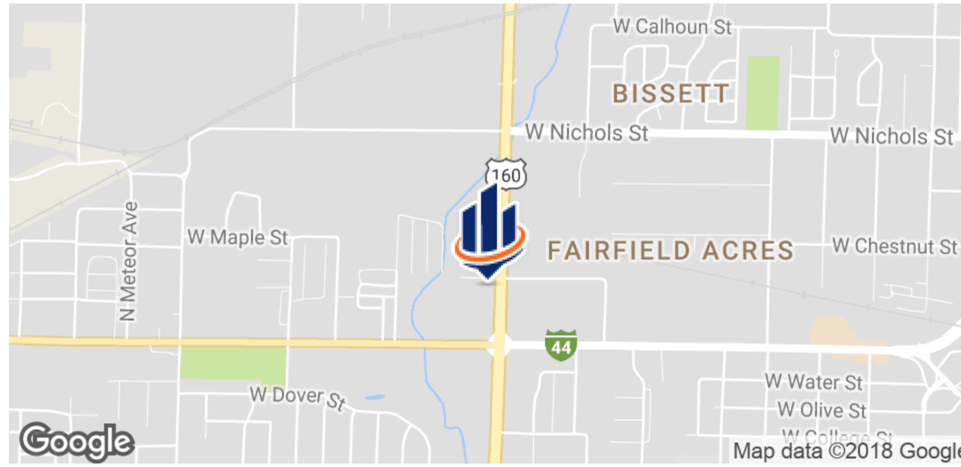
RANKIN COMPANY, LLC

2 UNIT OFFICE/RETAIL SPACES AVAILABLE AT THE WILSON CENTER

535 N WEST BY PASS SPRINGFIELD, MO 65802

Lee McLean III, CCIM
Senior Advisor
417.887.8826 x110

Property Summary



OFFERING SUMMARY

Available SF:	700 - 1,700 SF
Lease Rate:	$650-$800/Mnth/ Gross
Lot Size:	0.176 Acres
Building Size:	5,175 SF
Zoning:	Highway Commercial
Market:	Northeast Springfield
Parking:	Front Door & Shared
Cross Streets:	Chestnut & West By Pass

PROPERTY OVERVIEW

Thank you for looking at the 2 unit property on 535 N West Bypass.
The units available are Suite A - 1,000 SF $800/mo and Suite B - 700 SF $650/mo.
Located near the intersection of Chestnut Expressway & West By Pass.
I-44 is within a 5 min drive away.
The high density traffic is ideal for business exposure.
This property is also located near the Springfield-Branson National Airport.
Please contact Listing Agent to schedule a showing. Thank you!

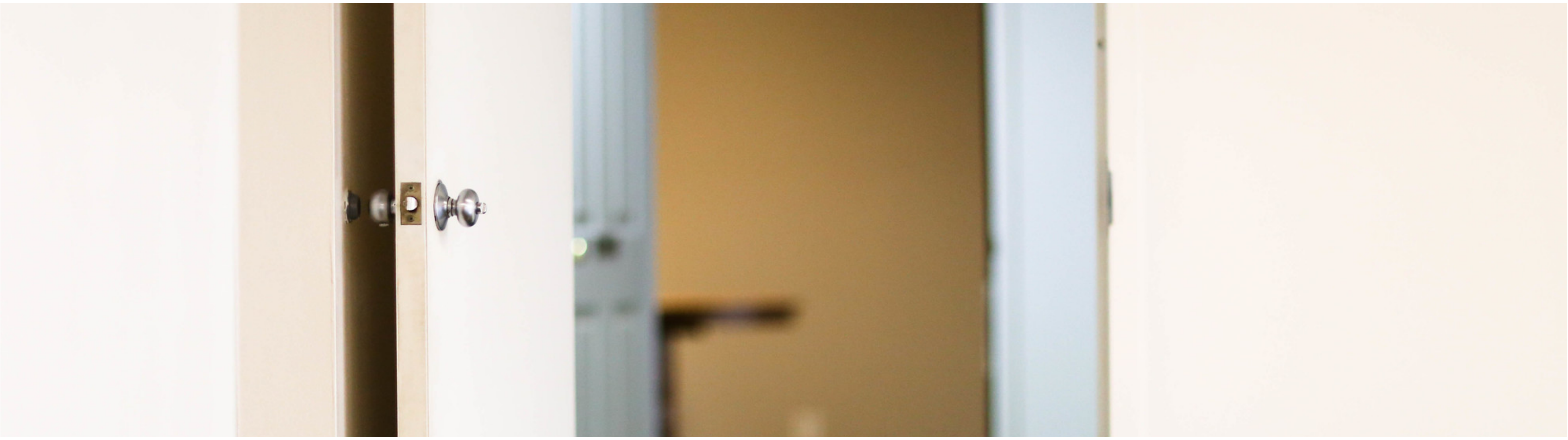
LOCATION OVERVIEW

Neighboring businesses include Commerce Bank ATM, Kum & Go, Waffle House, Hardee's, Sonic, McDonald's, Price Cutter & many other local and national companies.

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.

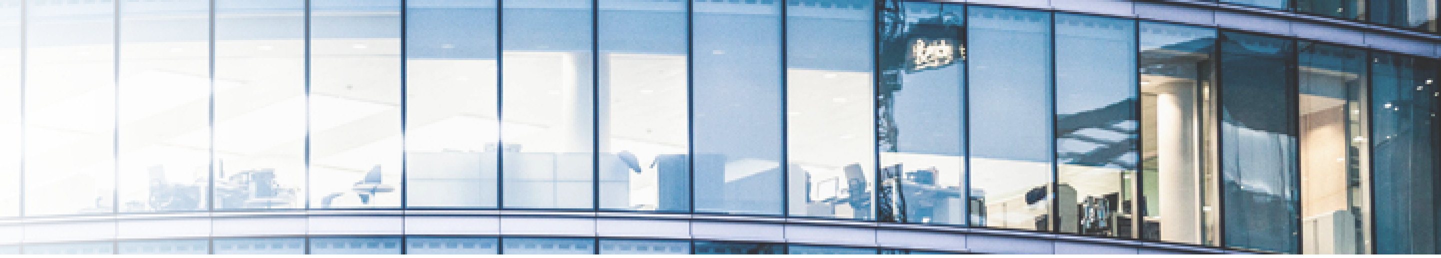
Exterior Photos

Additional Photos



Additional Photos

Available Spaces



LEASE RATE: $650 - 800 PER MONTH

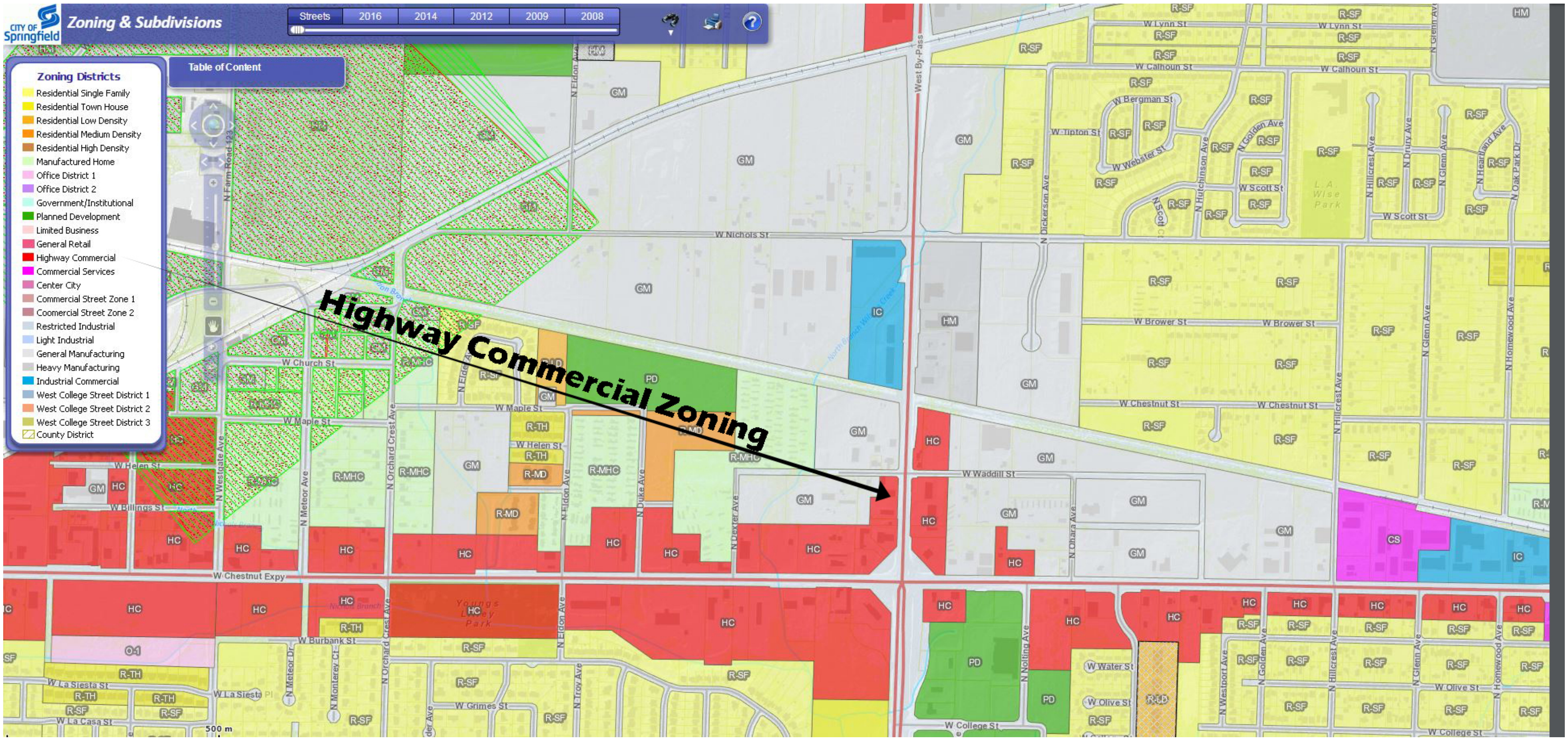
LEASE TYPE: MG

TOTAL SPACE: 700 - 1,700 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
535 N West By Pass Suite A	Office Building	$800.00 /month	Modified Gross	1,000 SF	Negotiable	
535 N West By Pass Suite B	Strip Center	$650.00 /month	Modified Gross	700 SF	Negotiable	

Zoning Map


CITY OF Springfield
Zoning & Subdivisions
Streets
2016
2014
2012
2009
2008
Table of Content
Zoning Districts
Residential Single Family
Residential Town House
Residential Low Density
Residential Medium Density
Residential High Density
Manufactured Home
Office District 1
Office District 2
Government/Institutional
Planned Development
Limited Business
General Retail
Highway Commercial
Commercial Services
Center City
Commercial Street Zone 1
Coomercial Street Zone 2
Restricted Industrial
Light Industrial
General Manufacturing
Heavy Manufacturing
Industrial Commercial
West College Street District 1
West College Street District 2
West College Street District 3
County District
Highway Commercial Zoning
500 m

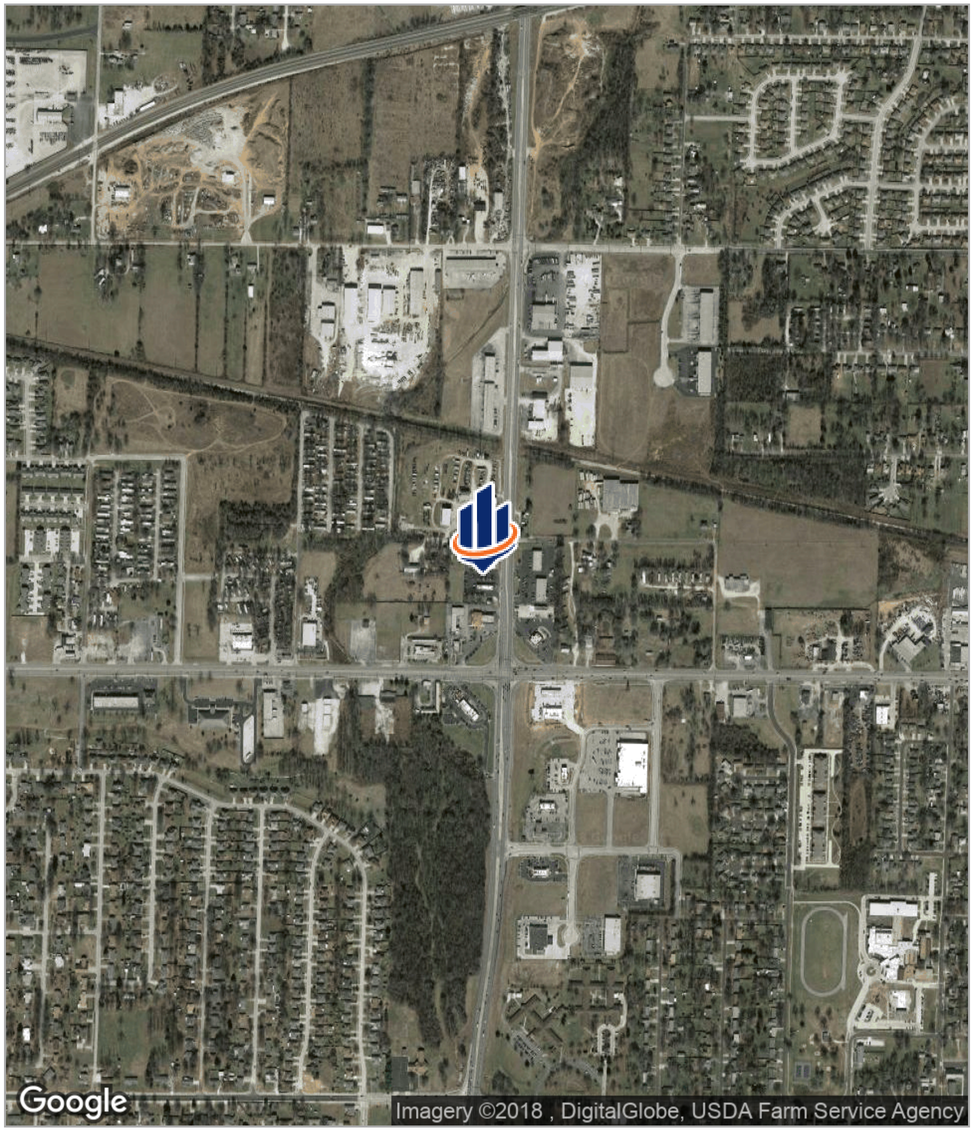
Aerial Map

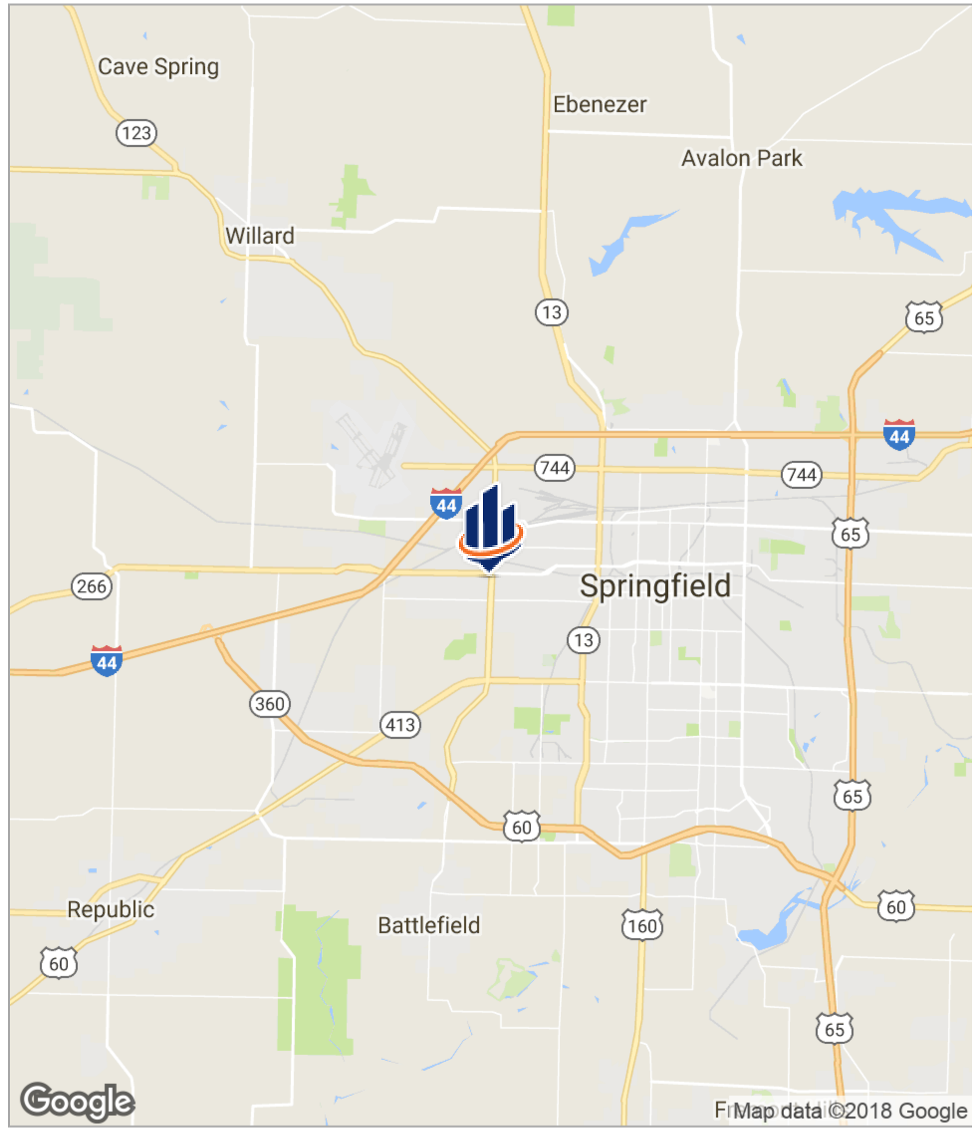
SUBJECT
TACO BELL
SONIC
DAYLIGHT DONUTS
WAFFLE HOUSE
Hardee's
CHESTNUT EXPRESSWAY
ORCHARD HILLS
FLORAL & GIFTS
SUBWAY
eat fresh.
McDonald's
WEST BYPASS
DOLLAR GENERAL
Kum & Go
Price Cutter
arby's
Simmons Bank
KFC
Walmart

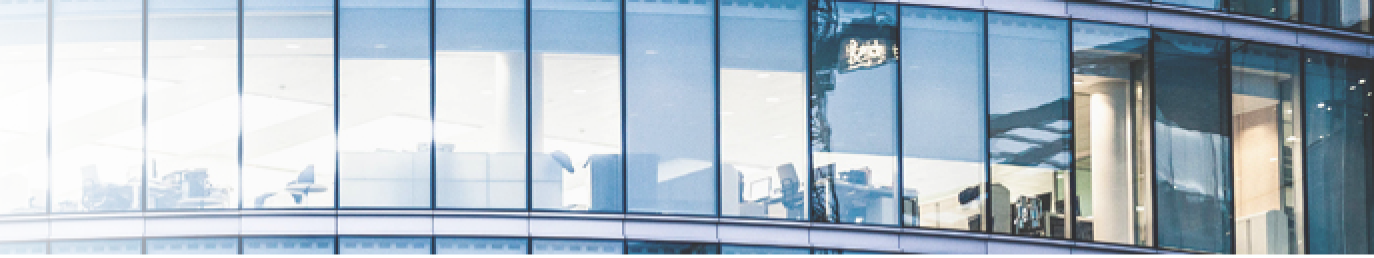
Aerial Map

Kum&Go
McDonald's
Chestnut Expressway
Hardee's
CHARBROILED THICKBURGERS
West By Pass
WAFFLE HOUSE
SONIC
TACO BELL
DAYLIGHT DONUTS
SUBJECT
FARMERS INSURANCE

Location Maps





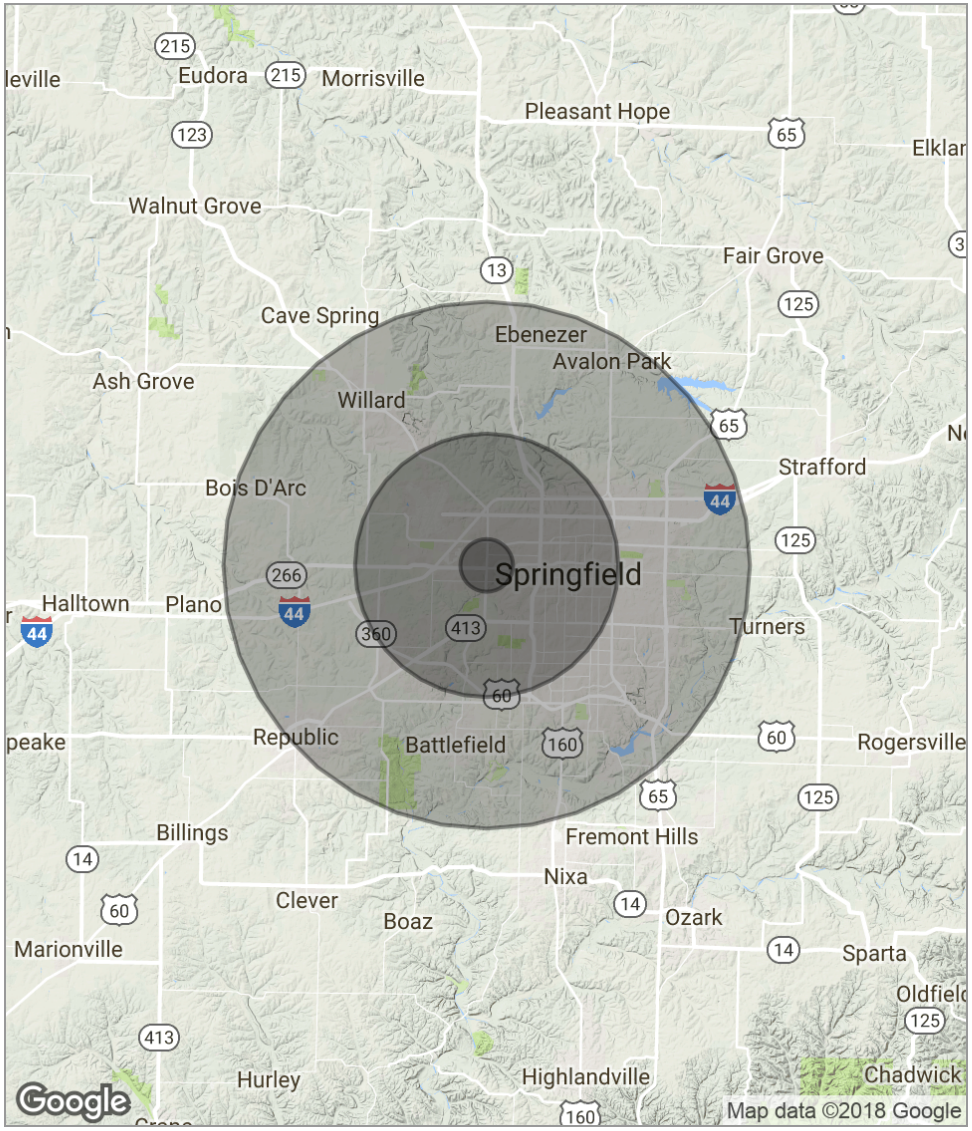


Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	5,497	115,711	277,640
Median age	35.3	32.9	35.2
Median age (male)	32.8	32.2	34.0
Median age (female)	37.3	34.0	36.3
Total households	2,203	47,910	117,711
Total persons per HH	2.5	2.4	2.4
Average HH income	$39,858	$40,768	$50,797
Average house value	$101,954	$112,657	$142,894

** Demographic data derived from 2010 US Census*

Demographics Map



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LEE MCLEAN III, CCIM

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PROFESSIONAL BACKGROUND

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.

Top 3% Advisor in SVN International- SVN President's Circle Recipient (2017)
Top 10% Advisor in SVN International (2016)

EDUCATION

Drury University
CCIM Institute

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
- Optimist Club International (Past President, local chapter)

Disclaimer

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.

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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 lesse 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.