



3,005' AUTO SERVICE BUILDING

2105 W DIVISION
SPRINGFIELD, MO 65802

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Property Summary



OFFERING SUMMARY

Available SF:	3,005 SF
Lease Rate:	\$1,650.00 SF/month [Gross]
Lot Size:	0.22 Acres
Building Size:	3,005 SF
Zoning:	Heavy Manufacturing
Market:	Springfield
Sign:	Yes
Property Taxes:	\$3,279
Drive-In Doors:	3
Fenced Lot:	Yes
Street Frontage:	187.6' on Division

PROPERTY OVERVIEW

Thank you for looking at the 3,005 square foot auto service building located near the intersection of Division & Marion. 3,005 features 3 drive-in doors, multiple overhead heaters and the option to purchase all existing equipment for turn key business. Zoned Heavy Manufacturing. Excellent street frontage on Division. For Sale at \$115,000 or \$38.27 per square foot. Also for Lease at \$1650/SF/month [Gross]. Buyer may also purchase building with all existing equipment for additional price.

To preview this space or others please call, text, or email the listing agent. Thank you.

LOCATION OVERVIEW

Neighborhood businesses include Jim Coble Equipment, Affordable Towing, Joe's Tire Shop, B & W Auto Salvage Inc, Gilberts Mobile Services, Fast & Friendly Railroad Station, Jim's Body Shop and many other local and national businesses.

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



Interior Photos



Aerial Map



Assessors Map



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Location Maps



Demographics

EXECUTIVE SUMMARY

SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



ENGINE REMANUFACTURING AT JOHN DEERE REMAN

*Provided by Springfield Area Chamber of Commerce

POPULATION

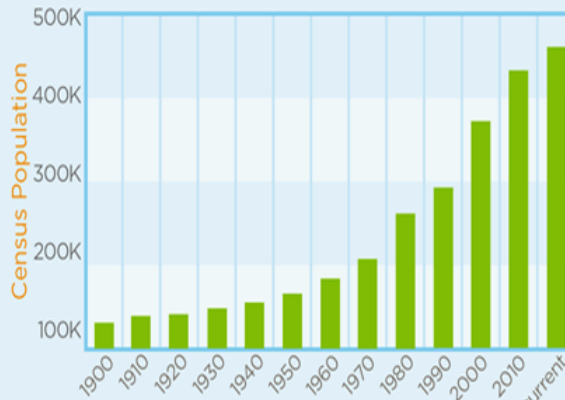
462,369

Current Springfield Metro Area Population

5.1%

Metro Area Annual Population Growth

POPULATION | SPRINGFIELD MSA



[Source: USDC, Bureau of the Census]

167,319

Springfield City Limits

1,044,712

*Springfield's Economic Area

631,13

**Springfield Regional Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclède, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

WORKFORCE

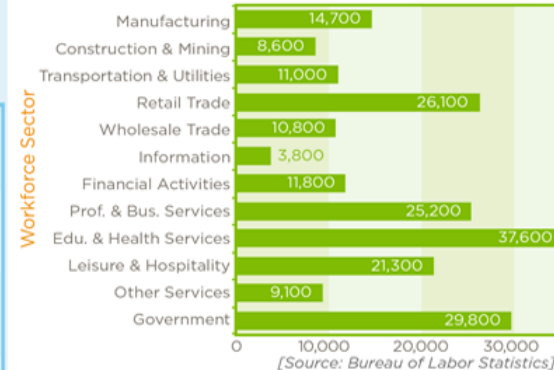
231,177

Current Springfield Metro Area Workforce

4.2%

Workforce Growth Rate Since 2010

AVERAGE EMPLOYMENT SECTOR



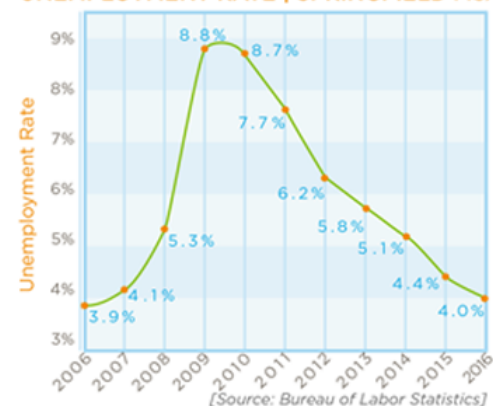
[Source: Bureau of Labor Statistics]

EMPLOYMENT

3.0%

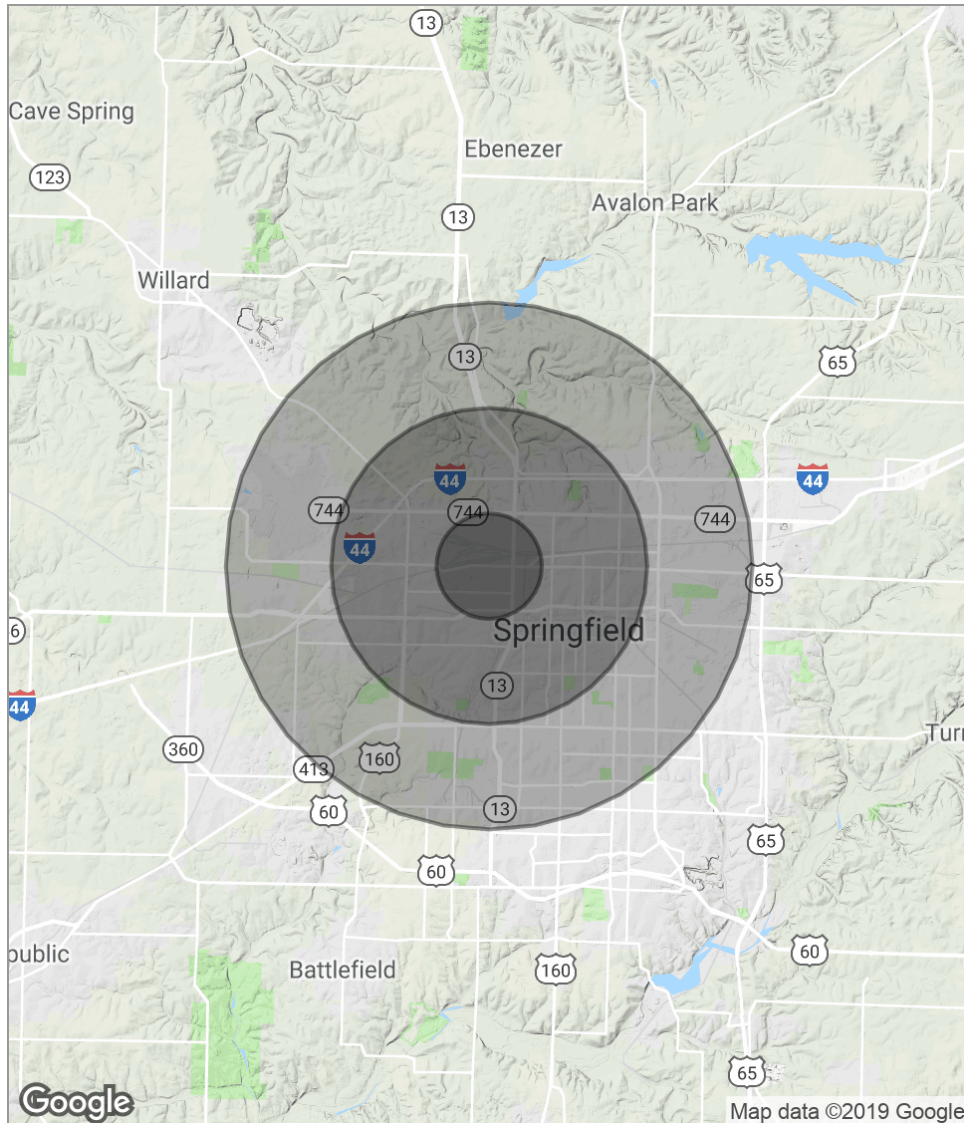
Current Unemployment Rate for Springfield Metro

UNEMPLOYMENT RATE | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,626	63,549	140,423
Median age	35.3	32.8	32.5
Median age (Male)	32.3	32.1	31.8
Median age (Female)	38.0	33.8	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,304	26,210	58,623
# of persons per HH	2.3	2.4	2.4
Average HH income	\$34,667	\$34,164	\$40,375
Average house value	\$81,340	\$95,585	\$120,110

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

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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)

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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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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 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.