

LEASE

1607 W Kearney St

1607 W KEARNEY ST

Springfield, MO 65803

PRESENTED BY:

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Town & Country Shopping Center



**HARBOR
FREIGHT**



KANSAS EXPRESSWAY

Building
Razed



KEARNEY ST



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$36,000 per year (Ground)
LOT SIZE:	0.29 Acres
2025 RE TAXES:	\$5,532.41
APN:	88-1303401058
LOCATION:	Kansas Exy & Kearney St
2025 AAWDT TRAFFIC COUNTS:	Kansas - 15,874 Kearney - 17,106

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PROPERTY OVERVIEW

Ground lease opportunity consisting of approximately 0.29 acres available for \$36,000 per year. The site offers a compact, high-visibility pad position suited for a range of small-format commercial or service uses. **Prior building on site has been razed.**

PROPERTY HIGHLIGHTS

- Located in the North Springfield Hobby Lobby parking lot.
- Corner position at Kansas Expressway and Kearney Street.
- Strong visibility along established commercial corridors.
- General commercial zoning.

RETAILER MAP



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LOCATION MAP & TRAFFIC COUNTS



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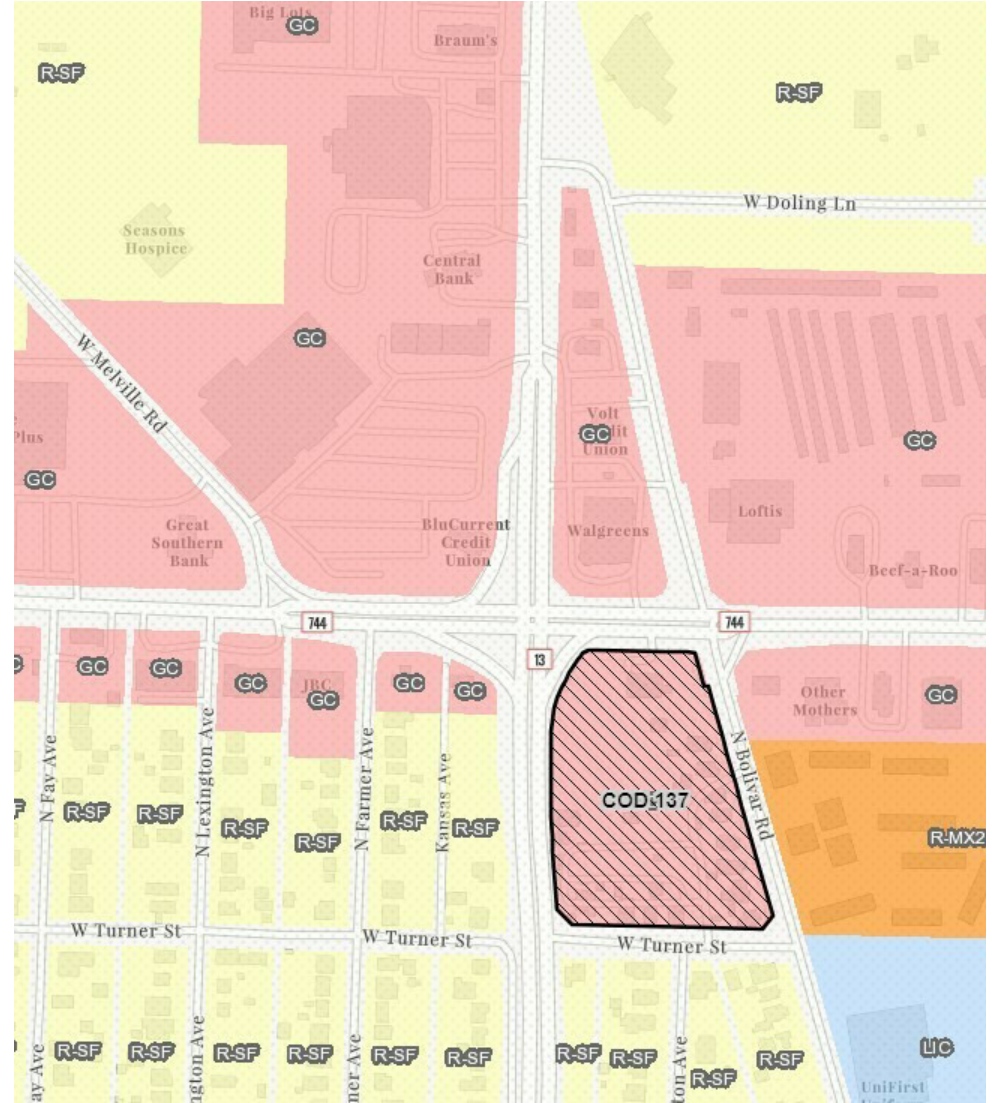
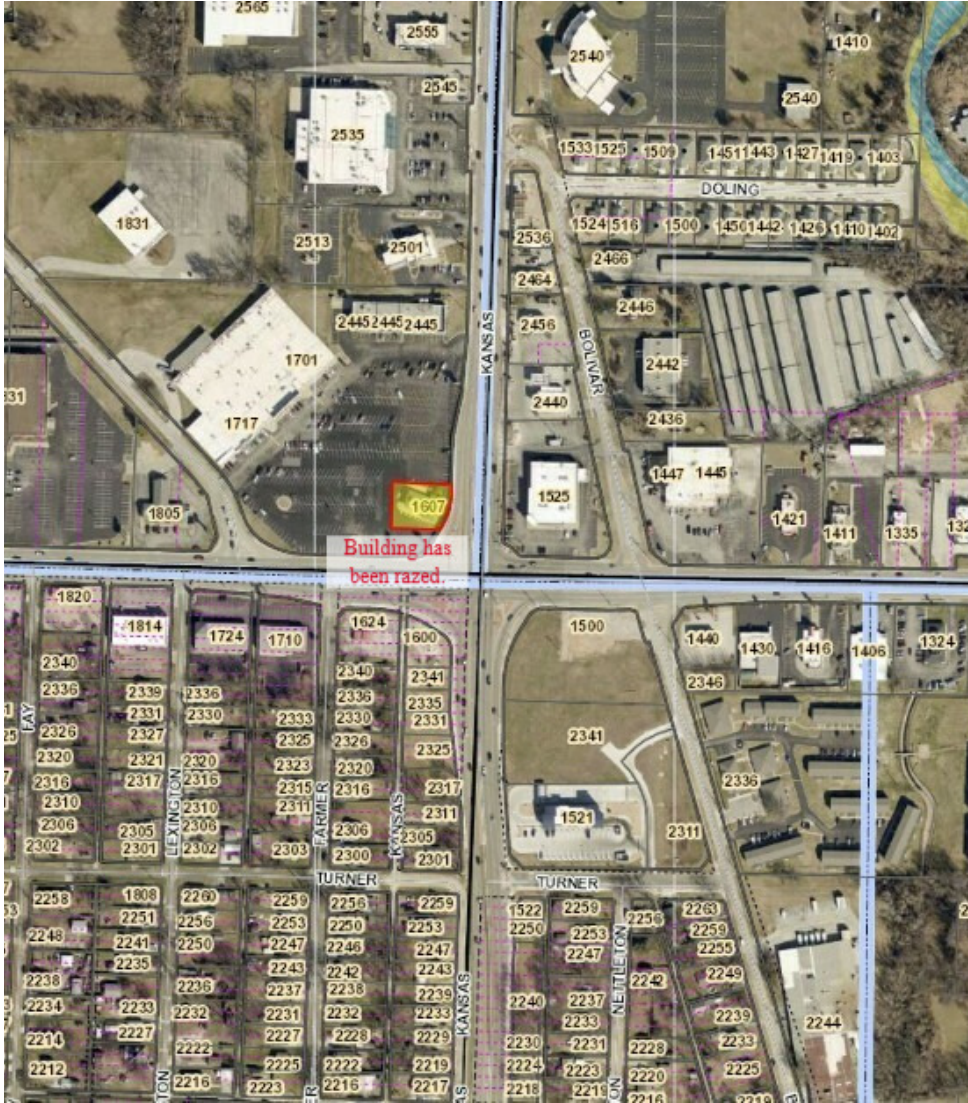
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,096	57,346	117,881
AVERAGE AGE	36.1	33.4	34.2
AVERAGE AGE (MALE)	33.5	31.3	32.8
AVERAGE AGE (FEMALE)	39.7	35.1	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,433	24,047	51,509
# OF PERSONS PER HH	2.1	2.4	2.3
AVERAGE HH INCOME	\$47,161	\$50,713	\$57,794
AVERAGE HOUSE VALUE	\$104,818	\$130,150	\$150,702

2023 American Community Survey (ACS)



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ADVISOR BIO



JEFF CHILDS, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, is a senior advisor with SVN/Rankin Company, specializing in the sale and leasing of office, industrial, and retail properties throughout Springfield and Southwest Missouri. With over 30 years of experience in commercial real estate, Jeff has built a reputation as a trusted advisor who consistently ranks among the top SVN advisors nationally.

Over the years, Jeff has represented a wide range of clients, from national corporations to local business owners and investors. His expertise extends beyond transactions, he has personally developed and advised on industrial, office, and retail properties, giving him a unique perspective on the full life cycle of commercial real estate.

As a committed professional, Jeff is an active member of the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM), and local and national real estate associations. He combines deep market knowledge with a client-first approach to help property owners and investors maximize value and achieve their goals.

Jeff is also deeply invested in the Springfield community. He currently serves on the OTC Foundation Board, has held leadership roles including 2019 Springfield Area Chamber of Commerce Chairman, and has contributed to boards such as City Utilities of Springfield and the Springfield Convention & Visitors Bureau. His expertise has been sought on panels for the Springfield Chamber of Commerce Economic Development Conference and as a guest speaker for "Good Morning, Springfield!" He has also been recognized by the Springfield Business Journal with the 40 Under 40 award for outstanding professional and community service.

Whether advising clients on property sales, leases, or development projects, Jeff combines professionalism, integrity, and a deep understanding of the Springfield market. He is passionate about helping clients navigate complex real estate decisions while giving back to the community that has supported him throughout his career.

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EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR) / Certified Commercial Investment Member (CCIM) / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / 2019 Chairman for Springfield Chamber of Commerce / Former Board Member Springfield Convention & Visitors Bureau, Inc / Local Issues Public Policy Task Force - Past Chairman / Development Issues Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase 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 Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser 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 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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