SALE / LEASE

Automotive Shop For Sale/Lease

210 S HAMPTON AVE

Republic, MO 65738

PRESENTED BY:

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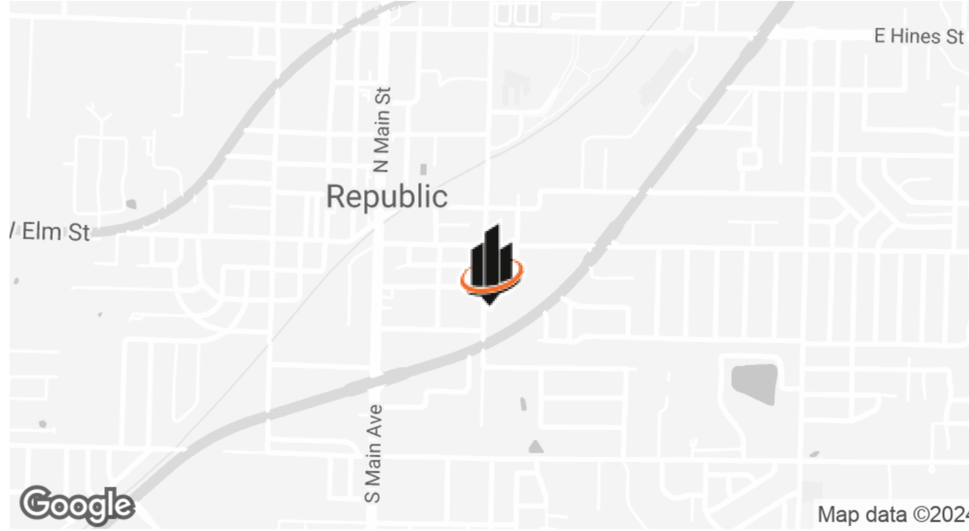
SVN
RANKIN COMPANY, LLC



OFFERING SUMMARY

SALE PRICE:	$595,000
LEASE RATE:	$4,500/month
LEASE TYPE:	NNN
BUILDING SIZE:	8,000 SF +/-
LOT SIZE:	1 Acre +/-
MARKET:	Republic
ZONING:	C-1

PROPERTY OVERVIEW

Thank you for looking at this 8,000 SF +/- automotive shop for sale and for lease off of US 60 in Republic, Missouri. This property is being offered for sale at $595,000 and also for lease at $4,500/month.
This property has multiple automotive bays with 11 overhead drive-in doors.
Property is zoned C-1 and has good visibility just off US 60.

Please call, email or text listing agent for more information.

LOCATION OVERVIEW

This property is located in Republic Mo, just off US 60. Neighboring businesses include: E's inn, Dominos, Dairy Queen, Rocco's Italian Kitchen, Buy Wright Motors, and many more local and national businesses.

Lee McLean, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks in the top 3%

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ADDITIONAL PHOTOS

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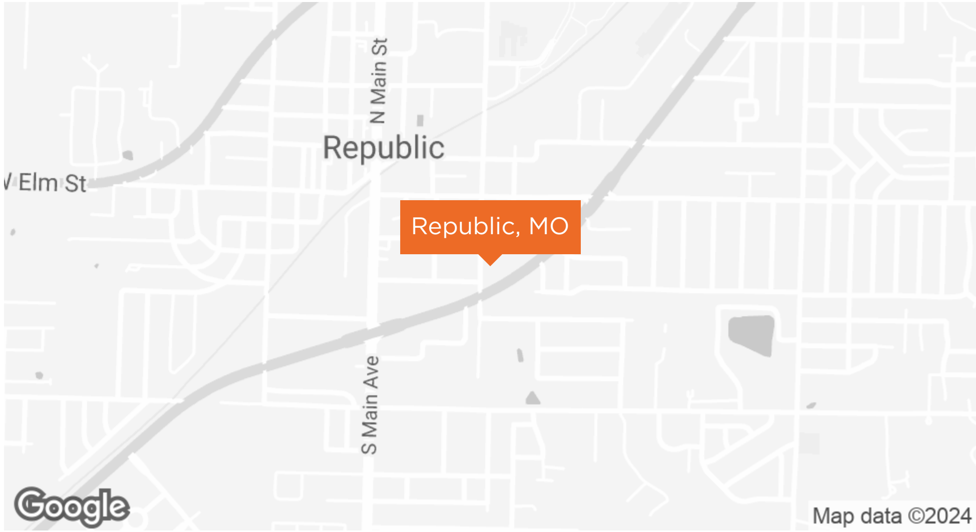
REPUBLIC CITY INFORMATION



LOCATION DESCRIPTION

Republic's population was 18,750 based on the most recent 2020 census and has been experiencing significant growth for the area of late. Amazon opened a 1.3 million square foot facility in Republic in 2021 in addition to the new 230,000 SF Convoy of Hope distribution facility which opened that same year.

During this last year Republic opened the first Whataburger to enter Southwest Missouri in addition to Republic getting its first Andy's Frozen Custard and Popeye's. Culver's is also under construction and projected to open in 2023. These new developments all sit right across from the subject property for lease. All of these sites are shadow-anchored by the only Lowe's Home Improvement store and Walmart Supercenter located in Republic.

REPUBLIC HIGHLIGHTS

- Republic outpaced Springfield 27% to 6% in population growth from 2010 to 2020 and outpaced Greene County which saw an 8.6% increase in the same span
- Republic had an 18% year over year increase in sales tax revenue showing a surge in commercial sales activity.
- New Amazon distribution hub expected to add 1,800 new jobs.
- New Convoy of Hope World Headquarters distribution facility opened in 2021 in Republic and now their 200,000 SF office headquarters is under construction
- Republic voters recently approved a new regional athletic complex at a cost of $40 million to help make Republic a youth sports travel destination.

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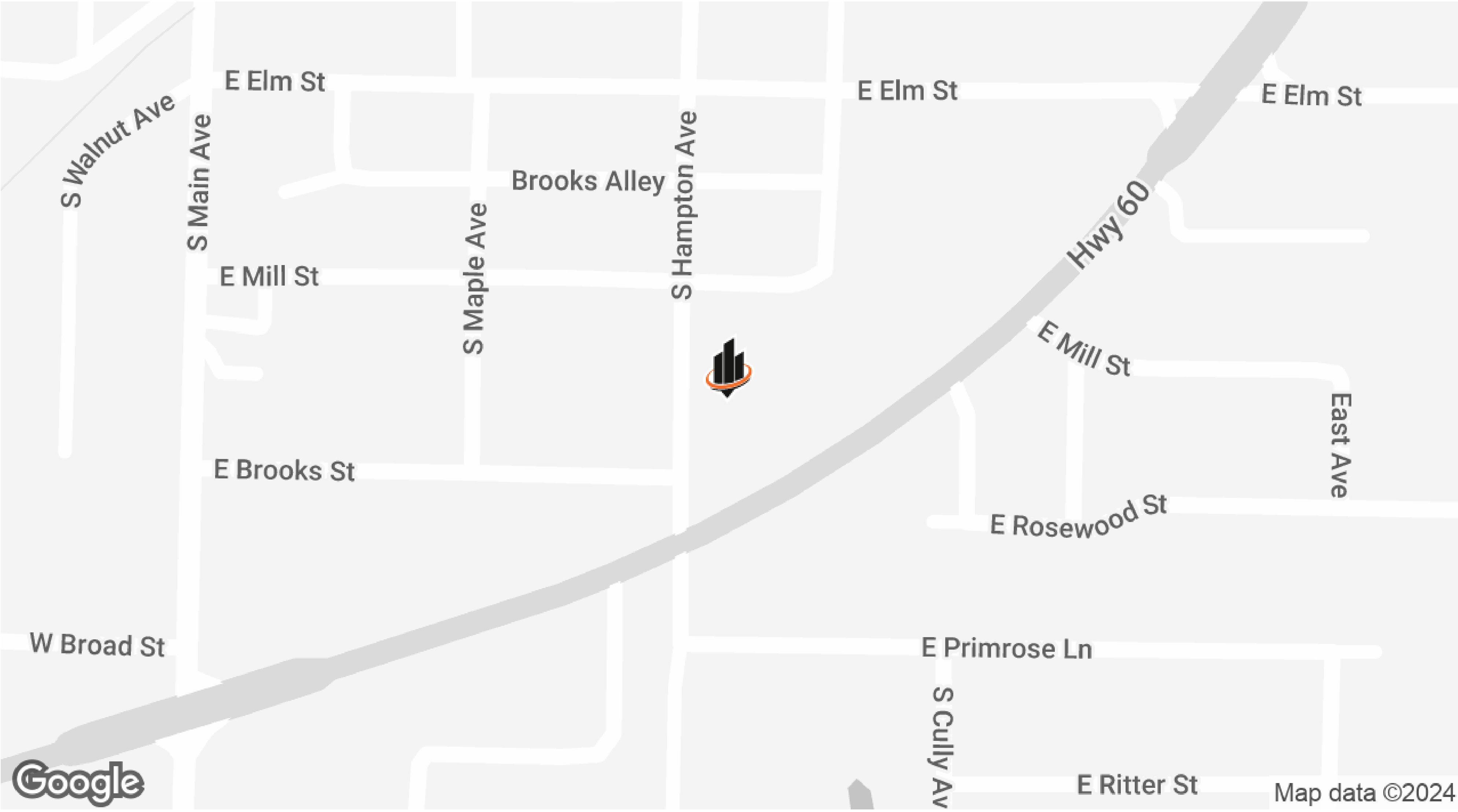

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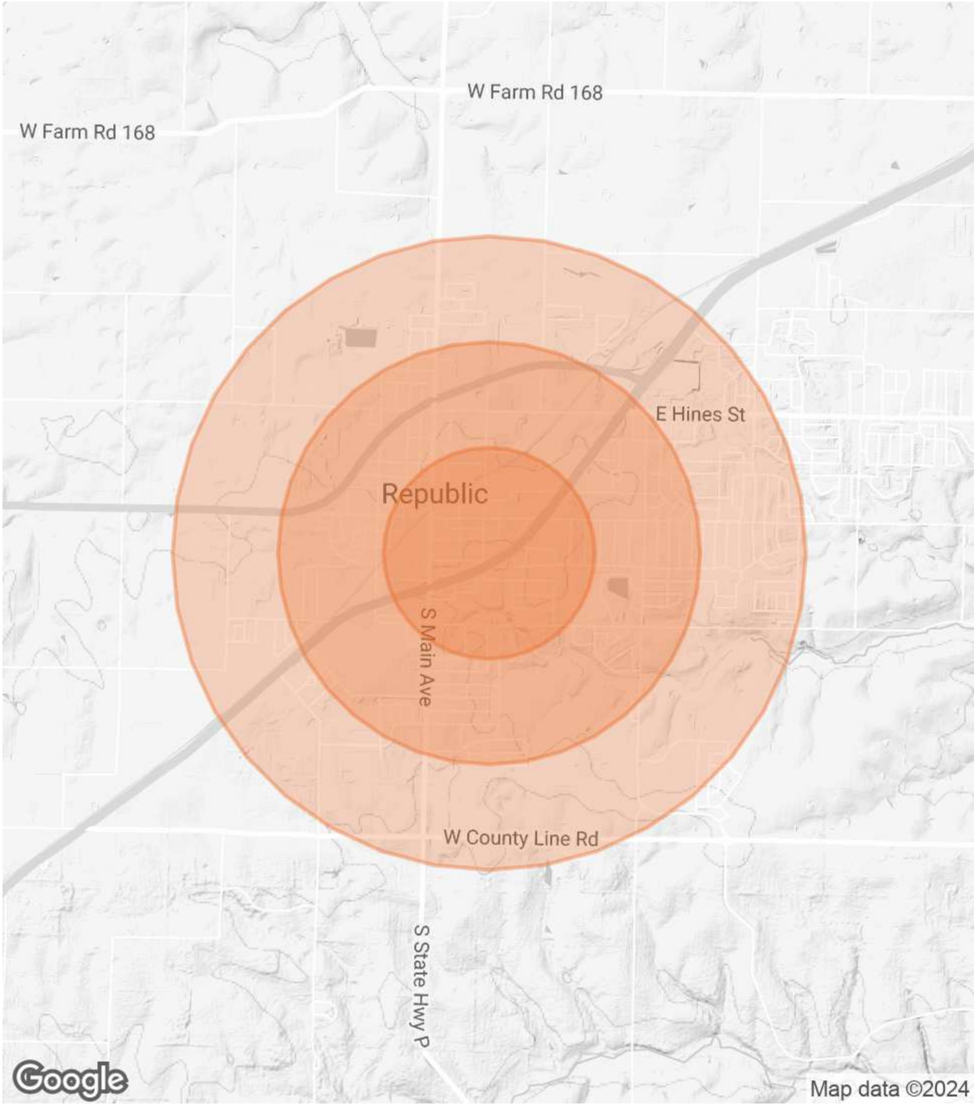
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,493	4,902	8,921
AVERAGE AGE	39.6	39.6	38.1
AVERAGE AGE (MALE)	34.5	35.2	34.1
AVERAGE AGE (FEMALE)	44.4	43.5	41.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	630	2,064	3,682
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	$60,266	$63,503	$64,450
AVERAGE HOUSE VALUE	$115,025	$126,333	$132,219

** Demographic data derived from 2020 ACS - US Census*



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Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, 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 was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri 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, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle Recipient (2017 & 2019)

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This Offering Memorandum 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 Memorandum 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.

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