

FOR LEASE

# OFFICE/RETAIL BUILDING ON EAST REPUBLIC RD

1015 E REPUBLIC RD.

Springfield, MO 65807

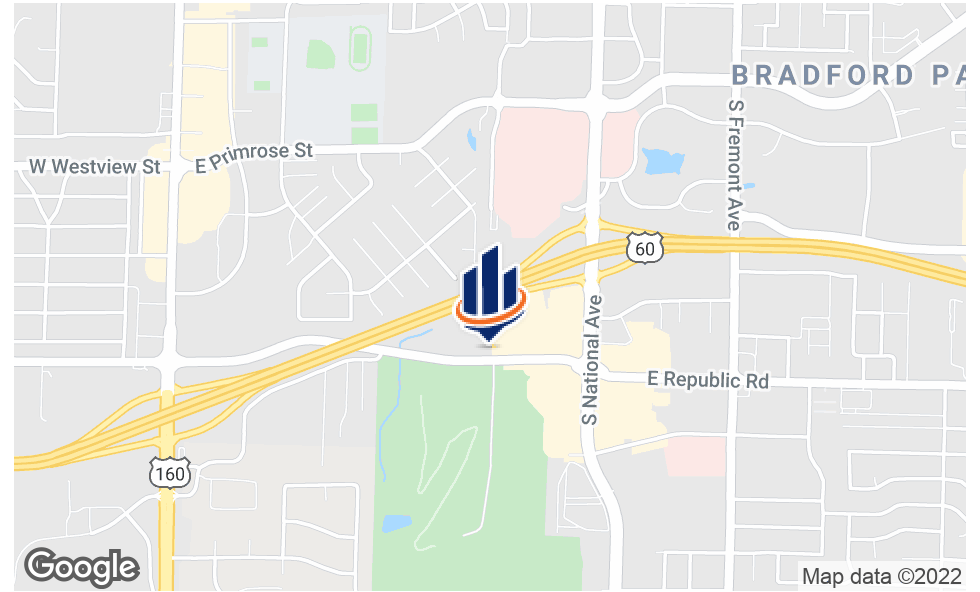
PRESENTED BY:

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com





## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3,000.00 per month [MG]
<b>BUILDING SIZE:</b>	1,268 SF
<b>ZONING:</b>	Planned Development
<b>BEST USE:</b>	Office or Retail
<b>MARKET:</b>	Southeast Springfield

## PROPERTY OVERVIEW

Thank you for viewing this office/retail building for lease at 1015 E Republic St in Springfield, MO. This prime location offers frontage and direct access to and from East Republic Road. The property is situated directly North of Twin Oaks Country Club and is near the corner of East Republic Road and South National, with quick access to Highway 60. Neighboring businesses include Cox Medical Center, MaMa Jean's Natural Market, Hurts Donut, Price Cutter, Waffle House and more. The building features a large showroom/conference room space, reception area, four work spaces that could be converted into private offices and a private restroom. Outside storage is also available. Currently tenant occupied. Available for Lease March 1st, 2022. Please contact the listing agent for more information or to schedule a showing today.

## PROPERTY HIGHLIGHTS

- High traffic and visibility
- Plenty of parking
- Quick access to major travel corridors
- \$3,000/m [MG]

**JACK RANKIN**  
 O: 417.860.9951  
 jack.rankin@svn.com



JACK RANKIN  
O: 417.860.9951  
jack.rankin@svn.com



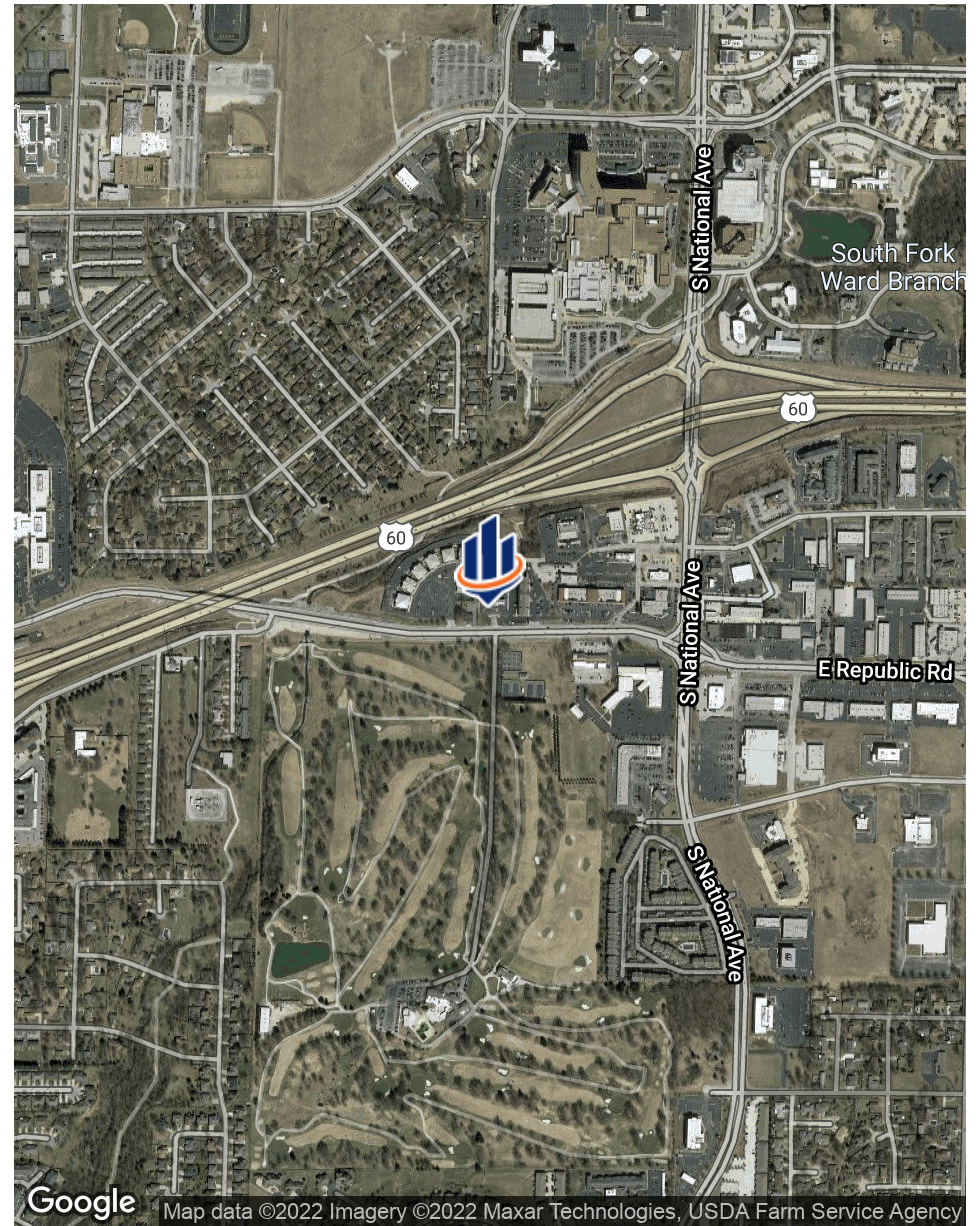
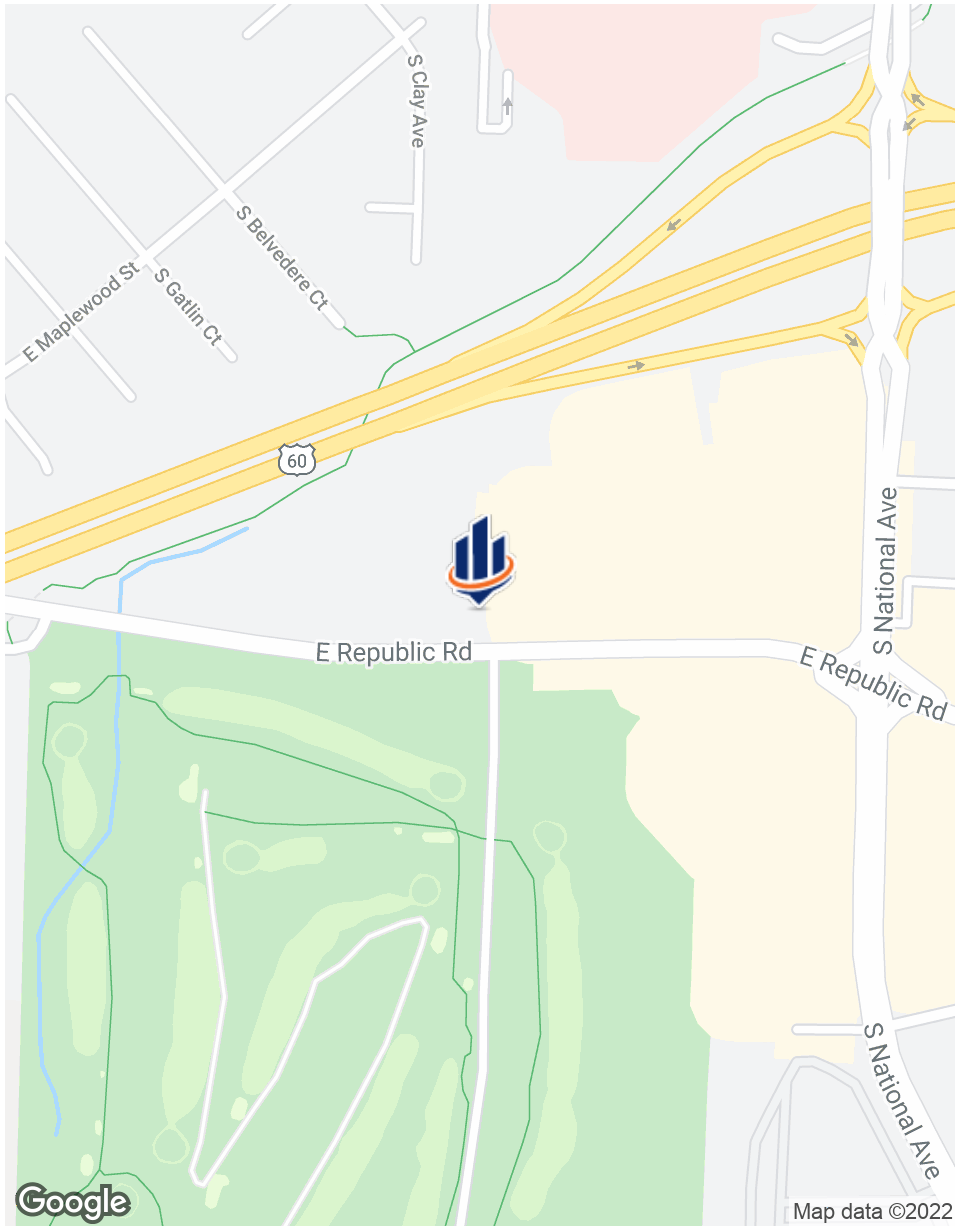
JACK RANKIN  
O: 417.860.9951  
jack.rankin@svn.com

---

**BUILDING FOR LEASE: OFFICE OR RETAIL USE** 1015 E Republic St Springfield, MO 65807

---

**SVN | RANKIN COMPANY, LLC** 4



JACK RANKIN  
O: 417.860.9951  
jack.rankin@svn.com



JACK RANKIN  
 O: 417.860.9951  
 jack.rankin@svn.com

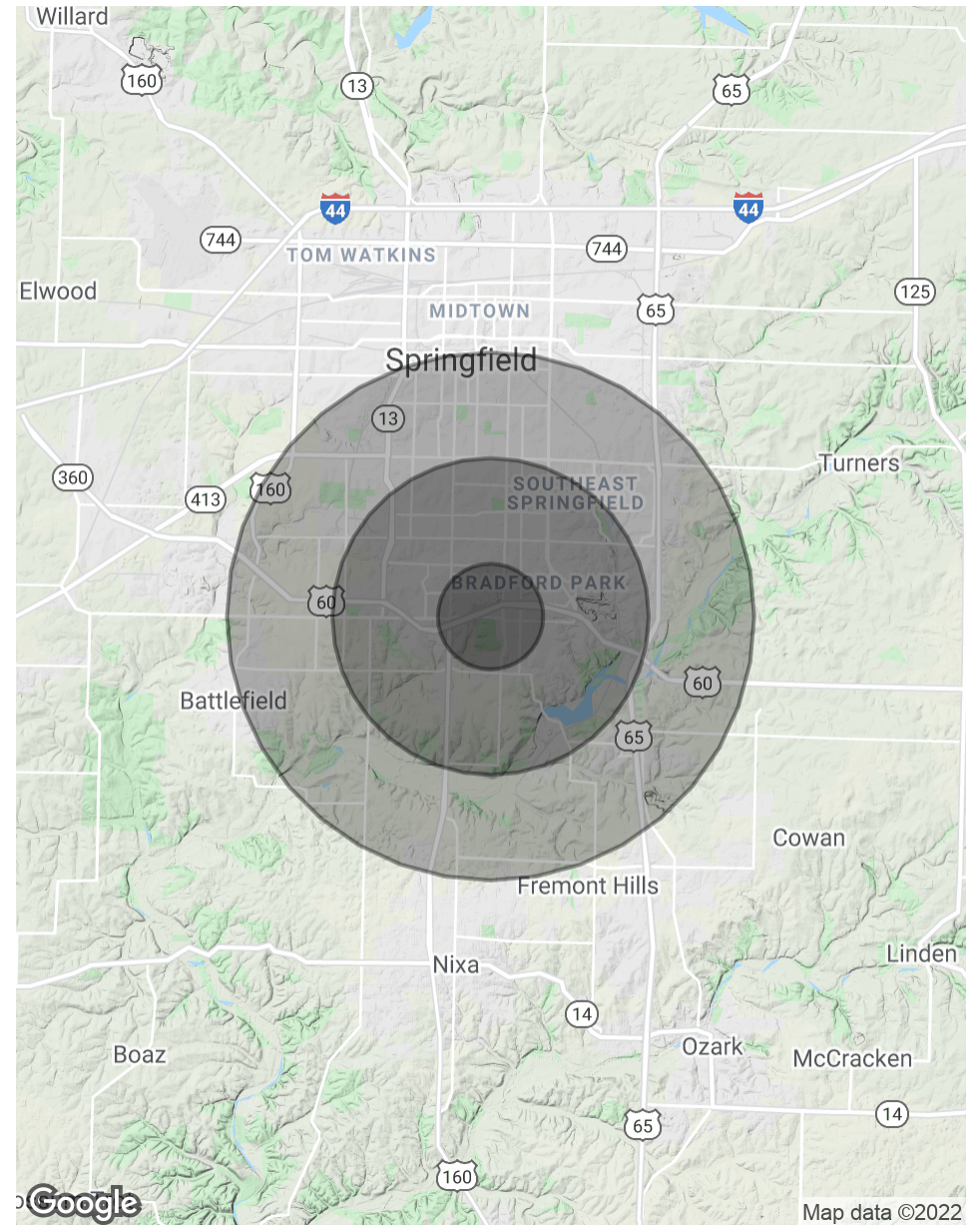
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,555	57,403	150,104
AVERAGE AGE	44.7	40.7	36.1
AVERAGE AGE (MALE)	40.7	38.5	34.5
AVERAGE AGE (FEMALE)	49.8	42.8	37.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,189	27,653	67,046
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$59,290	\$56,181	\$54,643
AVERAGE HOUSE VALUE	\$110,102	\$177,534	\$184,007

\* Demographic data derived from 2010 US Census



JACK RANKIN  
 O: 417.860.9951  
 jack.rankin@svn.com



## JACK RANKIN

Associate Advisor

jack.rankin@svn.com

Cell: 417.860.9951

### PROFESSIONAL BACKGROUND

Jack is a recent graduate from Drury University in Springfield, MO, with a bachelor's degree in business management. Since completing school, Jack has gained extensive market knowledge and is dedicated to helping his clients buy, sell, and lease many different product types in the state of Missouri including office, retail, land, and industrial properties.

### EDUCATION

-Graduated from Drury University

### MEMBERSHIPS

-Springfield Chamber of Commerce

-Springfield Board of Realtors

-The Network

**SVN | Rankin Company, LLC**  
2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804  
417.887.8826

**JACK RANKIN**

O: 417.860.9951

jack.rankin@svn.com

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this 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 Offering Brochure 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 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 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 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 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 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.

**JACK RANKIN**  
O: 417.860.9951  
jack.rankin@svn.com