

1825 W Kearney St Pad Site

1825 W KEARNEY ST, SPRINGFIELD, MO 65803

COVER PAGE

For Lease



For more information please contact:

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Senior Broker

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Curtis Jared

President & CEO

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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.

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EXECUTIVE SUMMARY

For Lease



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

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.

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LEASE SPACES



For Lease

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.

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SITE PLAN

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RETAILER MAP

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TRAFFIC COUNT MAP

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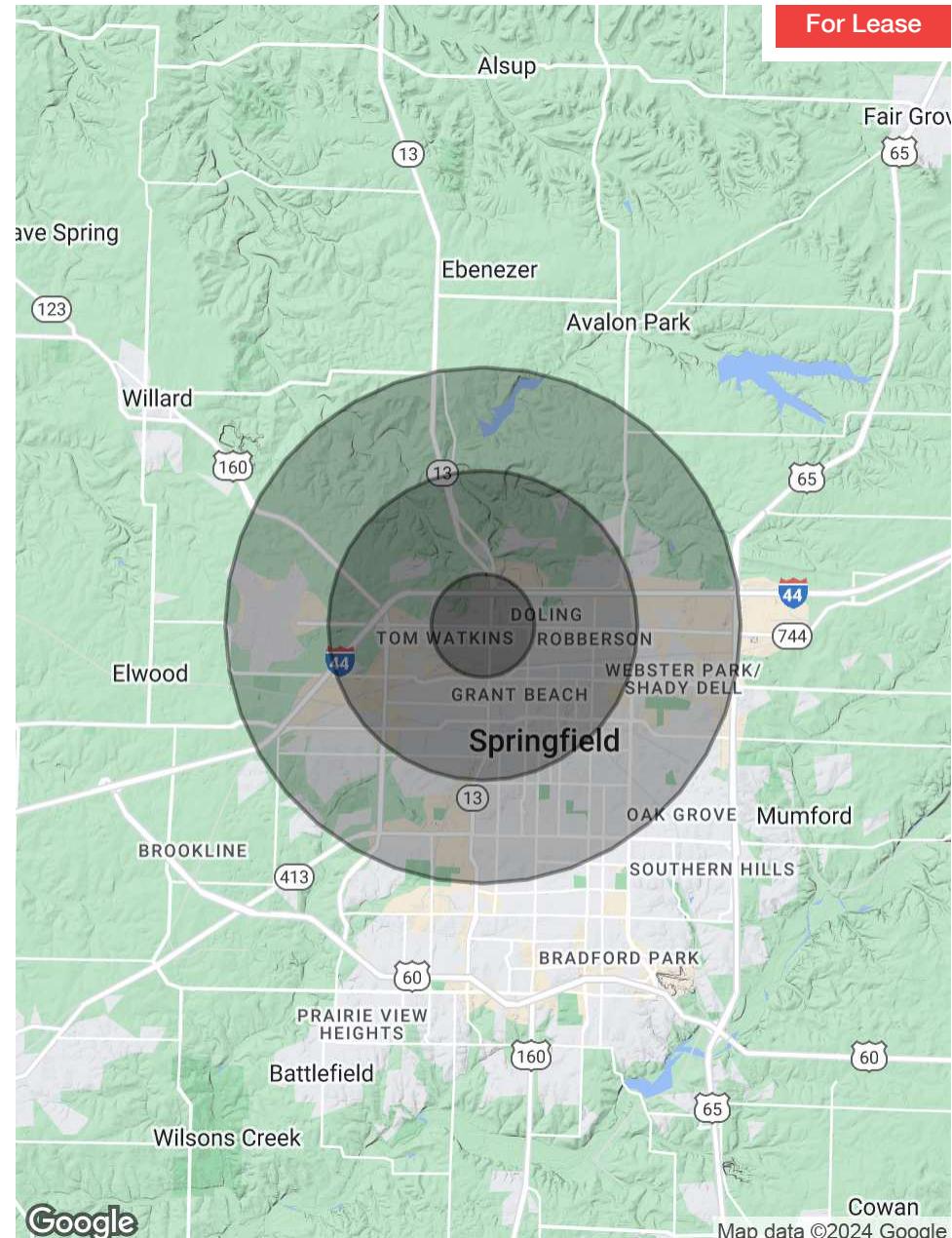


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DEMOGRAPHICS MAP & REPORT

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



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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.

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CURTIS JARED

President & CEO

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MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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