



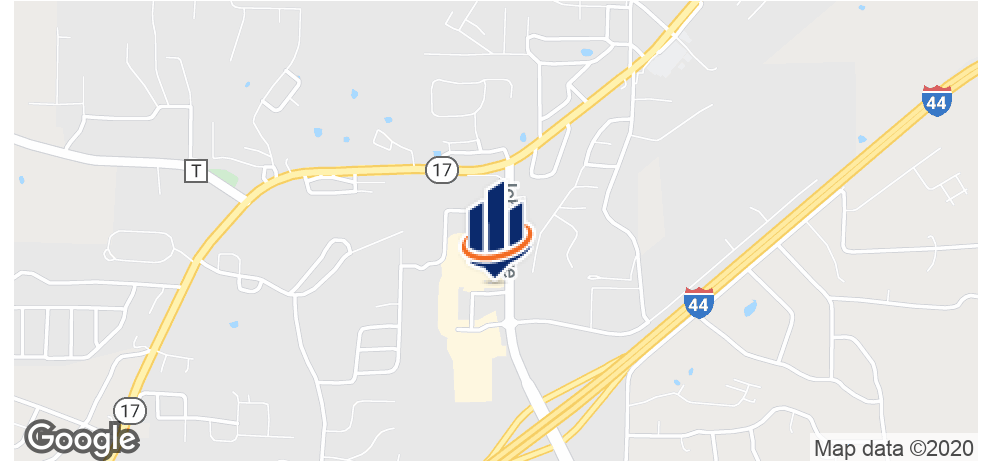
# RETAIL BUILDING FOR SALE OR LEASE

308 ICHORD RD  
WAYNESVILLE, MO 65583

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**Lee McLean III, CCIM**  
Senior Advisor  
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# Property Summary



## OFFERING SUMMARY

Available SF:	2,028 SF
Lease Rate:	\$14.00/SF
Lease Type:	NNN
Sale Price:	\$350,000
Lot Size:	0.75 Acres
Building Size:	2,028 SF
Real Estate Taxes:	\$3,649.91 [2017]
Zoning:	C-3
Market:	Waynesville
Cross Streets:	Ichord Rd and I-44

## PROPERTY OVERVIEW

Thank you for looking at the Gas Station/Convenience Store for sale or lease on 308 Ichord Rd in Waynesville, MO. This property has a strong location right off of I-44 and on out parcel to Price Cutter. This space is 2,028'. For Lease at \$14.00/SF/NNN. For Sale "As-Is" at \$350,000. Great location for c-store or other retailer only 0.3 miles from I-44. Zoned Commercial-3. Shown by appointment only.

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

## LOCATION OVERVIEW

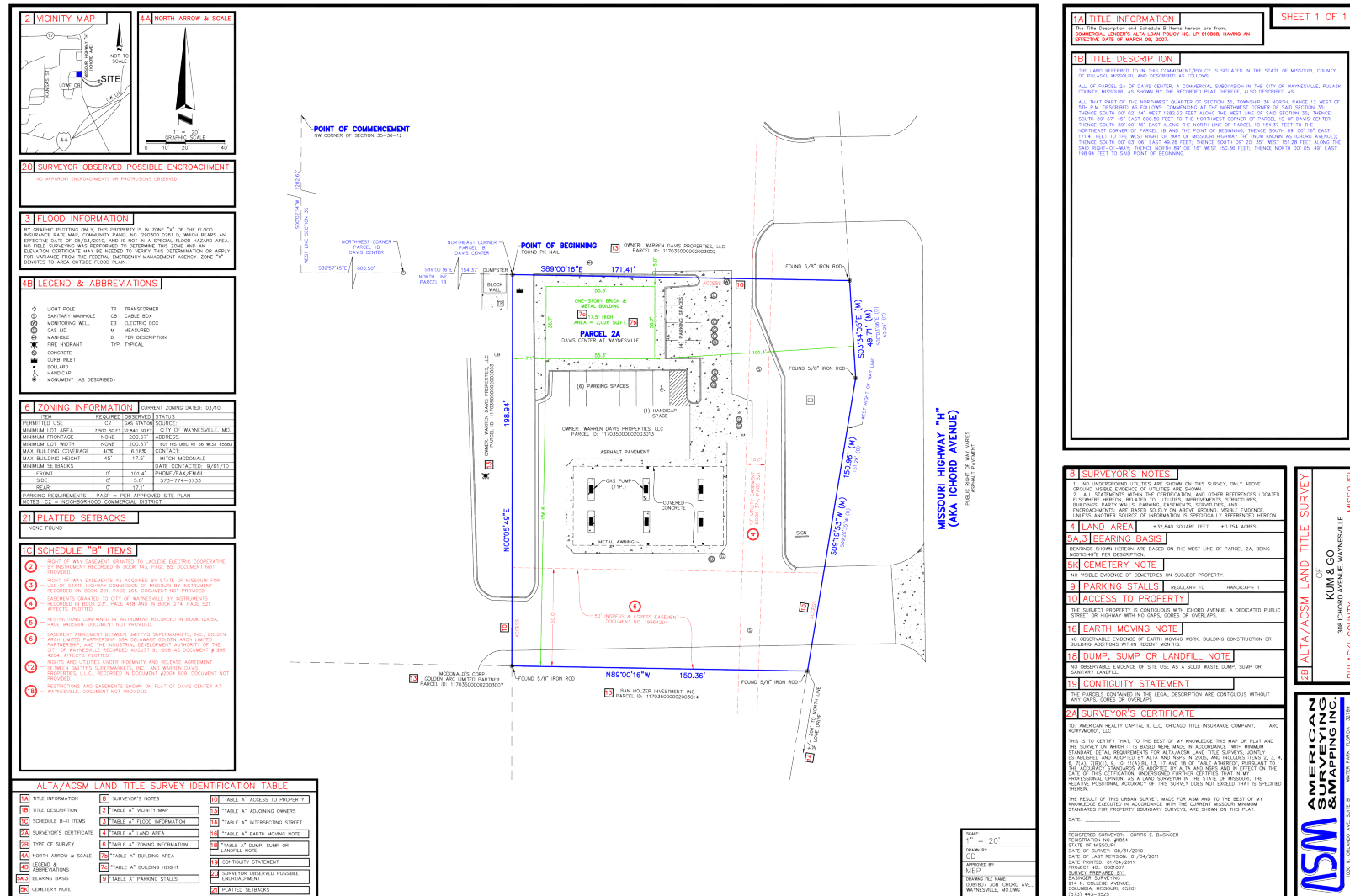
Neighboring businesses include Subway, Starbucks, McDonald's, Price Cutter, B&B Theaters, Burger King, Dollar General, Bank of Crocker and many other local and national companies.

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.



# Interior Photos





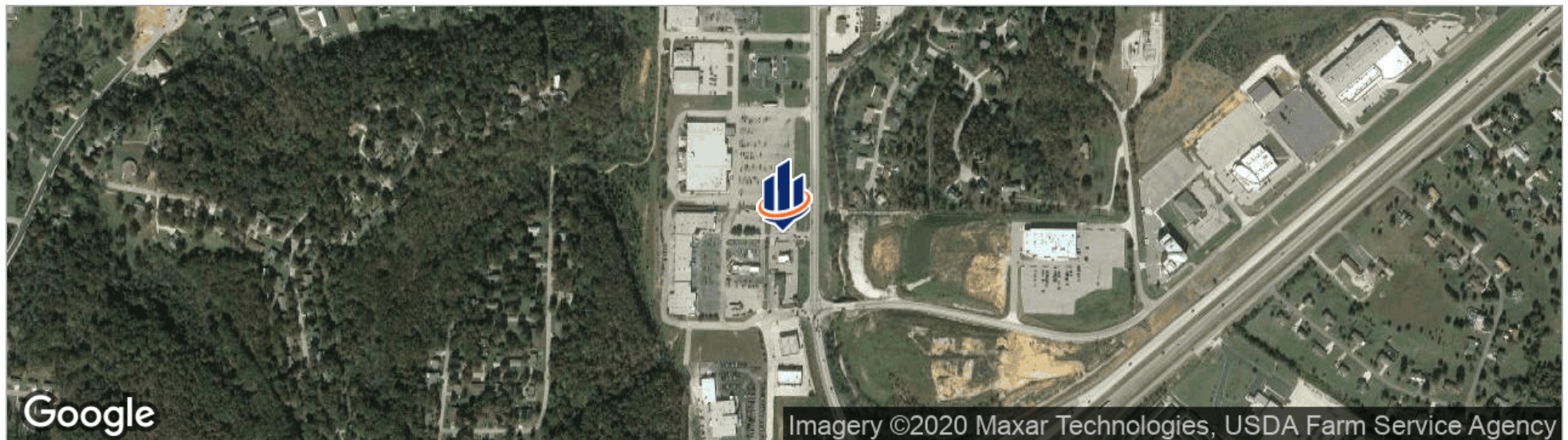
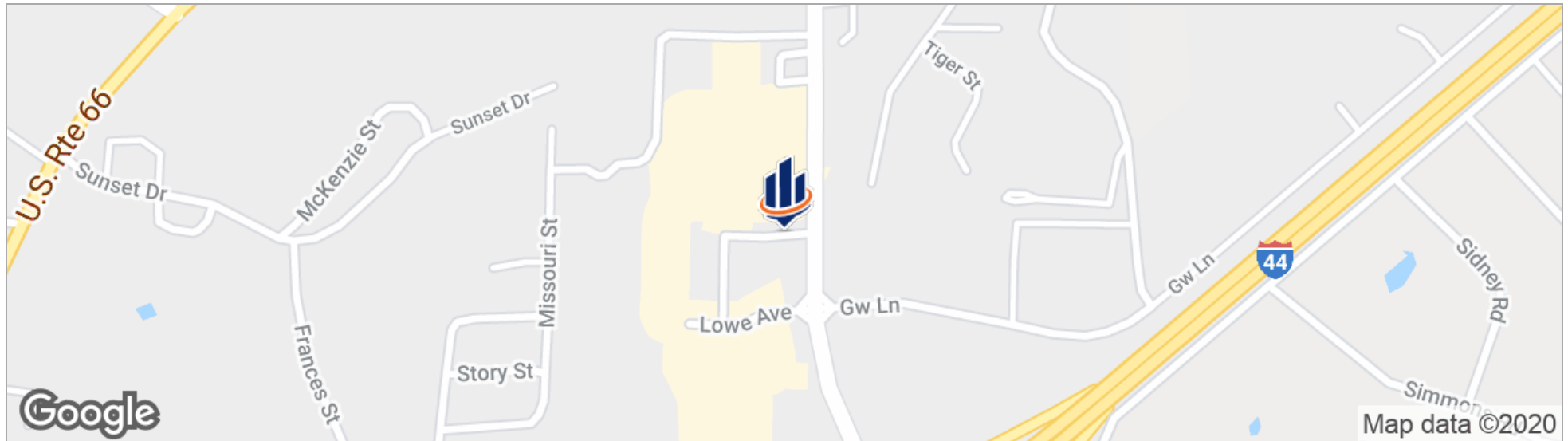


# Aerial Map



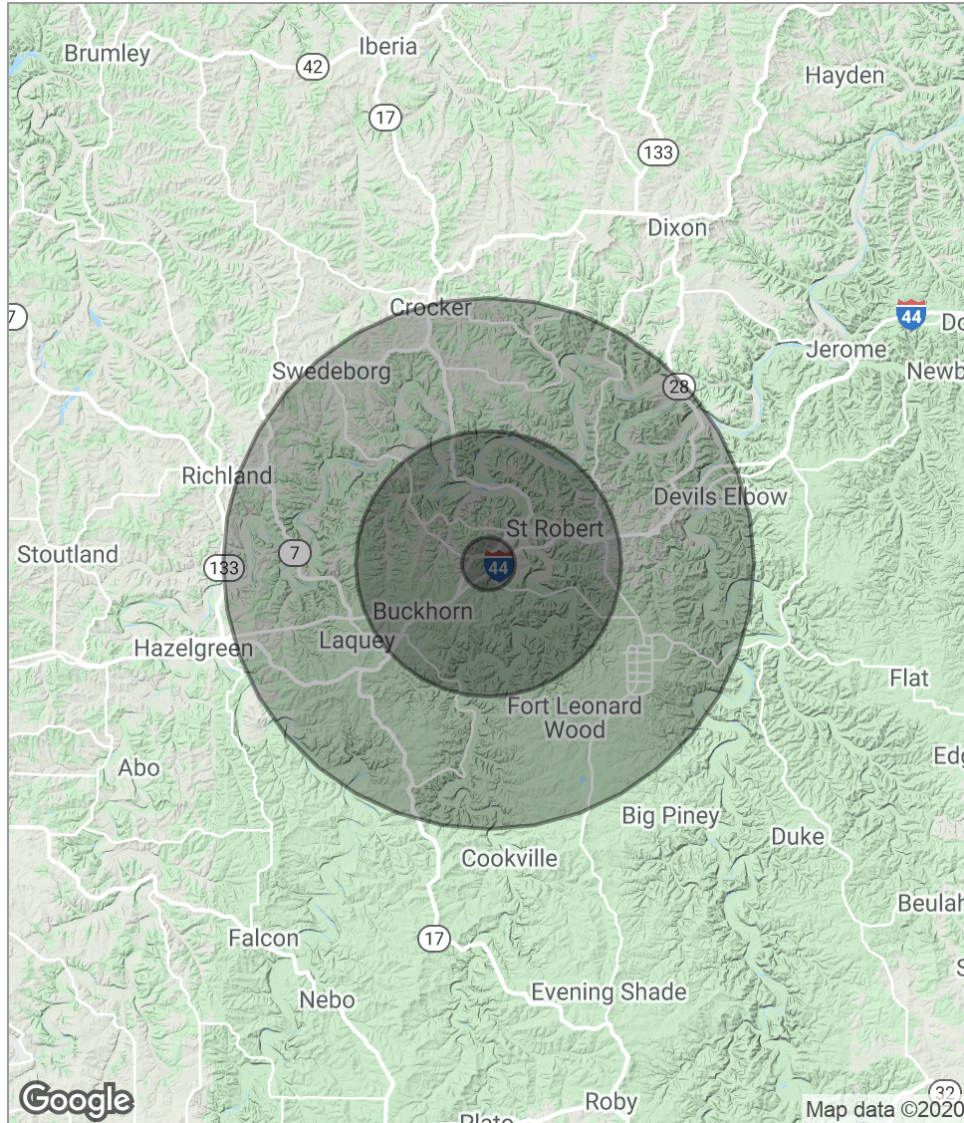


# Location Maps





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	601	14,068	44,059
Median age	33.4	32.1	29.2
Median age [Male]	32.4	31.1	28.4
Median age [Female]	34.8	33.5	29.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	233	5,192	13,185
# of persons per HH	2.6	2.7	3.3
Average HH income	\$56,507	\$55,753	\$52,167
Average house value		\$145,932	\$141,814

\* Demographic data derived from 2010 US Census

# Advisor Bio & Contact 1

## LEE MCLEAN III, CCIM

Senior Advisor



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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 [Previous]
- Optimist Club International [Past President, local chapter]





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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.