FOR LEASE

IRON GRAIN DISTRICT SHOPPING CENTER

HWY MM & SAWYER RD.

Republic, MO 65738

PRESENTED BY:

ARCH WATSON

O: 417.887.8826 x113

arch.watson@svn.com

SVN®
RANKIN COMPANY, LLC

OFFERING SUMMARY

LEASE RATE:	$16.00 - 22.00 SF/yr (NNN)
CURRENT EST. NNN'S:	$6.00 SF/yr
AVAILABLE SF:	1,215 - 11,743 SF
TERM:	5 Years
YEAR BUILT:	2023
MARKET:	Southwest Missouri
SUBMARKET:	Republic, MO

PROPERTY OVERVIEW

This hard corner site offers access points on both Hwy MM and Sawyer Rd. Commonly know as the Iron Grain District, the development will be anchored by a 23,074/sf shopping center with outdoor seating, plenty of parking and a common area outdoor plaza. The center will offer spaces as small as 1,215/sf and maximum contiguous space of 11,743/sf. Current Est. NNN's are $6.00/psf.

LOCATION OVERVIEW

Located at the NE corner of Hwy MM and E Sawyer Rd this mixed use development is situated just south of the Hwy MM & Hwy 60 (James River Expressway) interchange in the fast growing Republic, MO market. The location has seen tremendous growth with the current addition of a 1.4 million SF Amazon fulfillment facility, Convoy of Hope World Headquarters and distribution center and Garton Business Park. Republic has forecasted Cars Per Day to increase to over 37,000 in the next 5 years.

PROPERTY HIGHLIGHTS

- Hard Corner Development
- Adjacent to 1.4 million/SF Amazon Fulfillment Center
- Situated in Mixed Use Development

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LEASE INFORMATION

LEASE TYPE:	NNN	**LEASE TERM:**	60 months
TOTAL SPACE:	1,215 - 11,743 SF	**LEASE RATE:**	$16.00 - $22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2510 S Hwy MM, Sute 100	Available	1,794 - 11,331 SF	NNN	$20.00 SF/yr	$30/psf infill allowance included in Lease Rate
2510 S Hwy MM, Suite 104	Available	1,521 - 11,331 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate
2510 S Hwy MM, Suite 108	Available	1,515 - 11,331 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate
2510 S Hwy MM, Suite 112	Available	1,888 - 11,331 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate
2510 S Hwy MM, Suite 116	-	2,013 - 11,331 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate
2510 S Hwy MM, Suite 120	-	1,309 - 11,331 SF	NNN	$20.00 SF/yr	$30/psf infill allowance included in Lease Rate. 300/sf Patio Included.
2510 S Hwy MM, Suite 124	-	1,291 - 11,331 SF	NNN	$22.00 SF/yr	$30/psf infill allowance included in Lease Rate. 300/sf Patio Included
2530 S Hwy MM, Suite 128	Available	1,291 - 11,743 SF	NNN	$22.00 SF/yr	$30/psf infill allowance included in Lease Rate. 200/sf Patio Included.
2530 S Hwy MM, Suite 132	Available	1,300 - 11,743 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate
2530 S Hwy MM, Suite 136	Available	1,315 - 11,743 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate
2530 S Hwy MM, Suite 140	Available	1,887 - 11,743 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2530 S Hwy MM, Suite 144	Available	2,021 - 11,743 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate
2530 S Hwy MM, Suite 148	Available	1,215 - 11,743 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate
2530 S Hwy MM, Suite 152	Available	1,223 - 11,743 SF	NNN	$16.00 SF/yr	$30/psf infill allowance included in Lease Rate
2530 S Hwy MM, Suite 156	Available	1,491 - 11,743 SF	NNN	$20.00 SF/yr	$30/psf infill allowance included in Lease Rate

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building 1+ 2 - northeast low aerial view - day

hdesigngroup | MAGERS MANAGEMENT - IRON GRAIN DISTRICT

conceptual design

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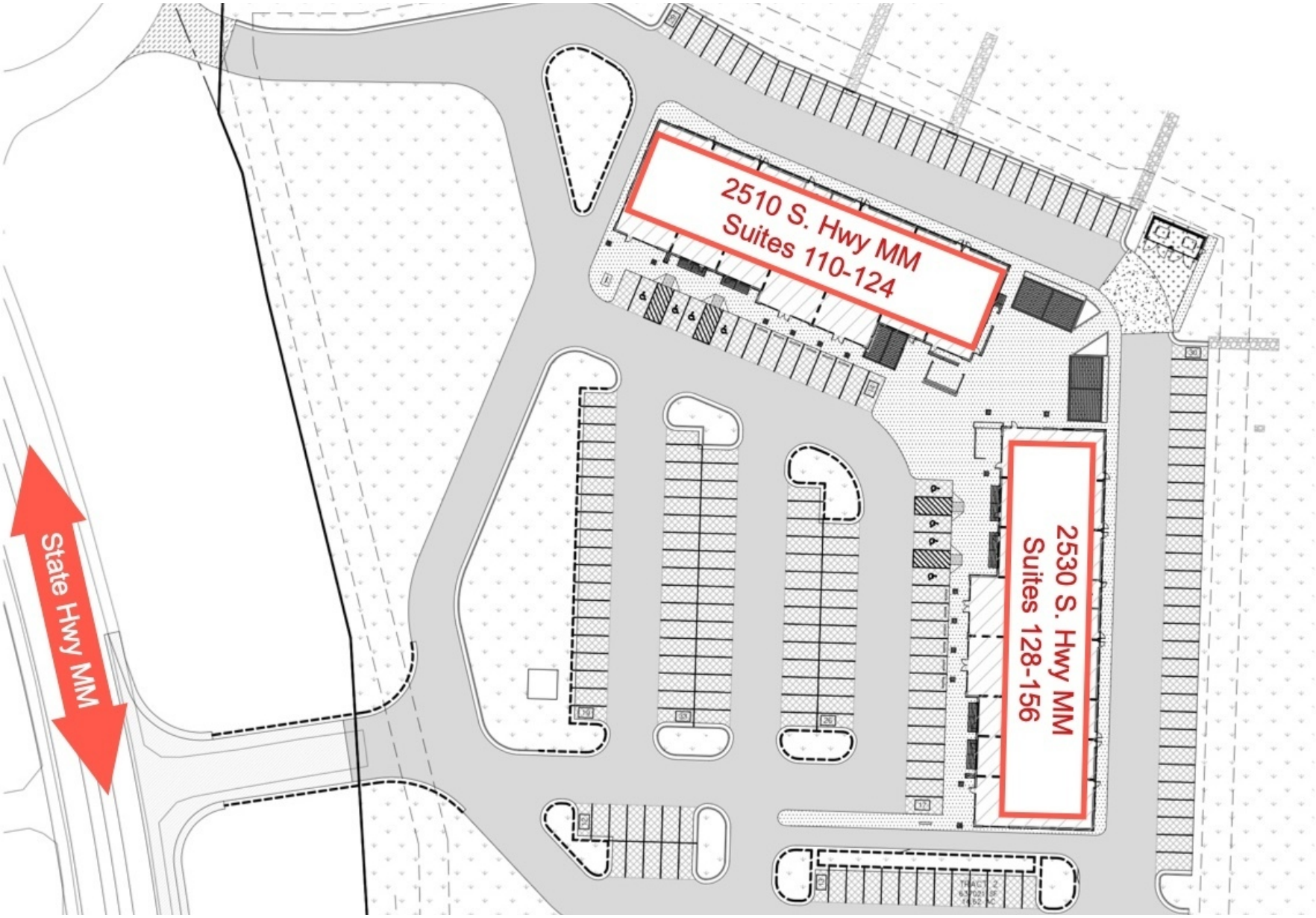

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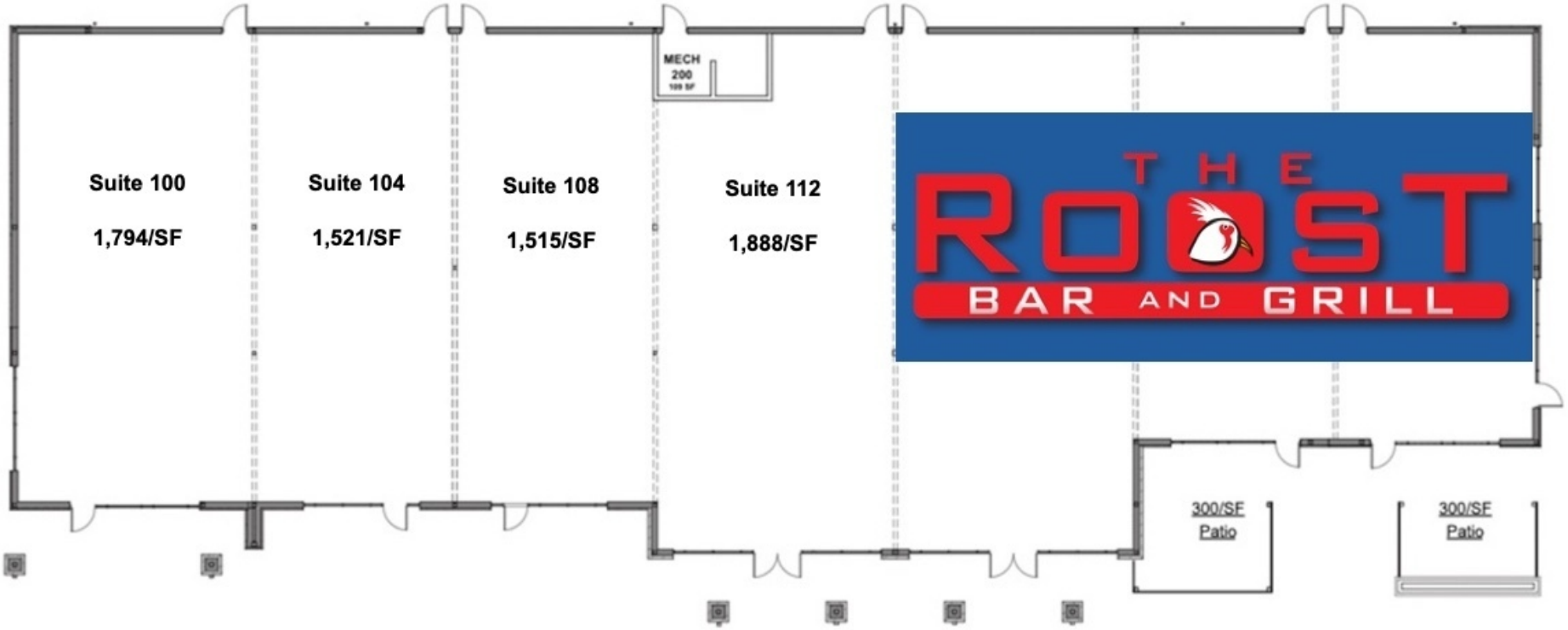
2510 S Hwy MM
Suites 100-124



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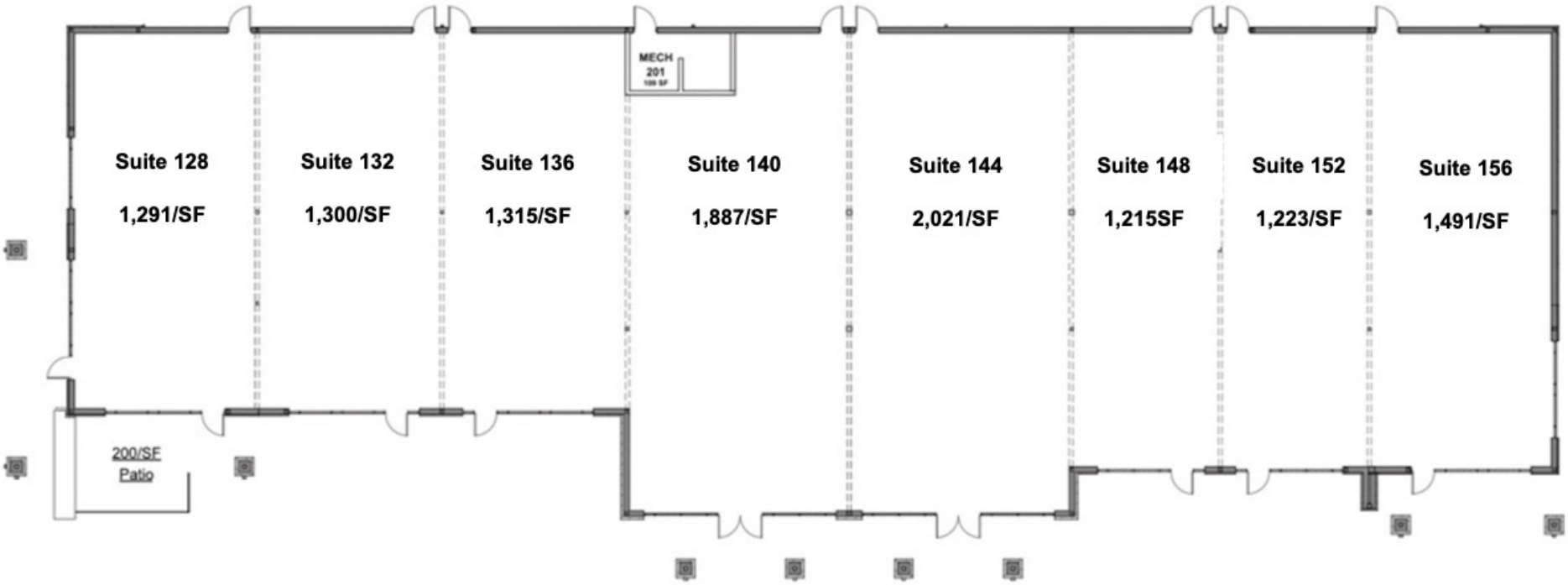
2530 S Hwy MM
Suites 128-156



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Republics Cars Per Day Forecast

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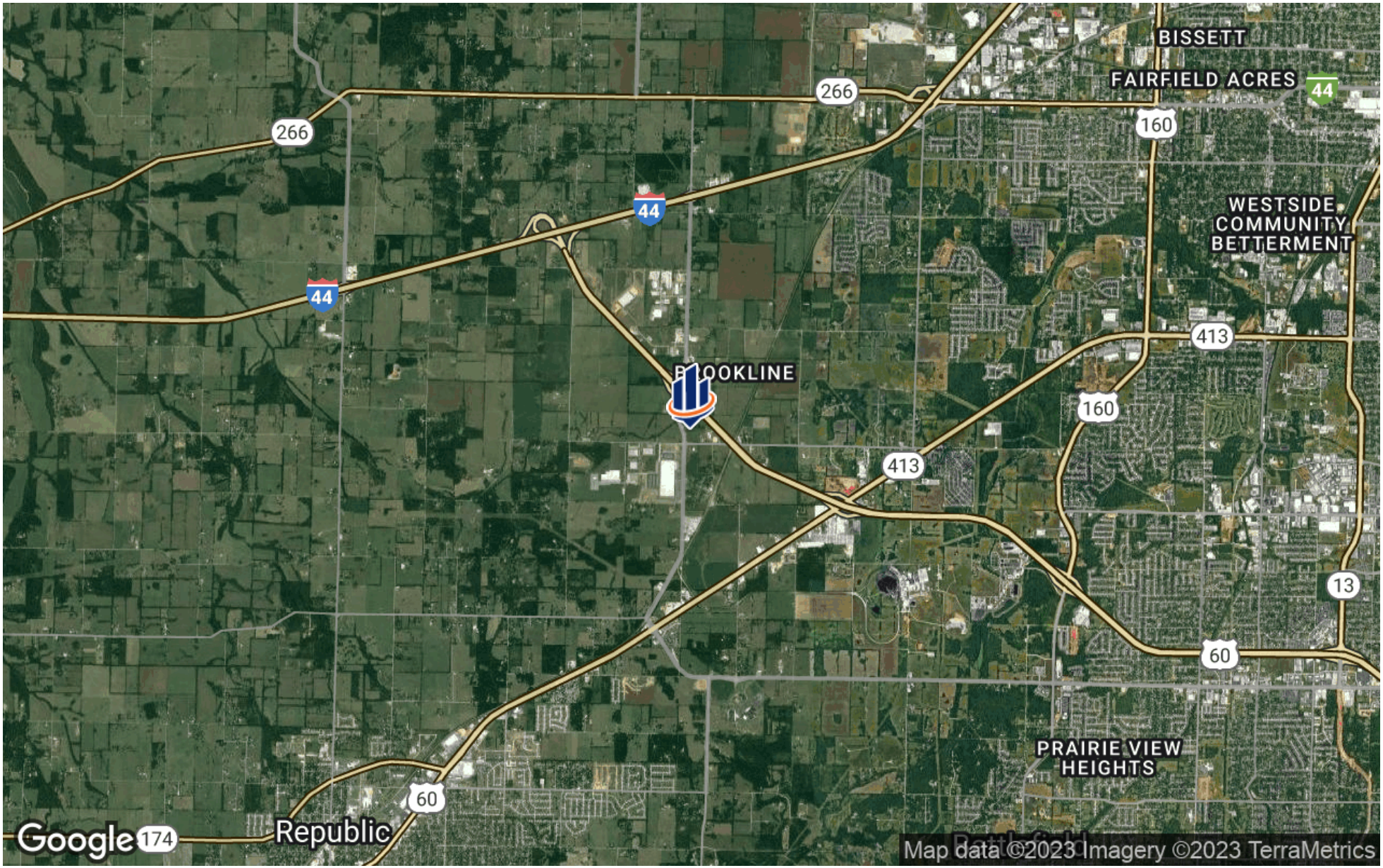

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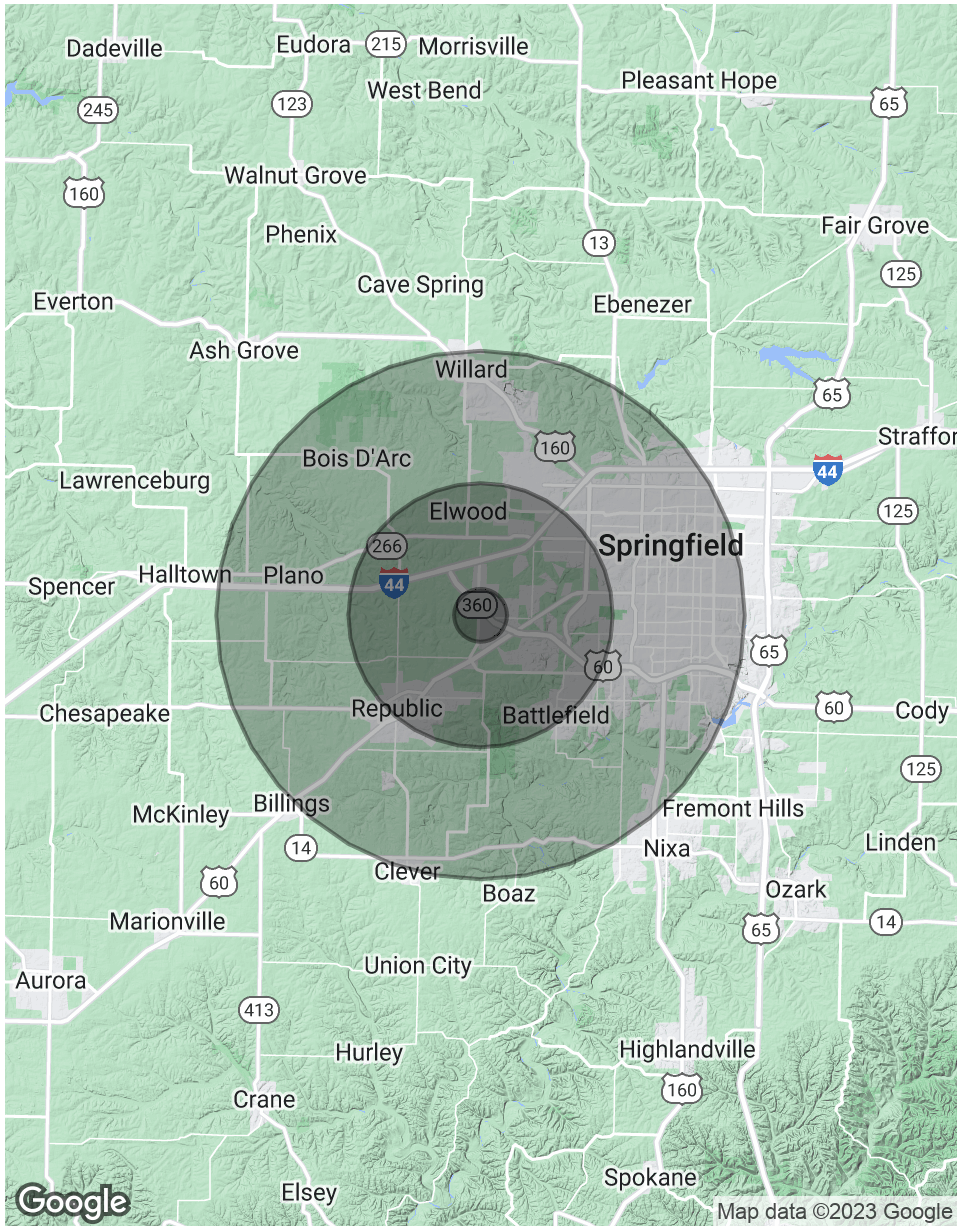
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	480	36,138	189,205
AVERAGE AGE	34.2	33.9	34.9
AVERAGE AGE (MALE)	35.0	33.4	33.9
AVERAGE AGE (FEMALE)	33.3	34.7	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	192	14,265	79,197
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	$57,449	$59,960	$50,359
AVERAGE HOUSE VALUE	$166,689	$144,793	$139,616

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



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Senior Advisor

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PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

MEMBERSHIPS

Springfield Board of Realtors
Missouri Association of Realtors
National Association of Realtors

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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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