

311 E. McDaniel • Springfield, MO 65806



Lease Overview

Available SF:	780 SF
Lease Rate:	\$4,250.00 per month [NNN]
Lot Size:	0.33 Acres
Building Size:	780 SF
Year Built:	1980
Zoning:	Center City
Market:	Downtown

Property Overview

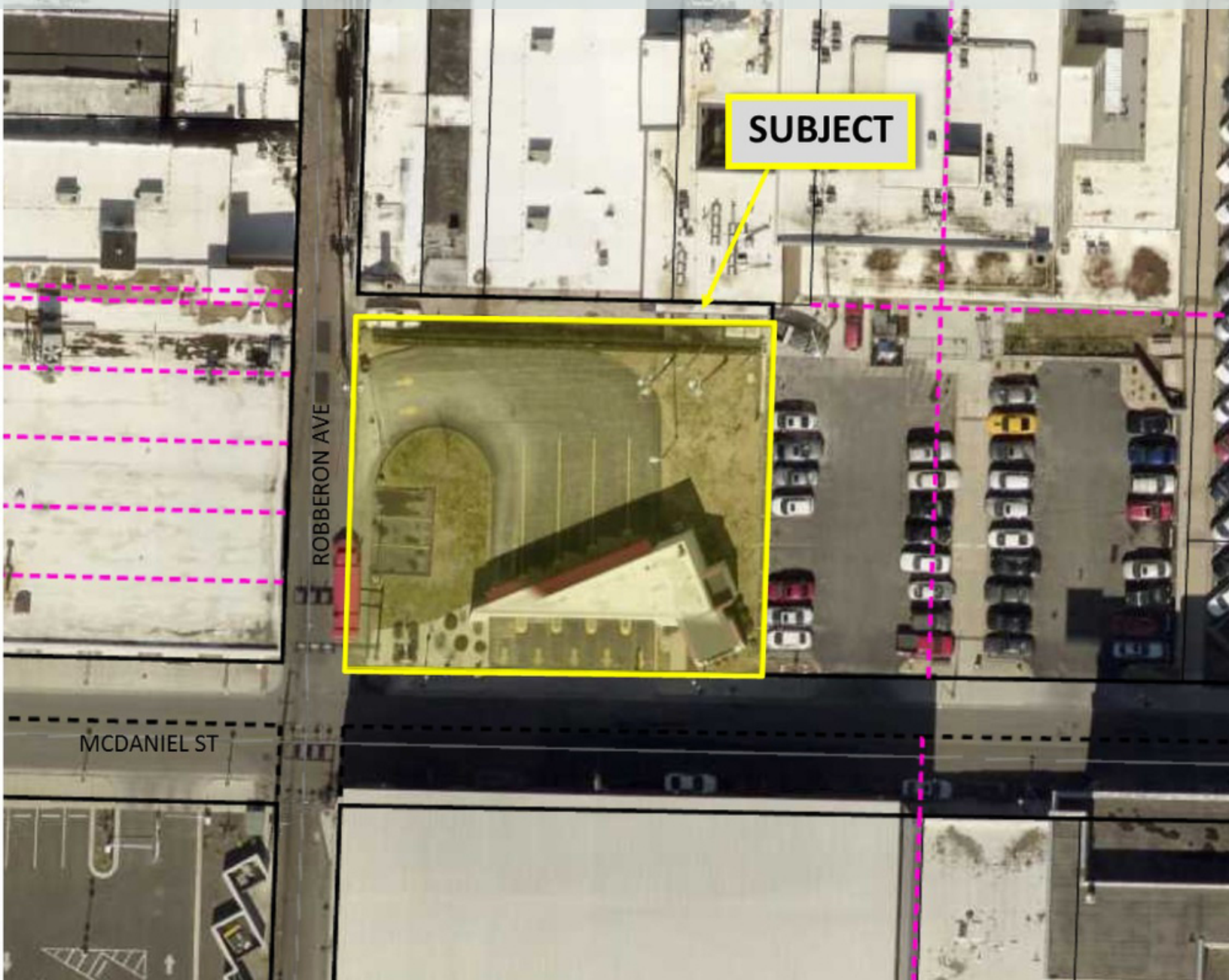
Property Downtown bank property with 5 drive-thru lanes for lease. Located in the heart of downtown Springfield with substantial new investments. This is the only downtown bank property with more than 2 drive-thru lanes. Property sits on .33 acres.

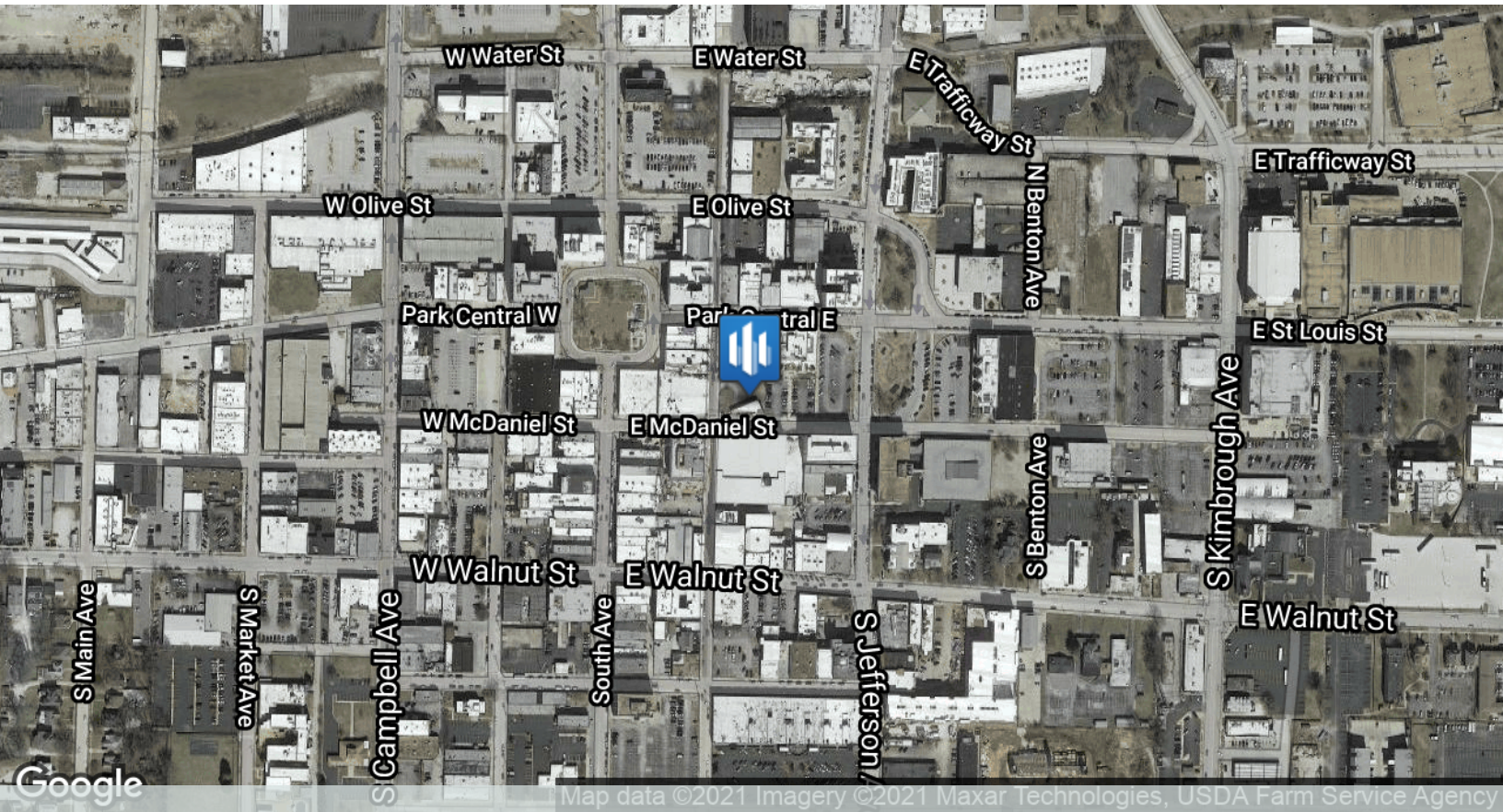
Location Located in the vibrant area of Downtown Springfield just off of the square. Nearby businesses and developments include Hotel Vandivort, Nonna's Cafe, Scotch & Soda and many other businesses. Downtown Springfield has also exploded with re-developed downtown living properties including Sky 11, The U, Heers Luxury Living and many 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 3% of SVN International.

Presented by **LEE MCLEAN III, CCIM**
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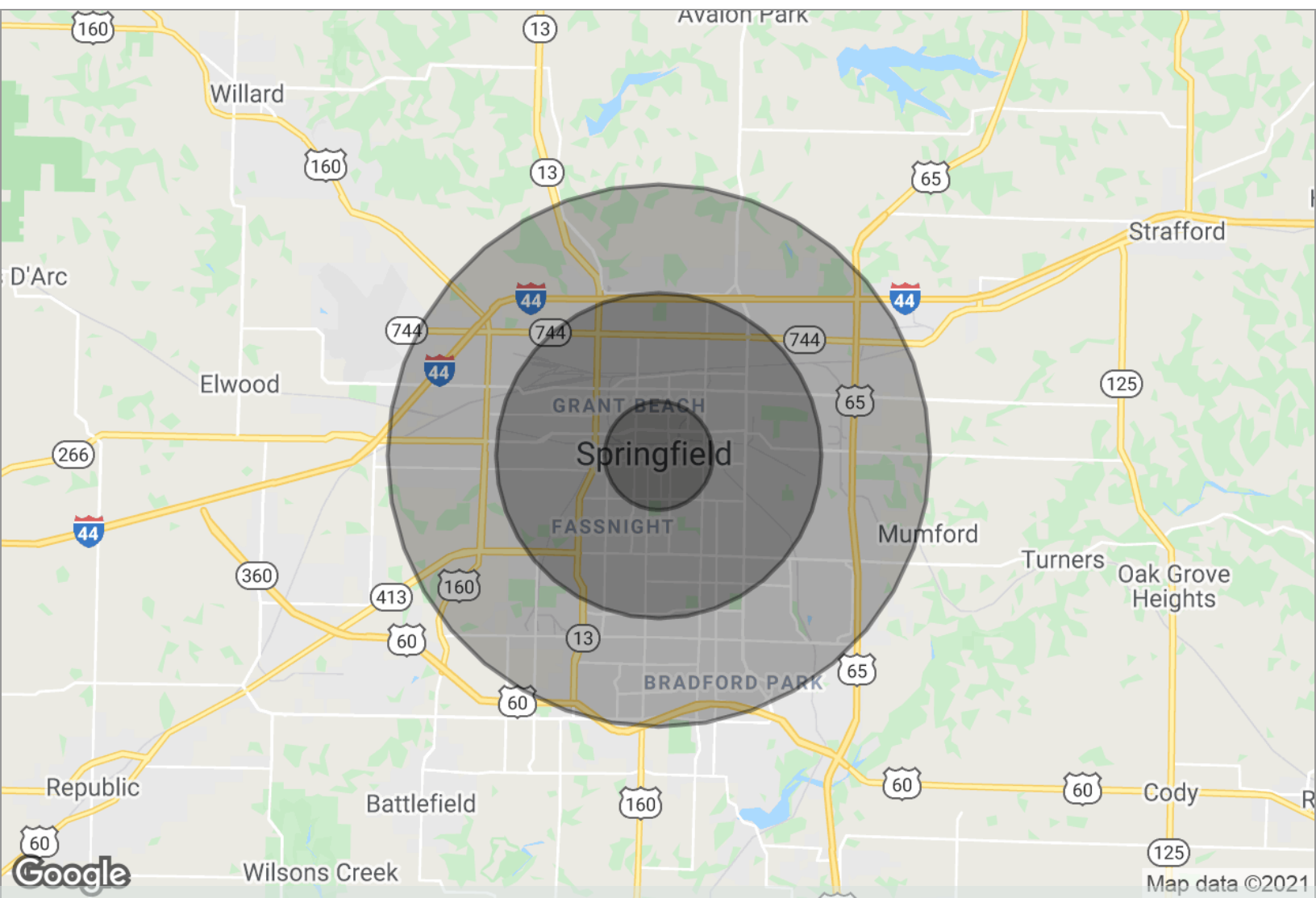


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For Lease | Retail

	1 Mile	3 Miles	5 Miles
Total Population	16,530	92,347	180,990
Total Number of Households	6,126	38,363	78,885
Total Number of Persons per Household	2.7	2.4	2.3
Average House Value	\$124,142	\$116,623	\$116,867
Average Household Income	\$27,834	\$37,536	\$41,747
Median Age	25.3	30.9	34.2
Median Age - Male	26.1	30.1	33.0
Median Age - Female	24.7	32.0	35.4
Total Population - White	13,975	81,406	161,205
Total Percent - White	84.5%	88.2%	89.1%
Total Population - Black	1,258	4,220	7,766
Total Percent - Black	7.6%	4.6%	4.3%
Total Population - Asian	457	2,001	3,364
Total Percent - Asian	2.8%	2.2%	1.9%
Total Population - Hawaiian	78	143	150
Total Percent - Hawaiian	0.5%	0.2%	0.1%
Total Population - Indian	62	440	822
Total Percent - Indian	0.4%	0.5%	0.5%
Total Population - Other	144	1,071	2,265
Total Percent - Other	0.9%	1.2%	1.3%
Total Population - Hispanic	570	2,946	6,171
Total Percent - Hispanic	3.4%	3.2%	3.4%

* Demographic information provided by BuildOut, Inc.



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Radius Map

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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

POPULATION

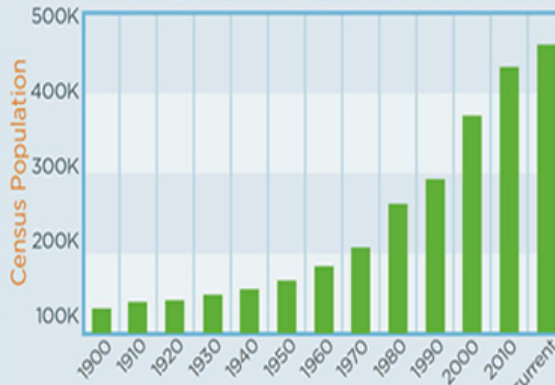
458,930

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

1,039,960

*Springfield's Economic Area

626,456

**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)

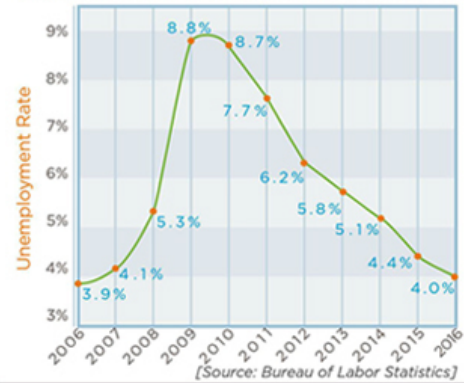
** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

EMPLOYMENT

1.9%

Current Unemployment Rate for Springfield Metro

UNEMPLOYMENT RATE | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

WORKFORCE

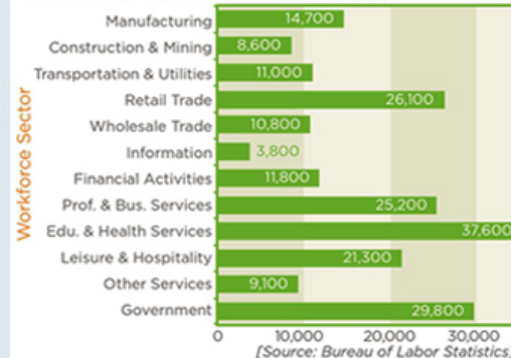
230,518

Current Springfield Metro Area Workforce

4.2%

Workforce Growth Rate Since 2010

AVERAGE EMPLOYMENT SECTOR



[Source: Bureau of Labor Statistics]



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)

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)

Lee McLean III, CCIM

Senior Advisor

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This Investment Offering Brochure 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 Investment Offering Brochure 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 Sperry Van Ness 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.