

FOR LEASE

1251 E KINGSLEY ST
SPRINGFIELD, MO 65804



NATIONAL AVE & HWY 60 PAD SITE



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SPRINGFIELD, MO 65804



PROPERTY DESCRIPTION

Discover the perfect location for your business at E Kingsley St in Springfield, MO. This prime property offers exceptional highway visibility and easy access, making it an ideal choice for businesses looking to maximize exposure. Situated off National Ave and Kingsley St, this pad site ready property is perfectly positioned for success. Its close proximity to Cox Hospital provides a steady stream of potential customers. Don't miss this opportunity to secure a strategic location for your business in this thriving area.

PROPERTY HIGHLIGHTS

- Highway Visibility.
- Great Visibility & Easy Access.
- Located off National Ave & Kingsley St.
- Pad Site Ready.
- Close Proximity to Cox Hospital.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.28 Acres
Lot Size:	1.28 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,744	30,507	72,671
Total Population	6,710	61,140	156,226
Average HH Income	\$72,283	\$82,107	\$82,159

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



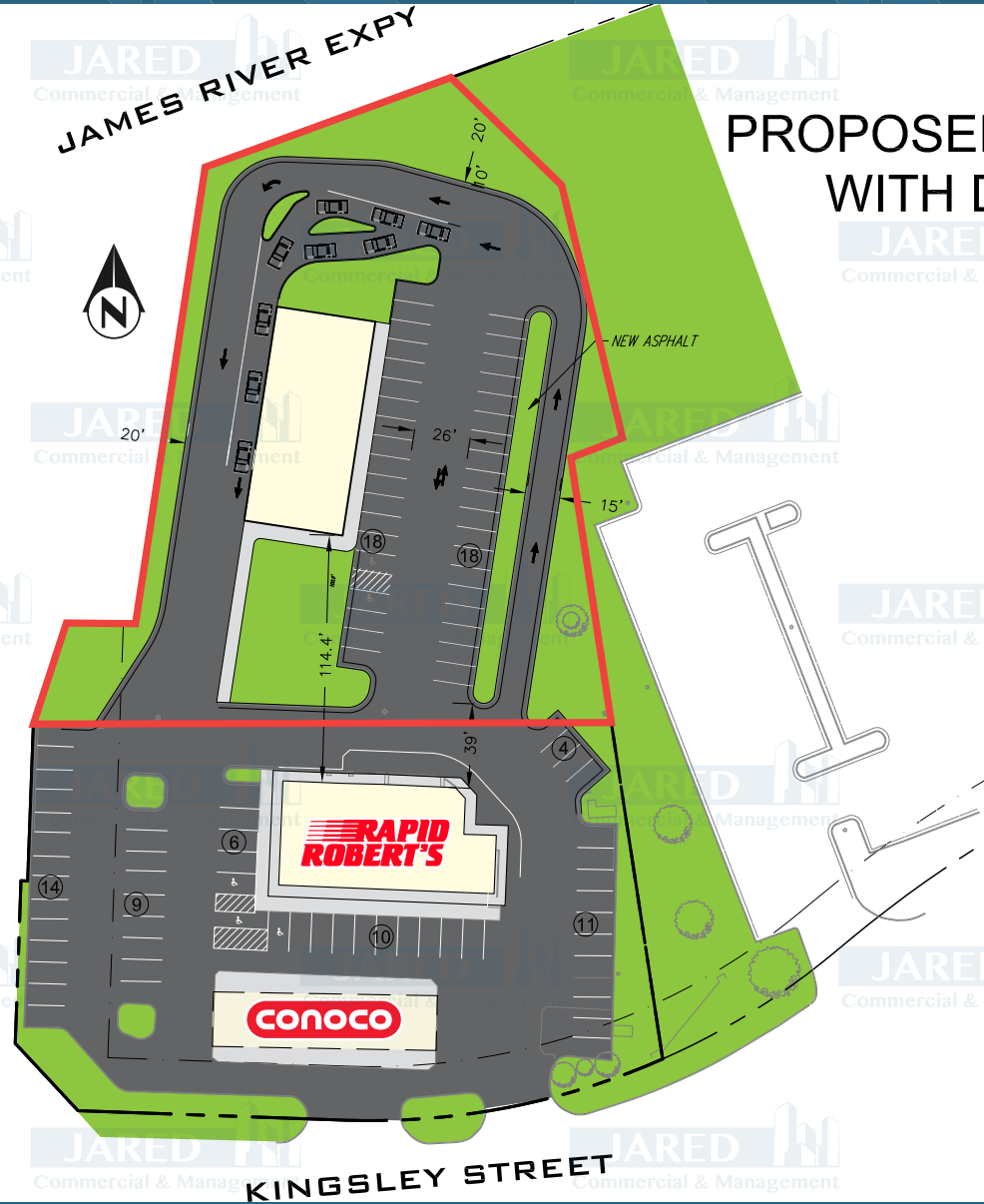
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SITE PLAN

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PROPOSED RESTAURANT WITH DRIVE-THRU

PROPOSED SITE PLAN

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ADDITIONAL PHOTOS

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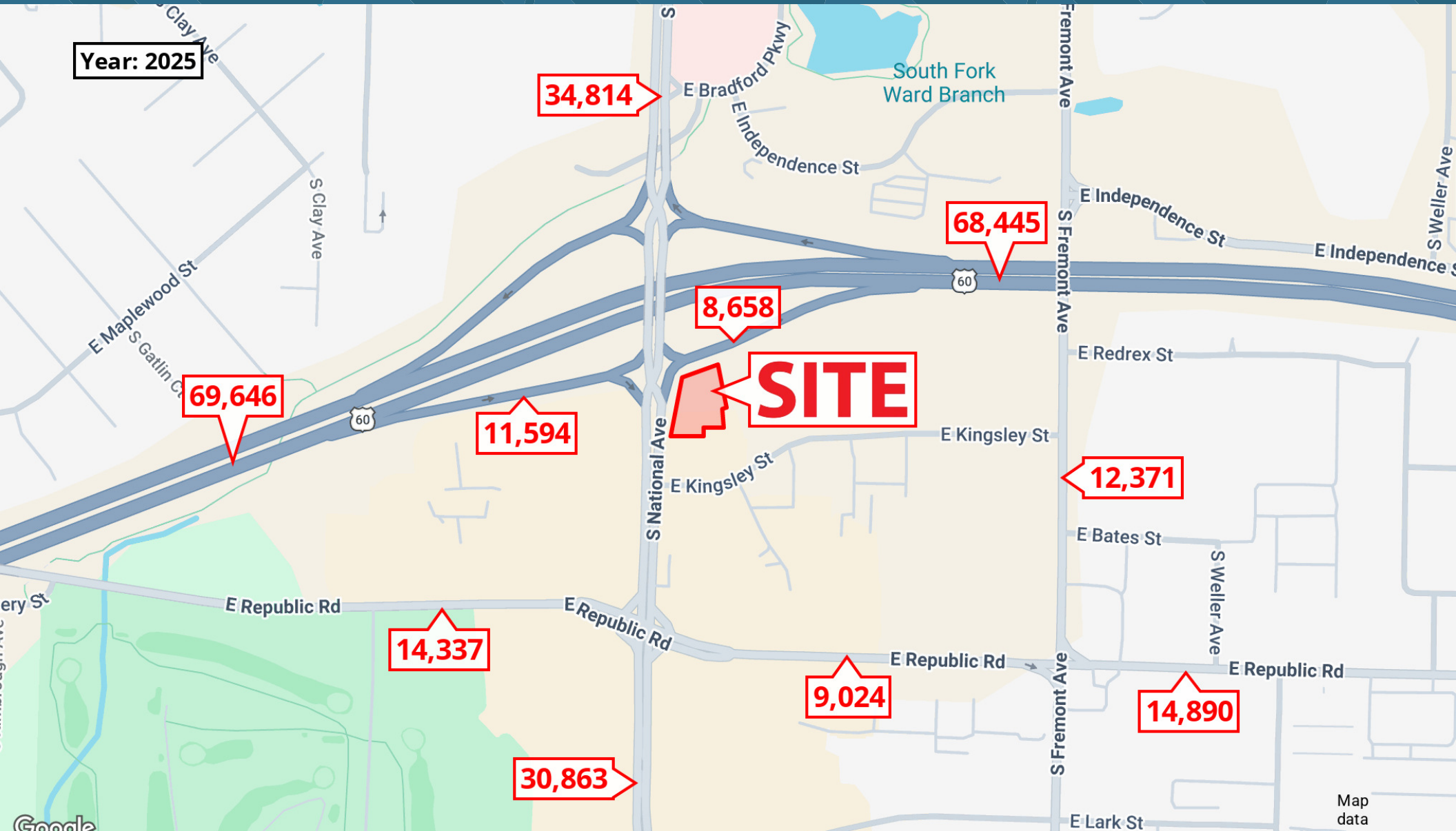
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RETAILER MAP

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TRAFFIC COUNT MAP

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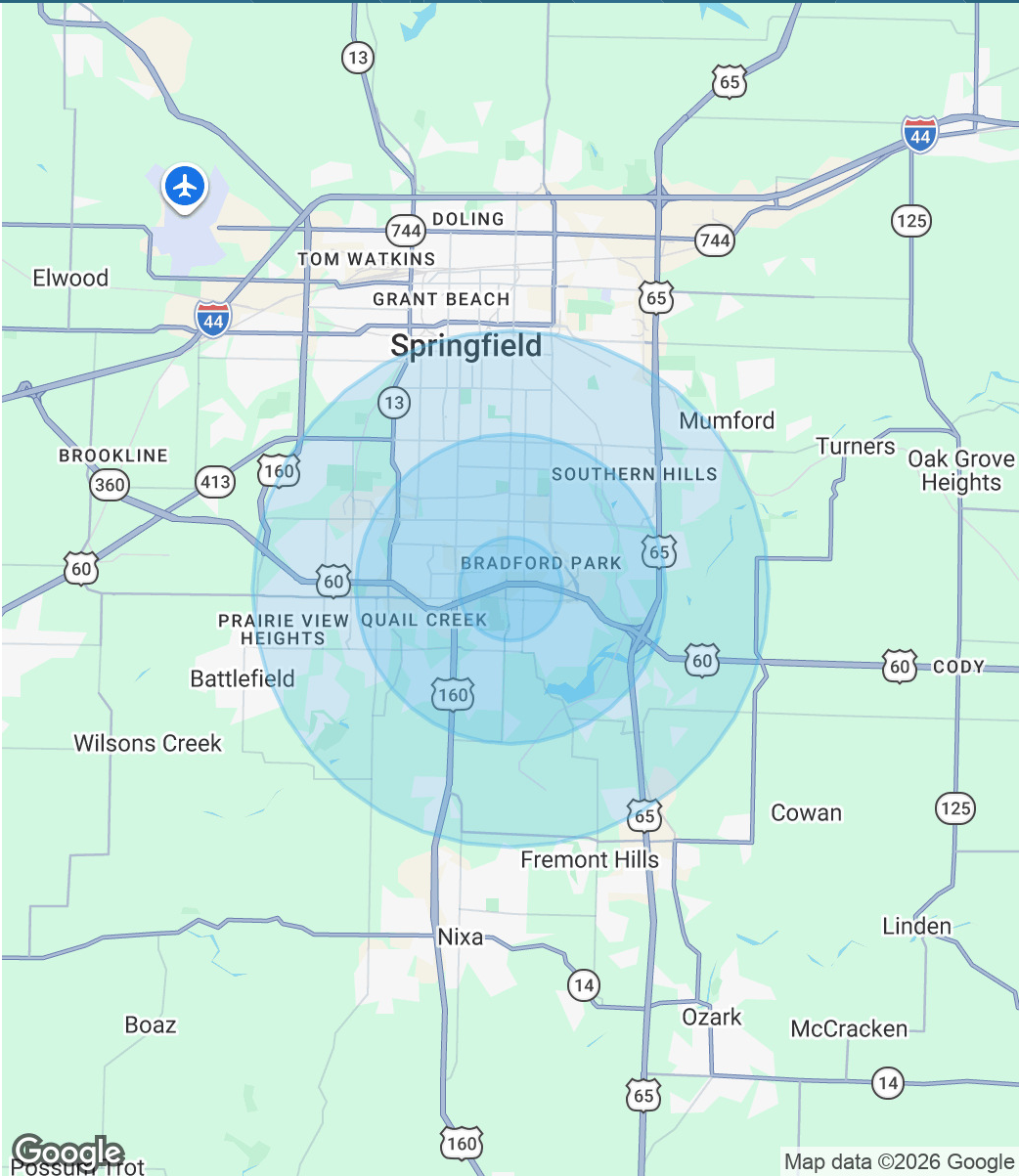
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,710	61,140	156,226
Average Age	48.4	42.2	39.0
Average Age (Male)	45.2	39.9	37.9
Average Age (Female)	51.4	44.2	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,744	30,507	72,671
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$72,283	\$82,107	\$82,159
Average House Value	\$229,245	\$249,411	\$245,430

2023 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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