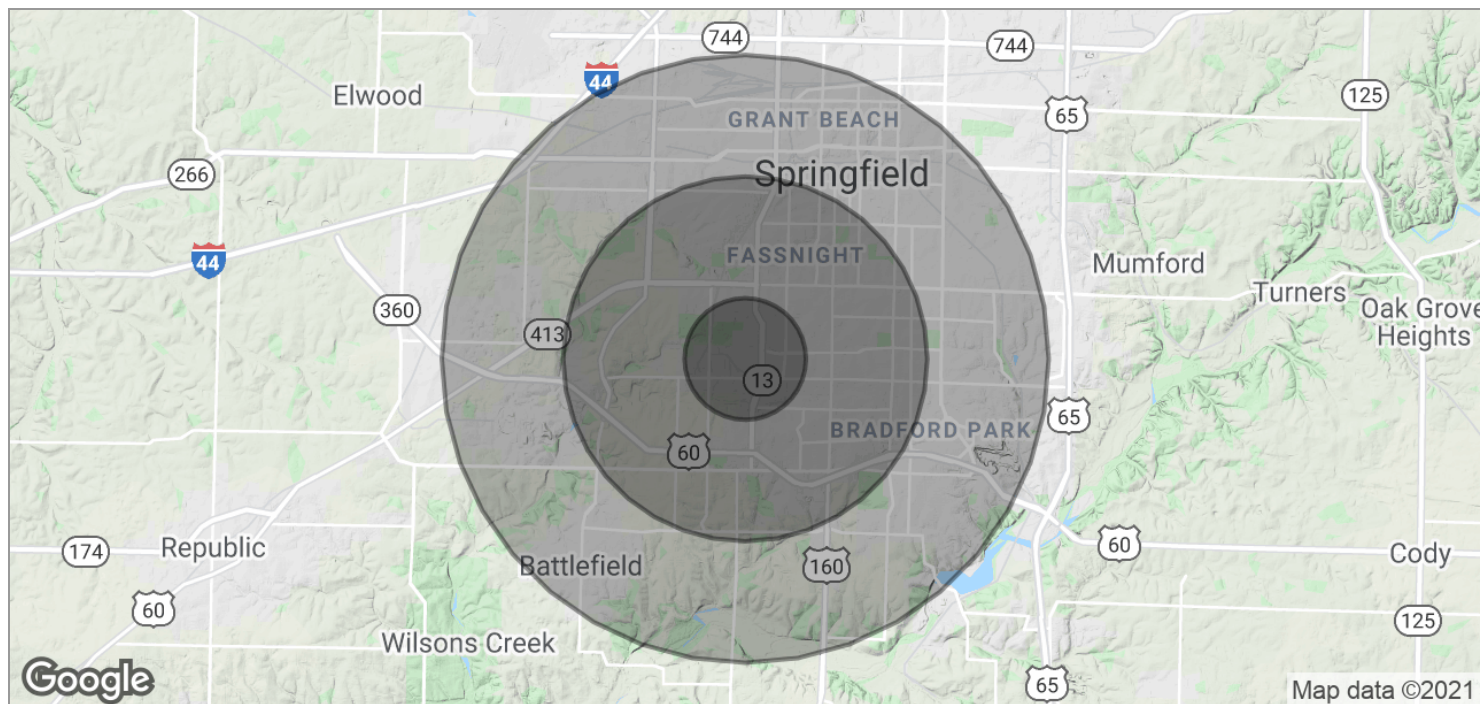
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total households</b>	3,720	30,807	73,559
<b>Total persons per hh</b>	2.1	2.2	2.3
<b>Average hh income</b>	\$41,009	\$45,408	\$49,007
<b>Average house value</b>	\$101,813	\$139,204	\$143,858

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total population</b>	7,648	67,961	168,726
<b>Median age</b>	33.4	35.3	34.7
<b>Median age (male)</b>	32.9	33.7	33.4
<b>Median age (female)</b>	33.8	36.6	35.9

\* Demographic data derived from 2010 US Census

# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,648	67,961	168,726
MEDIAN AGE	33.4	35.3	34.7
MEDIAN AGE (MALE)	32.9	33.7	33.4
MEDIAN AGE (FEMALE)	33.8	36.6	35.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,720	30,807	73,559
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$41,009	\$45,408	\$49,007
AVERAGE HOUSE VALUE	\$101,813	\$139,204	\$143,858

# 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 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 Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,100 agents within SVN International earning him national honors annually among his peers.

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]  
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]  
Top 3% Advisor in SVN International - SVN President's Circle Recipient [2017]  
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient [2016]

## 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)

Phone: 417.887.8826 x110

Fax: 417.875.9233

Cell: 417.818.8894

Email: lee.mclean@svn.com

Address: 2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804



# DISCLAIMER

OFFICE SPACE IN SOUTHWEST SPRINGFIELD | 2,100 SF | SPRINGFIELD, 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.

