



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

EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$2,011.79 (includes estimated CAM)
Available SF:	1,822 SF
Lease Rate:	\$10.50 SF/yr (NNN)
Building Size:	12,384 SF
Year Built:	2021
Zoning:	Planned Development - Mixed Use
CAM Charge / SF	\$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 now available for lease. 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. Landlord will provide, to qualified tenant, white box finish or infill allowance equal to \$30 PSF. 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
- Lease rate: \$10.50 PSF (NNN)
- Estimated CAM: \$2.50 - \$2.75 PSF
- Landlord will provide, to qualified tenant, white box finish or infill allowance equal to \$30 PSF
- Zoned Planned Development - Mixed Use

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Available Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,822 SF	Lease Rate:	\$10.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 3479 - 3487	1,822 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).

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100 Years
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Additional Photos



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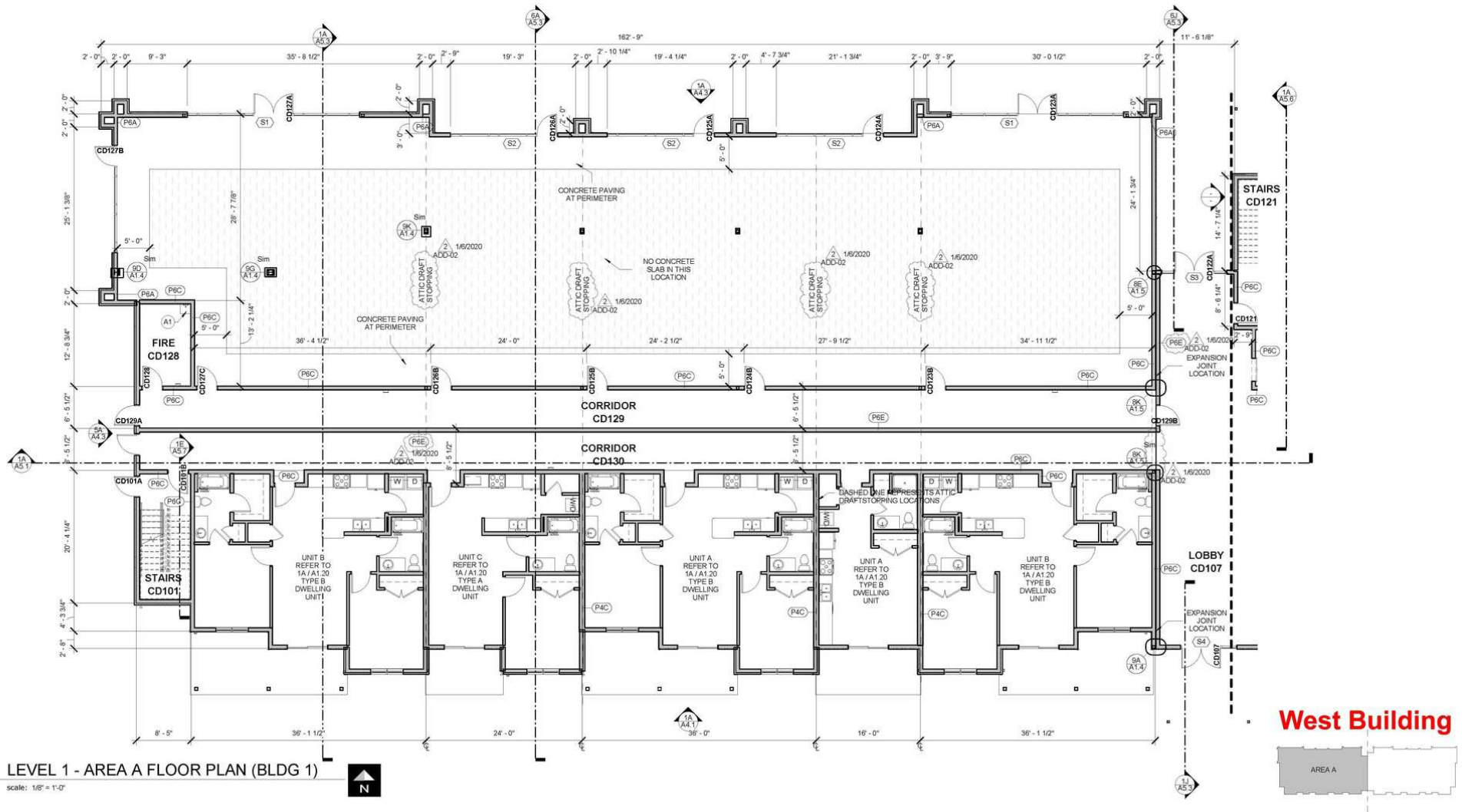
Floor Plan



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West Building

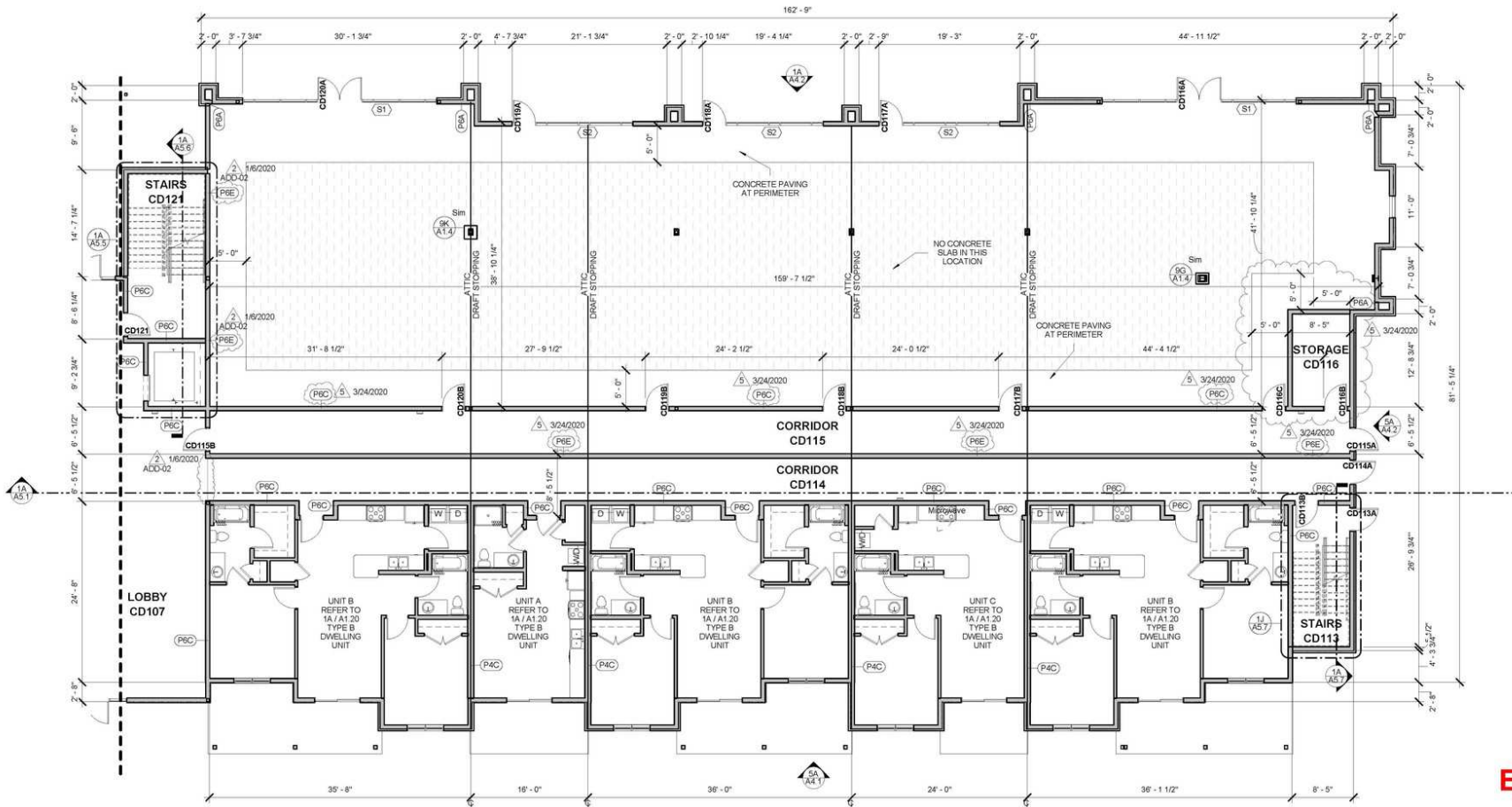


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East Building



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



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Site Plan

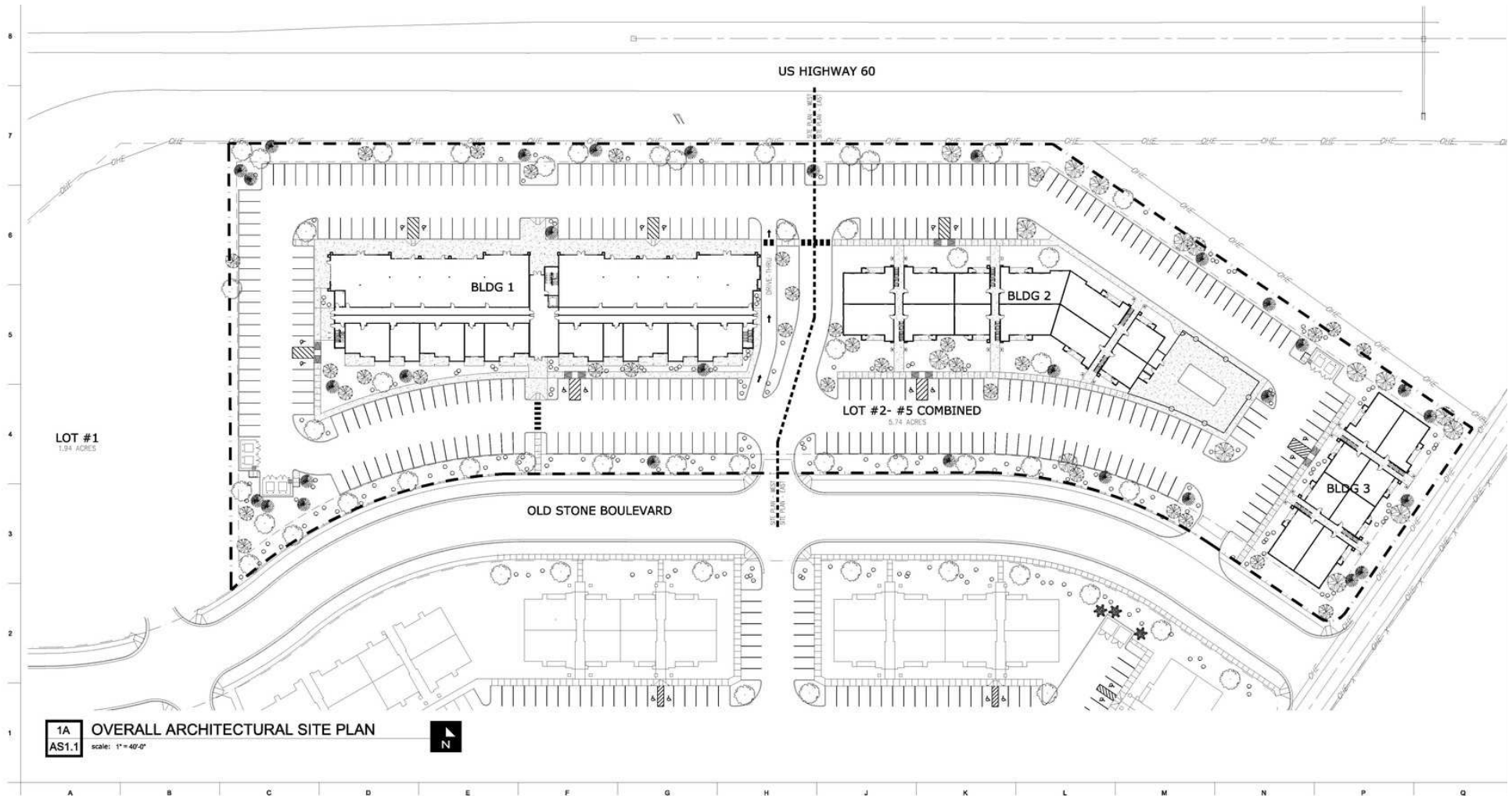


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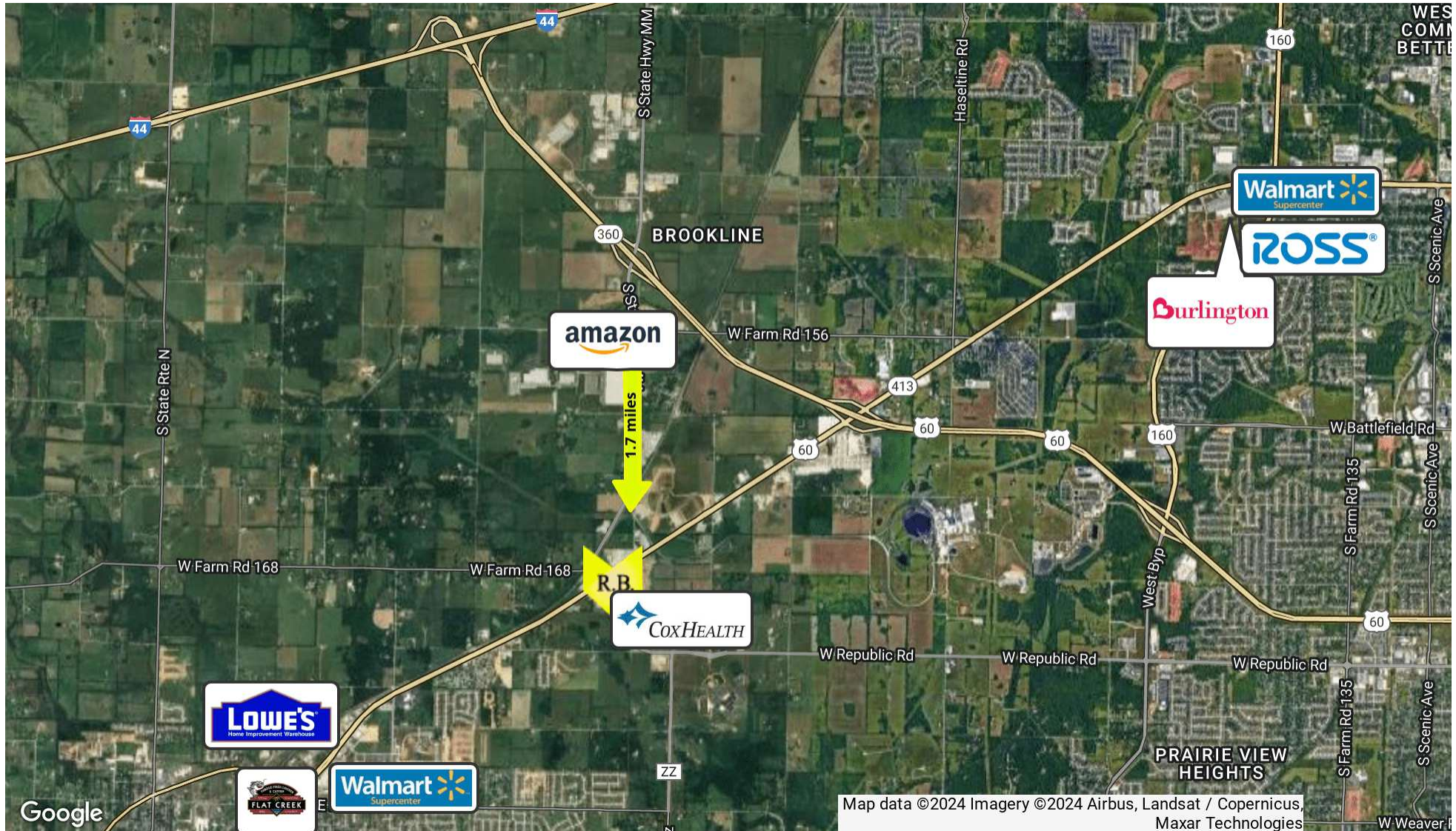


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Retailer Map



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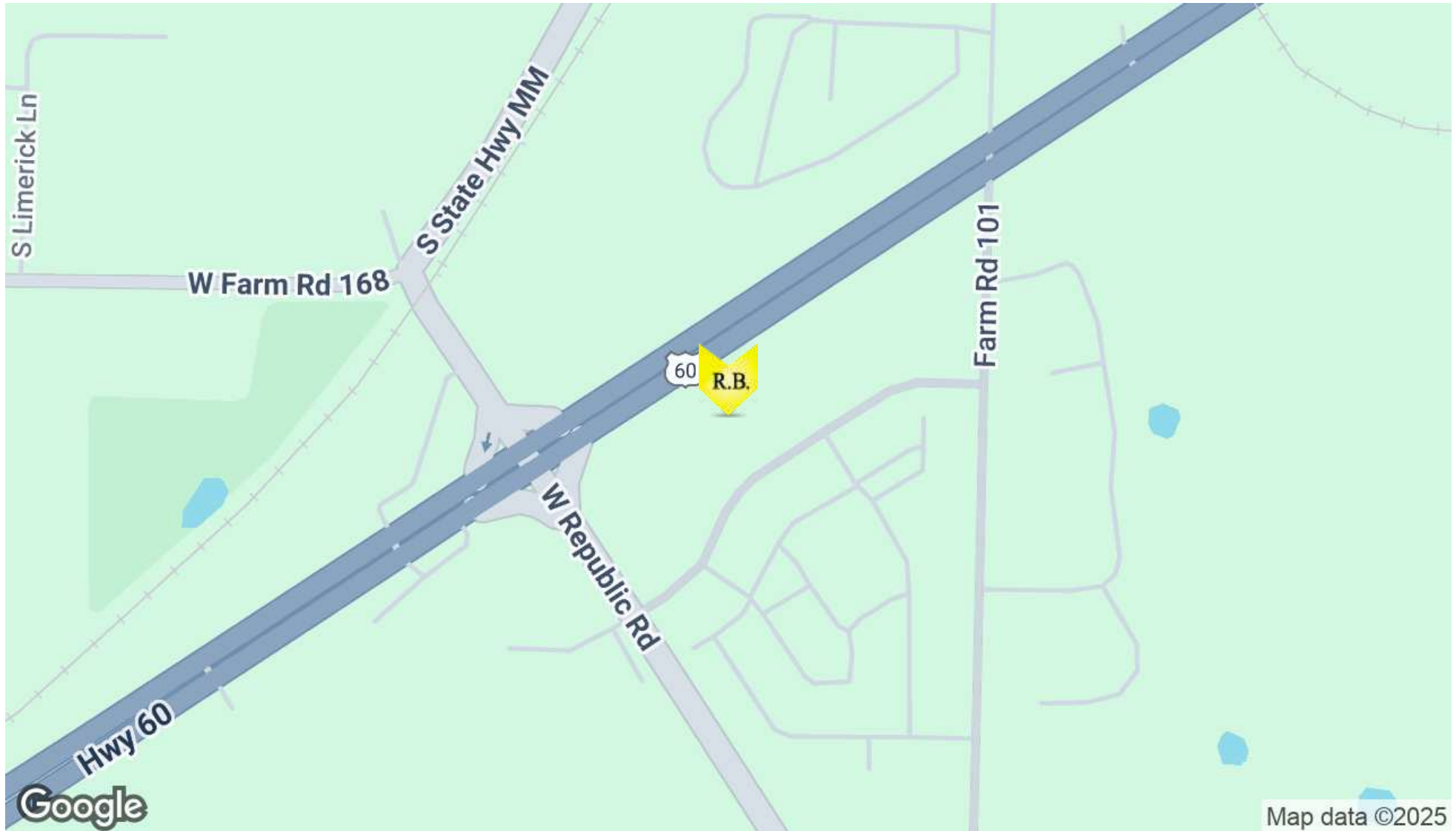
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Location Maps



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Demographics Map & Report

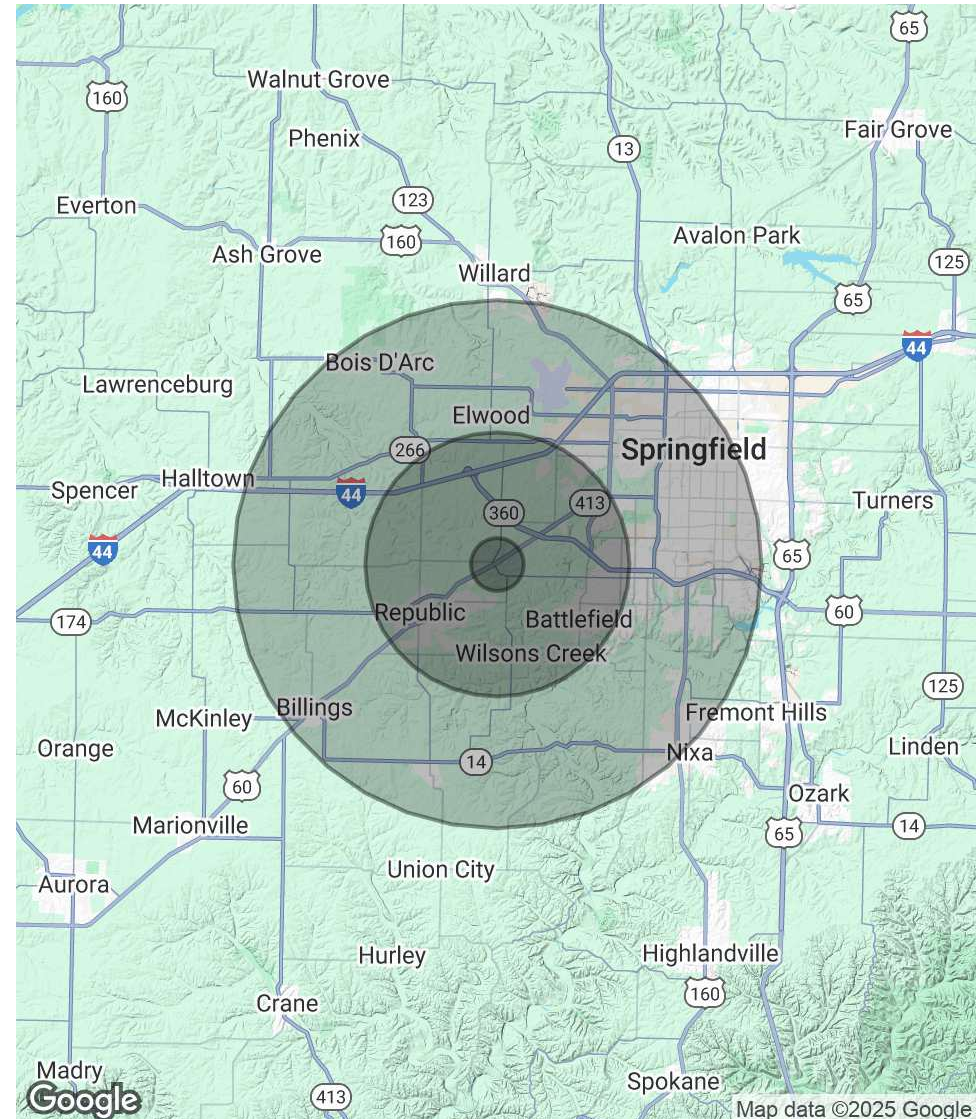
POPULATION

	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 2020 ACS - US Census*



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts. Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his 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, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

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