

1825 W Kearney St Pad Site



1825 W KEARNEY ST, SPRINGFIELD, MO 65803

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

1825 W Kearney St Pad Site



1825 W KEARNEY ST, SPRINGFIELD, MO 65803

EXECUTIVE SUMMARY

For Lease



PROPERTY OVERVIEW

Welcome to an exceptional retail opportunity in Springfield, Missouri, where a retail pad site with unparalleled visibility and high traffic counts awaits. Located just west of Kansas Expressway and in close proximity to I-44, this site offers an ideal location for businesses seeking the perfect combination of accessibility and visibility.

Owner/Agent

PROPERTY HIGHLIGHTS

- Close Proximity to Kearney St & Kansas Expy Intersection.
- Great visibility & Easy Access.
- Anchored by King Food Saver.
- Ample Parking.

PROPERTY SUMMARY

Available SF:	3,000 SF
Lease Rate:	Negotiable
Lot Size:	25,000 SF
Building Size:	3,000 SF
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	W Melville Rd

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

1825 W Kearney St Pad Site



1825 W KEARNEY ST, SPRINGFIELD, MO 65803

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	3,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1825 W Kearney St Pad Site	Available	3,000 SF	NNN	Negotiable	Pad-Site.

1825 W Kearney St Pad Site



1825 W KEARNEY ST, SPRINGFIELD, MO 65803

SITE PLAN



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com

JARED
Commercial & Management

The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

1825 W Kearney St Pad Site



1825 W KEARNEY ST, SPRINGFIELD, MO 65803

RETAILER MAP

For Lease



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

1825 W Kearney St Pad Site



1825 W KEARNEY ST, SPRINGFIELD, MO 65803

TRAFFIC COUNT MAP

For Lease



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

1825 W Kearney St Pad Site



1825 W KEARNEY ST, SPRINGFIELD, MO 65803

DEMOGRAPHICS MAP & REPORT

For Lease

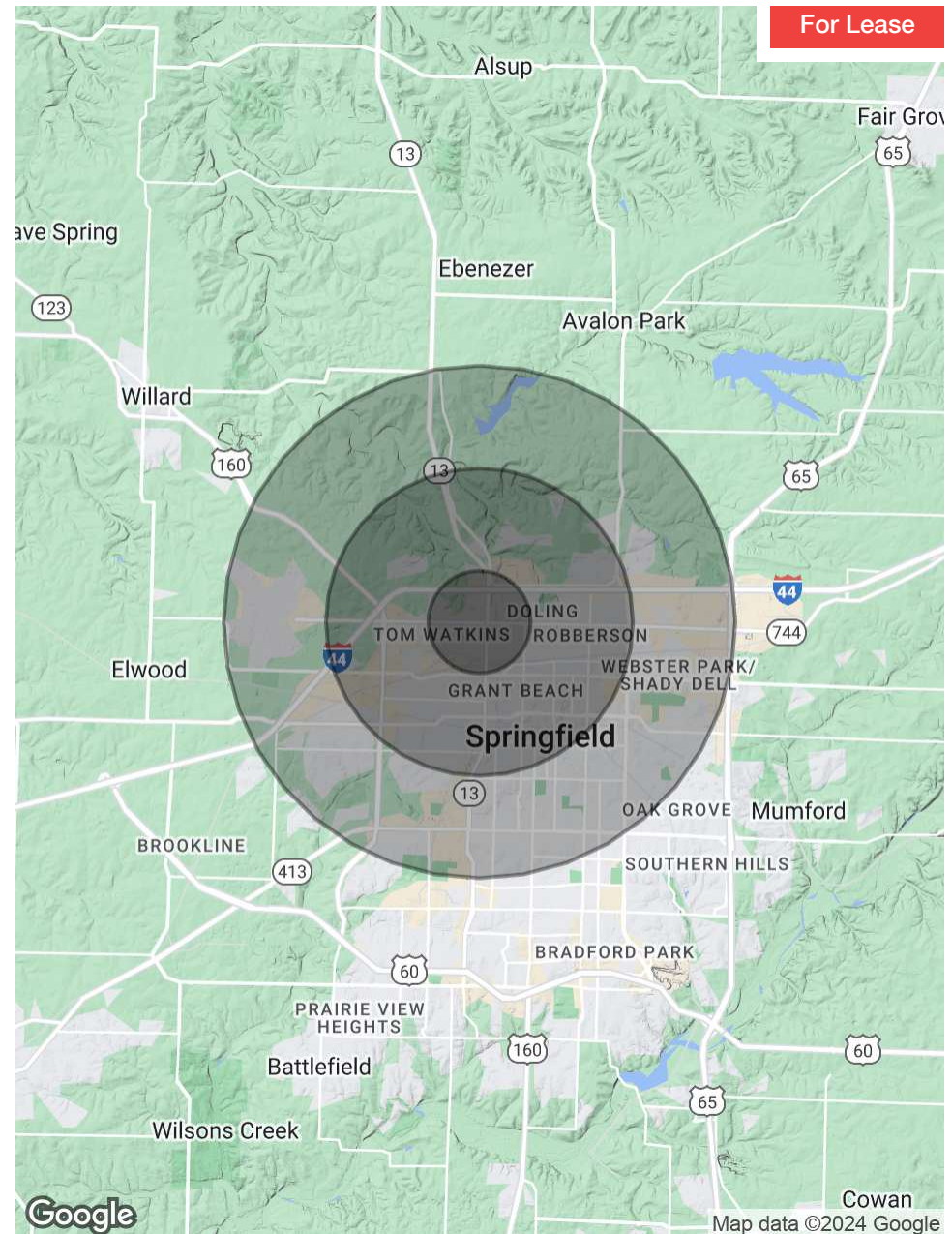
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,013	54,247	120,351
Average Age	37.2	34.0	32.4
Average Age (Male)	37.0	33.5	31.8
Average Age (Female)	38.4	35.0	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,570	22,499	49,480
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$35,596	\$35,678	\$39,287
Average House Value	\$86,683	\$101,463	\$117,820

* Demographic data derived from 2020 ACS - US Census



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

1825 W Kearney St Pad Site



1825 W KEARNEY ST, SPRINGFIELD, MO 65803

ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | **Cell:** 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

JARED COMMERCIAL
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

1825 W Kearney St Pad Site



1825 W KEARNEY ST, SPRINGFIELD, MO 65803

ADVISOR BIO

For Lease



CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | **Cell:** 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

JARED COMMERCIAL

2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.