



FOR SALE OR LEASE | RETAIL

REDUCED-FREESTANDING RETAIL IN NEOSHO

813 W. Harmony | Neosho, MO 64850



PRESENTED BY:

LEE MCLEAN III, CCIM

Senior Advisor
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PROPERTY HIGHLIGHTS

- Freestanding retail for sale or lease
- Former Dollar General with strong sales [DG rebuilding in immediate area]
- Excellent street visibility sitting close to the road
- Large retail showroom area with storage and receiving in back
- Available now.



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LEASE OVERVIEW

AVAILABLE SF: 10,000 SF

SALE PRICE: \$295,000

LEASE RATE: \$3.50 SF/Yr (NNN)

LOT SIZE: 0.96 Acres

PARKING: 40 Spaces

CROSS STREETS: Neosho Blvd/Bus 60

BUILDING SIZE: 10,000 SF

PROPERTY DESCRIPTION

Free-standing retail for sale or lease
Former Dollar General with strong sales (DG rebuilding in immediate area)
Excellent street visibility sitting close to the road
Also for sale for only \$29.50/SF
Large retail showroom area with storage and receiving in back
New TPO roof in 2017.
Available now.

LOCATION OVERVIEW

Successful location of a soon to be former Dollar General in retail area of Neosho at the corner of Harmony & Neosho Blvd. This property is surrounded by other retail businesses such as Car-Mart, Chevrolet dealership, Arvest Bank, Southwest Missouri Bank and many more.

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 10% of SVN International.



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Lease Rate: \$3.50 SF/YR (NNN)

Total Space 10,000 SF

Lease Type: NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
For Lease	Street Retail	\$3.50 SF/YR	NNN	10,000 SF	Negotiable	



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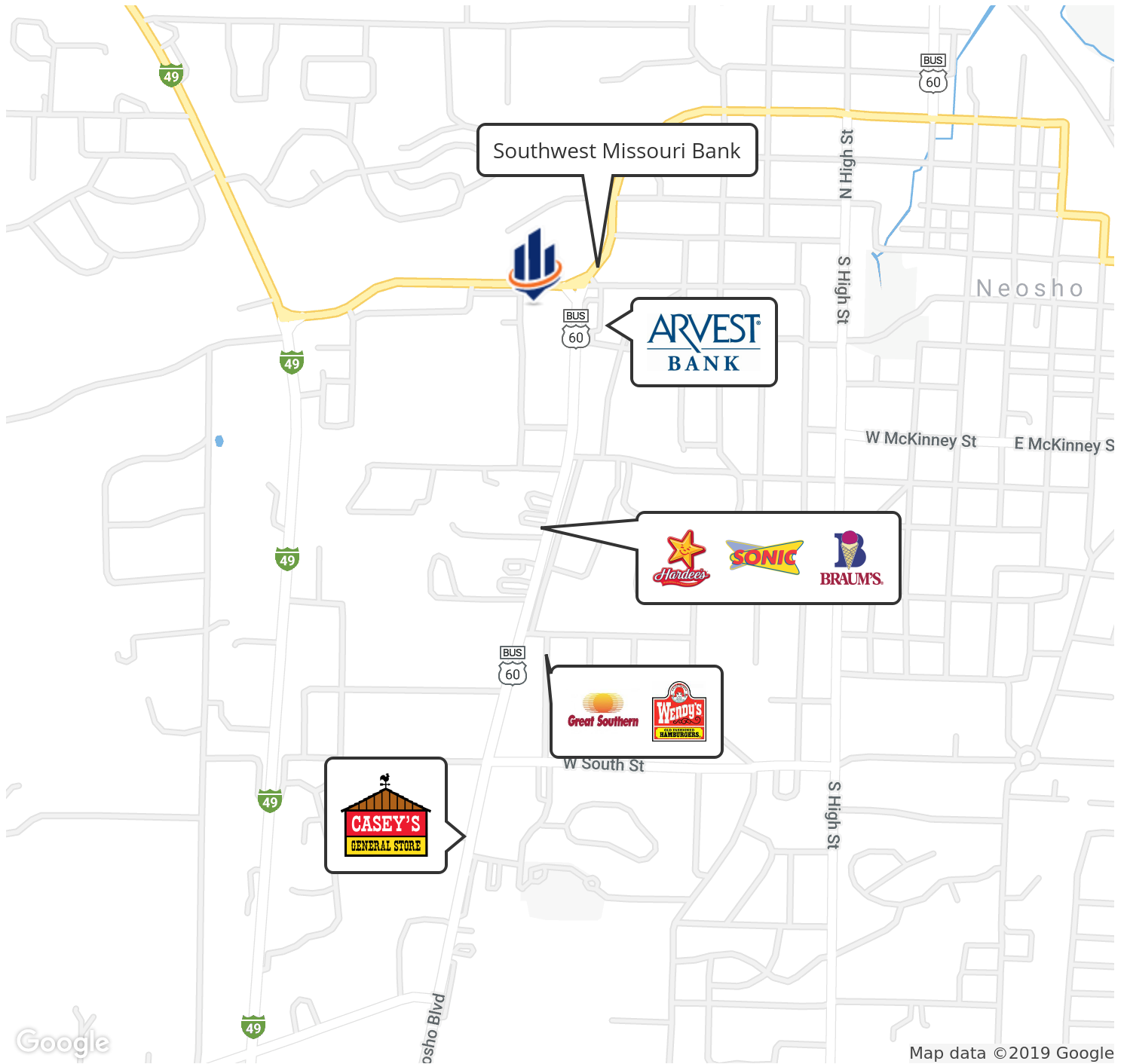
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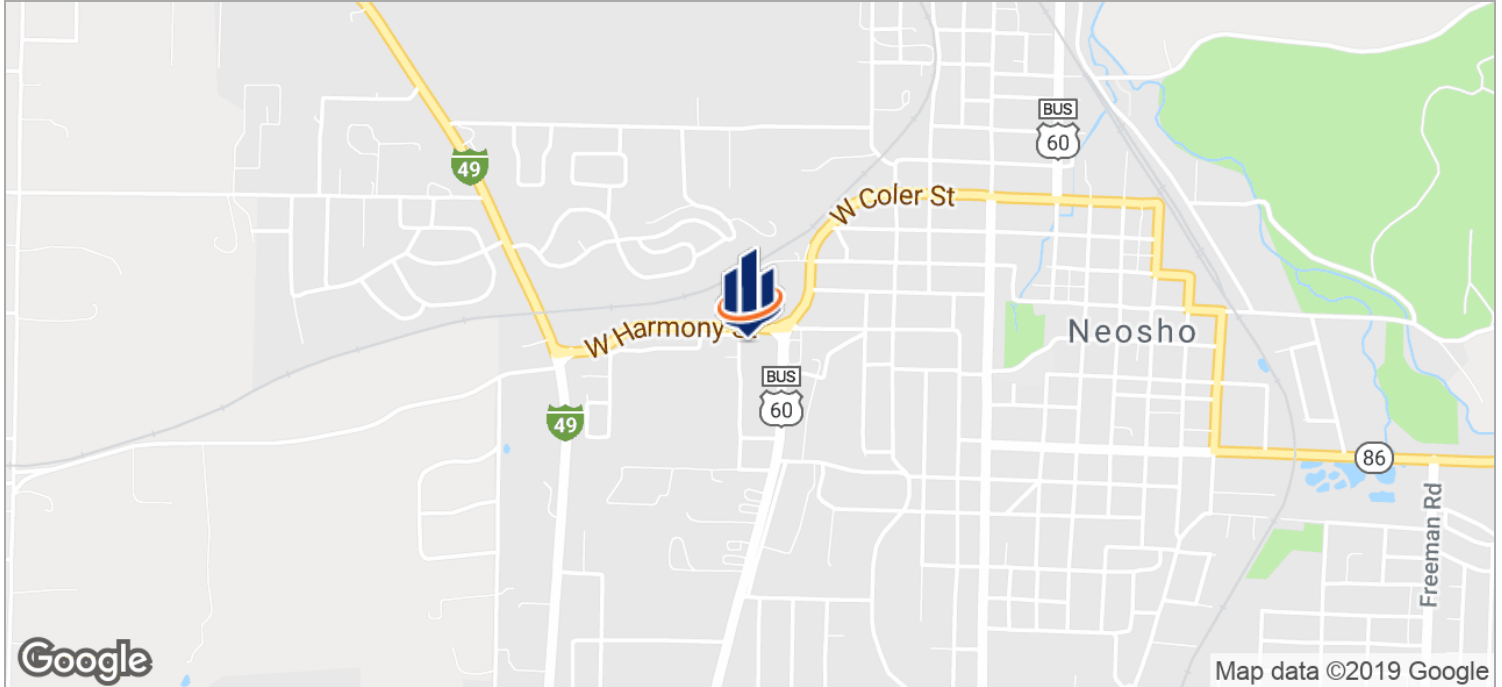
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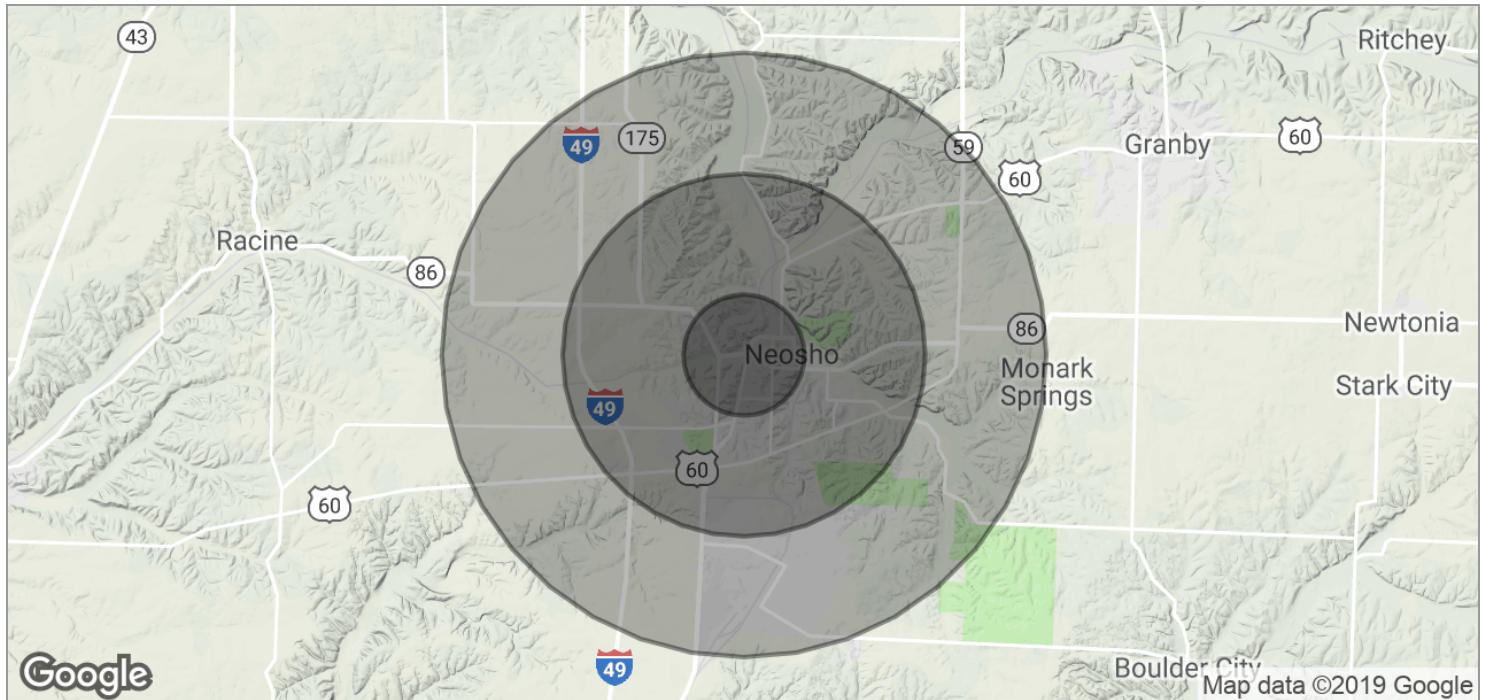
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,383	12,942	19,636
MEDIAN AGE	32.4	33.0	33.9
MEDIAN AGE (MALE)	30.5	31.3	32.2
MEDIAN AGE (FEMALE)	37.2	36.8	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,367	4,961	7,393
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$43,703	\$46,530	\$47,622
AVERAGE HOUSE VALUE	\$100,885	\$110,789	\$115,432



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Lee McLean III, CCIM

Senior Advisor

SVN | Rankin Company, LLC

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.

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]

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DISCLAIMER

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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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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee 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.



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