



## RETAIL/OFFICE SPACE FOR LEASE

RETAIL/OFFICE SPACE FOR LEASE | 3401 - 3487 E. OLD STONE AVENUE, REPUBLIC, MO 65738

- New Development at Hwy 60 and M in Old Stone Development
- Less than two miles from the new 1.4 million± SF Amazon distribution center
- Hard-corner signalized intersection
- New construction - available for lease in 2021

EST. 1909

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**R.B. | MURRAY COMPANY**  
SINCE 1909  
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

<b>Monthly Estimated Rent:</b>	\$1,011.42 - \$6,849.15 (includes estimated CAM)
<b>Available SF:</b>	916 - 6,203 SF
<b>Lease Rate:</b>	\$10.50 SF/yr (NNN)
<b>Building Size:</b>	12,384 SF
<b>Year Built:</b>	2021
<b>Zoning:</b>	Planned Development - Mixed Use
<b>CAM Charge / SF</b>	\$2.50 - \$2.75 PSF (estimated)

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

**PROPERTY OVERVIEW**

New construction - retail/office spaces available for lease in 2021. Located in the Old Stone Avenue development at the corner of Hwy 60 and Hwy M in Republic. Less than two miles from Amazon's new 1.4 million± SF distribution center. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Mixed-use new construction - high-end development
- Hard-corner signalized intersection
- Located near Amazon's new 1,400,000± SF distribution center
- Republic is one of the fastest growing communities in the State of Missouri
- Spaces range from 916 - 1,822± SF
- Lease rate: \$10.50 PSF (NNN)
- Estimated CAM: \$2.50 - \$2.75 PSF
- Zoned Planned Development - Mixed Use



Available Spaces

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	916 - 6,203 SF	Lease Rate:	\$10.50 SF/yr

**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 3401 - 3409	1,800 - 6,181 SF	NNN	\$10.50 SF/yr	1,800± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.
■ 3417	920 - 6,181 SF	NNN	\$10.50 SF/yr	920± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.
■ 3425	916 - 6,181 SF	NNN	\$10.50 SF/yr	916± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.
■ 3431	1,075 - 6,181 SF	NNN	\$10.50 SF/yr	1,075± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.
■ 3439	1,470 - 6,181 SF	NNN	\$10.50 SF/yr	1,470± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.
■ 3447	1,470 - 6,203 SF	NNN	\$10.50 SF/yr	1,470± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.
■ 3455	1,075 - 6,203 SF	NNN	\$10.50 SF/yr	1,075± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.
■ 3463	916 - 6,203 SF	NNN	\$10.50 SF/yr	916± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.
■ 3471	920 - 6,203 SF	NNN	\$10.50 SF/yr	920± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.
■ 3479 - 3487	1,822 - 6,203 SF	NNN	\$10.50 SF/yr	1,822± SF retail/office space for lease at \$10.50 PSF (NNN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$2.50 - \$2.75 PSF). May be combined.

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Additional Photos



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Old Stone Mixed Use -



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Old Stone Mixed Use -



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Old Stone Mixed Use -



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Floor Plan



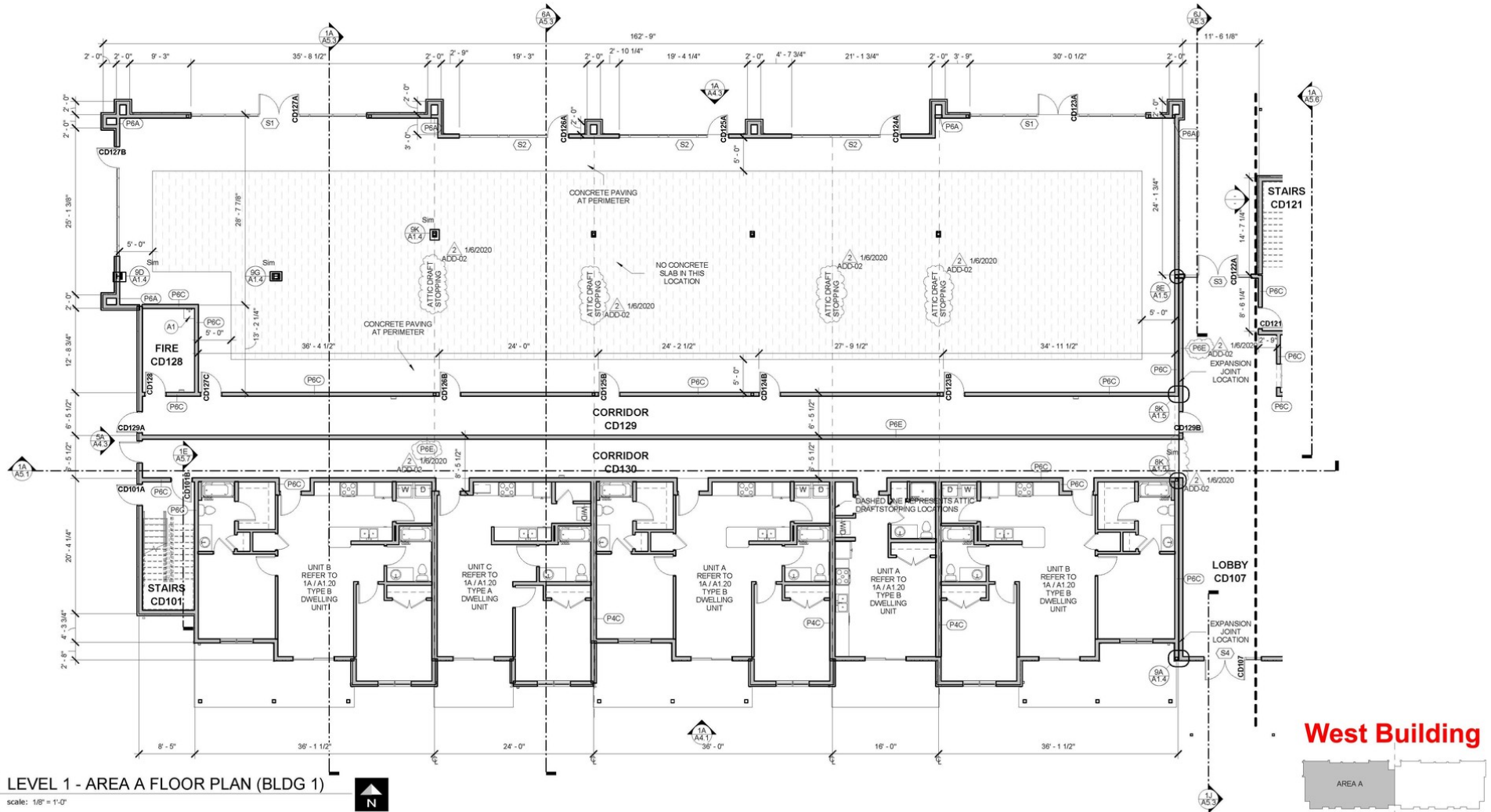
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West Building



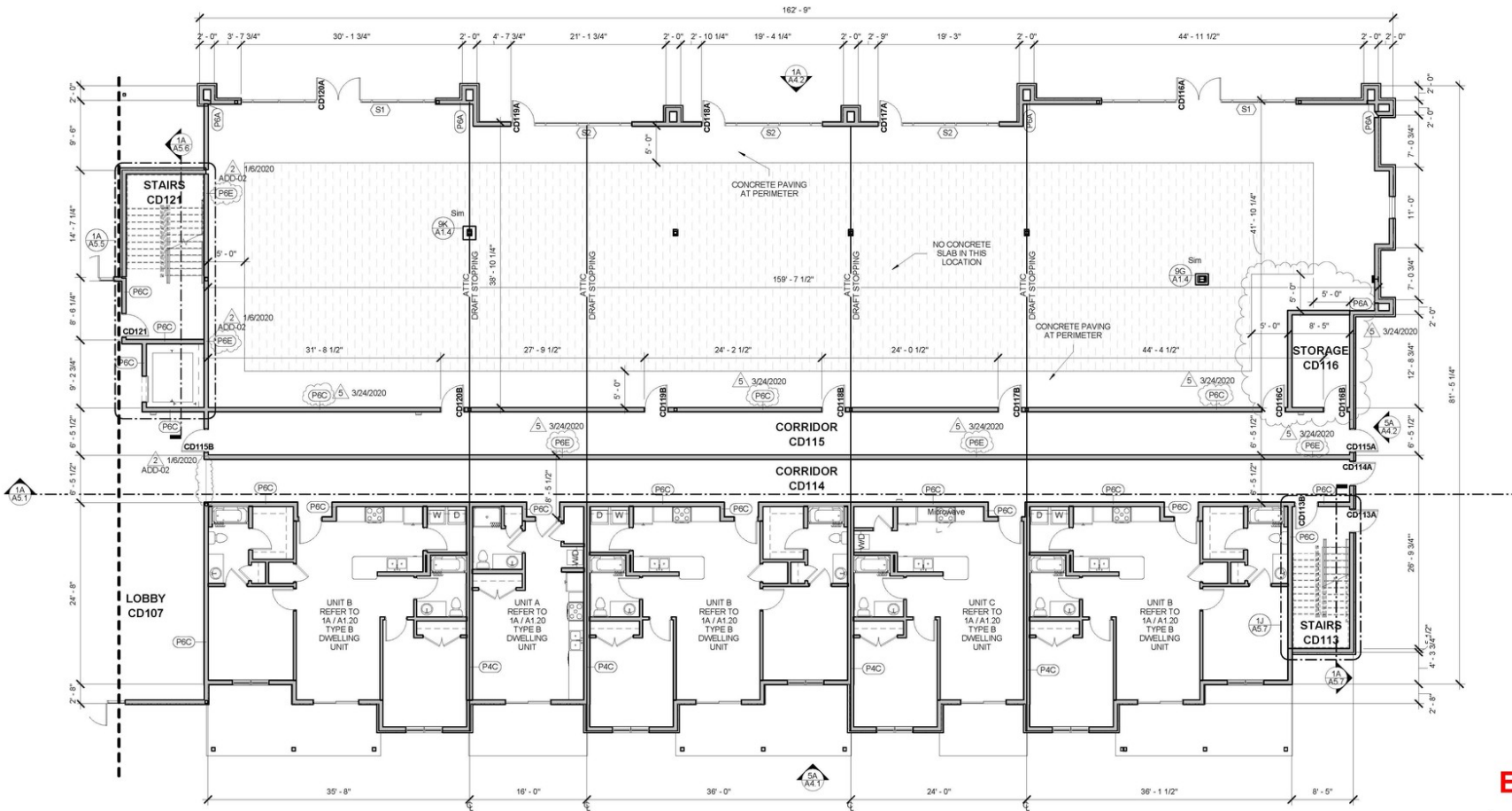
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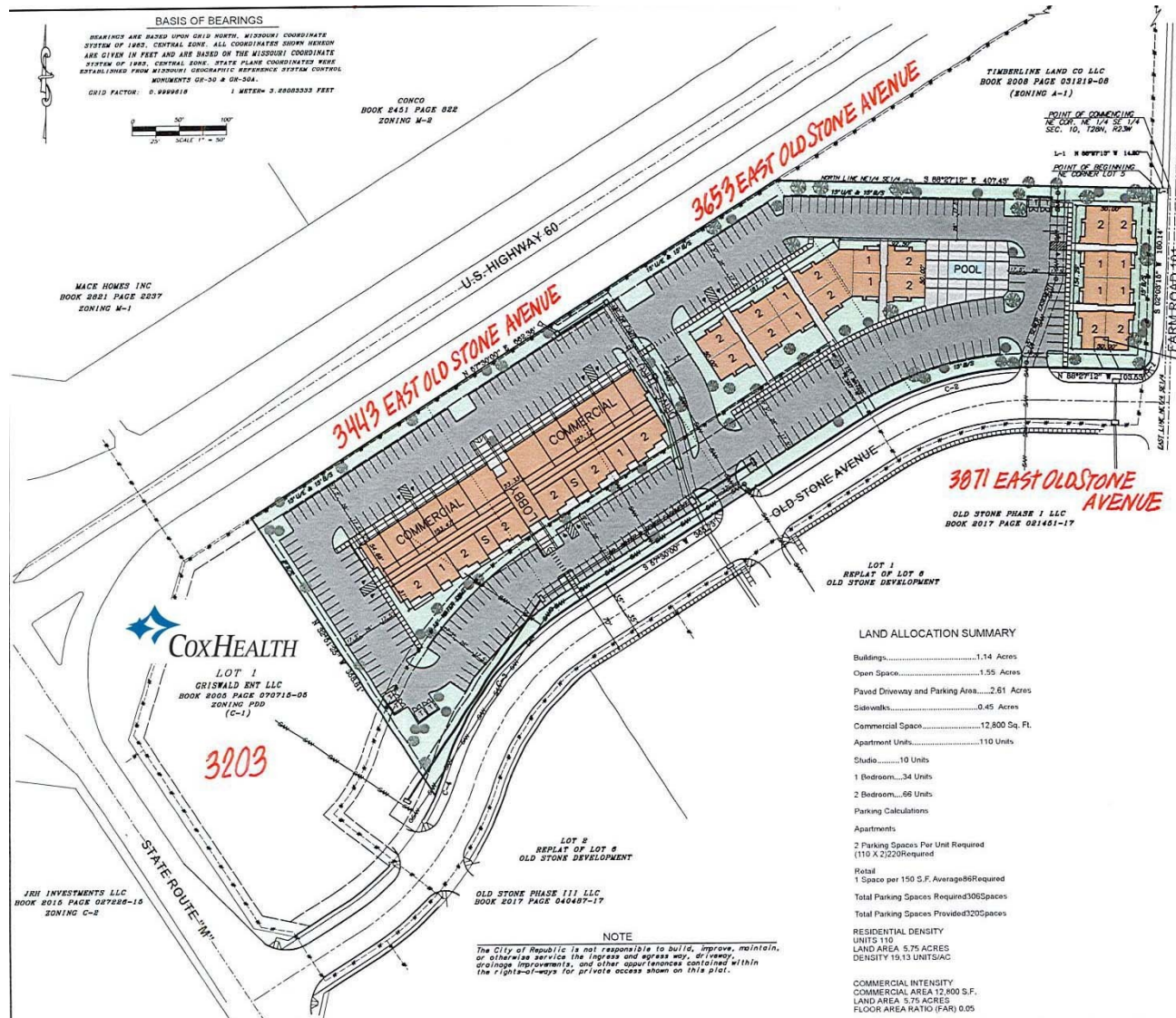
East Building



1A LEVEL 1 - AREA B FLOOR PLAN (BLDG 1)  
A1.4 scale: 1/8" = 1'-0"



Site Plan

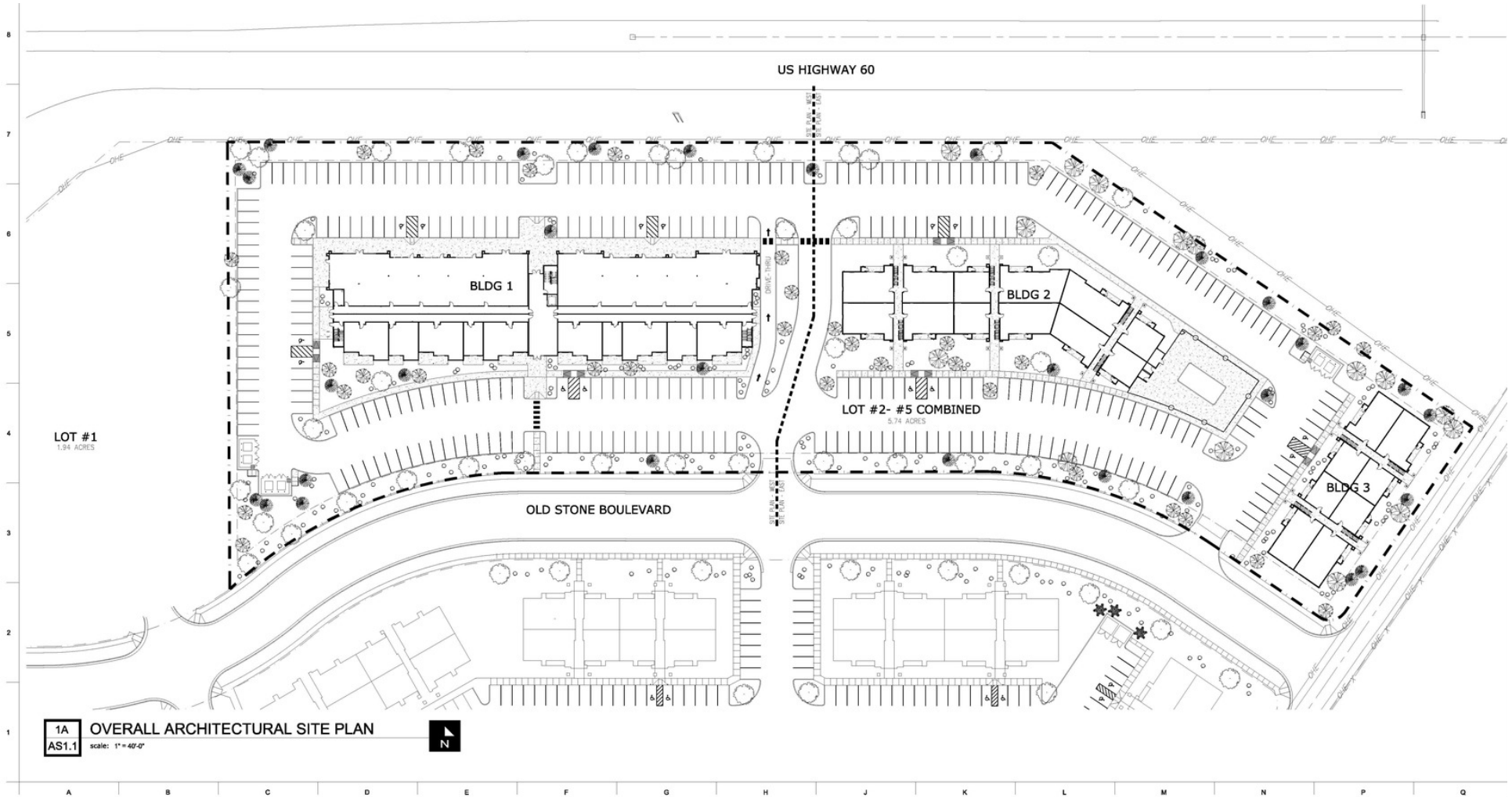


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Site Plan

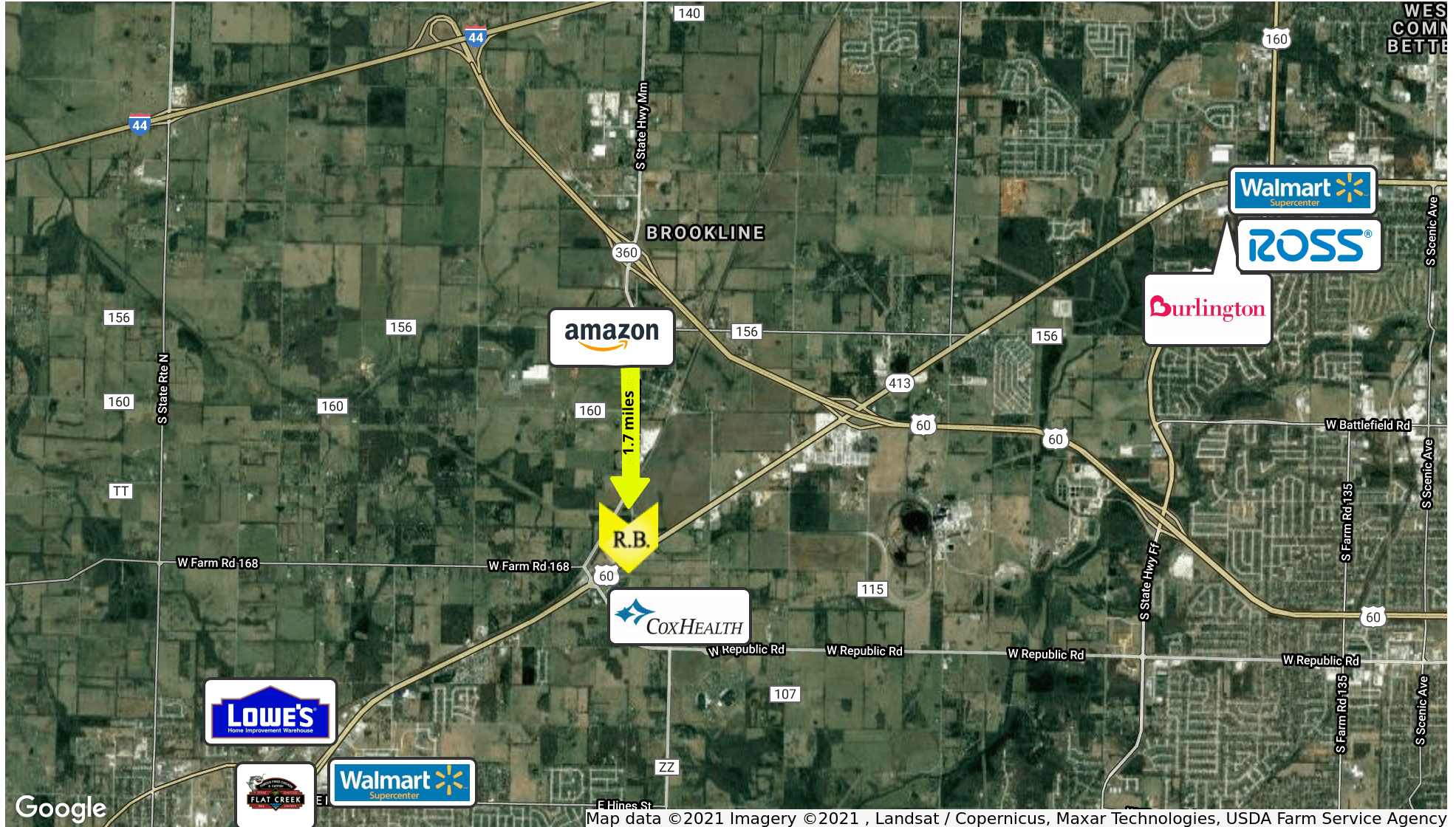


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**Retailer Map**



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Location Maps



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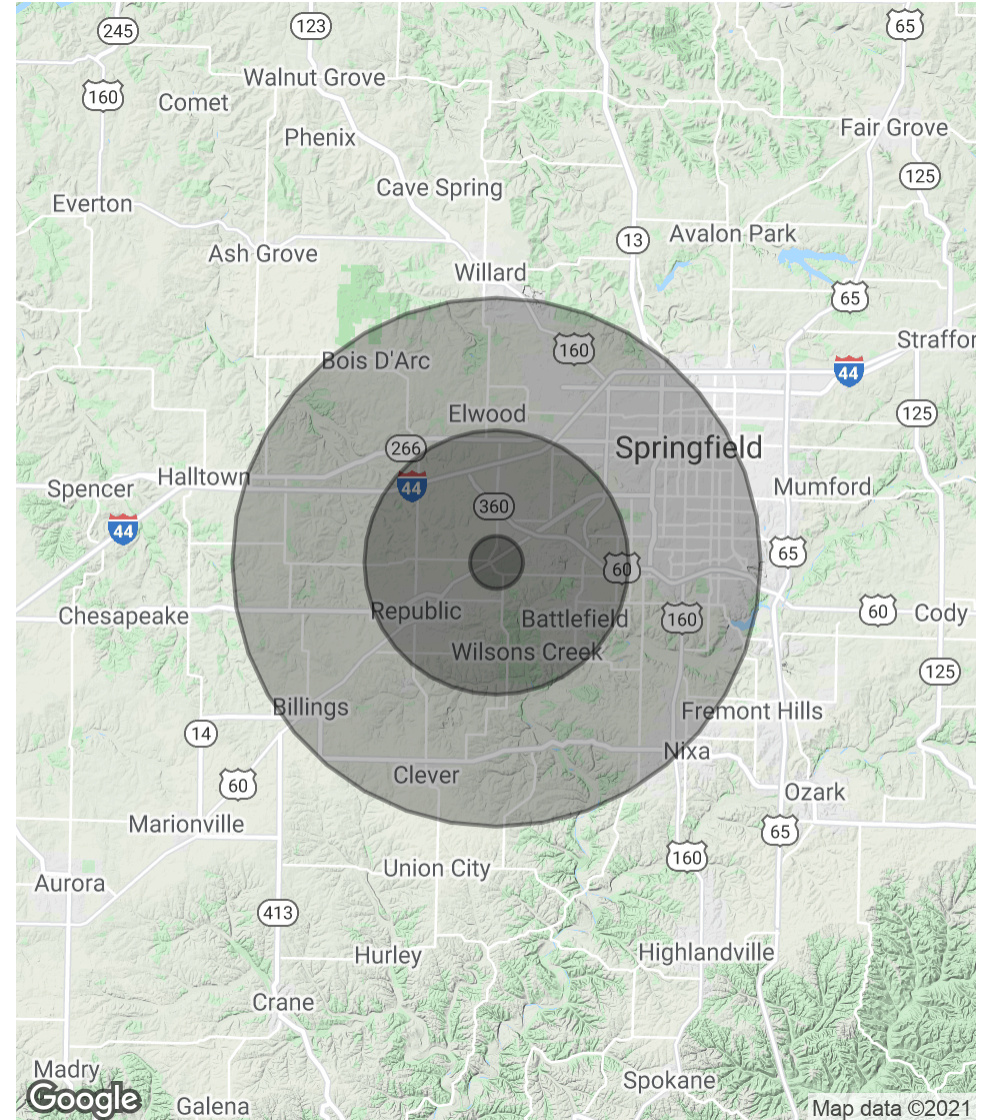
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	480	40,622	174,037
Average age	34.2	33.8	35.5
Average age (Male)	35.0	33.4	34.4
Average age (Female)	33.3	34.3	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	192	15,837	73,146
# of persons per HH	2.5	2.6	2.4
Average HH income	\$57,449	\$61,368	\$52,421
Average house value	\$166,689	\$149,188	\$143,396

\* Demographic data derived from 2010 US Census



Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**President**



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**Professional Background**

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out [www.terragreenoffice.com](http://www.terragreenoffice.com) for information.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

