

**COMMERCIAL BLDG FOR SALE OR FOR LEASE... 1430 W. KEARNEY SPRINGFIELD, MO
MULTI-USE BUILDING... RETAIL/WAREHOUSE**

Located on Highly Visible Commercial Corridor U. S . 66...+/-31,000 Vehicles Per Day... Near I-44 & HWY-13



FOR INFORMATION CONTACT REECE COMMERCIAL...

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DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.

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PROPERTY HIGHLIGHTS

Land Size	0.46 acres/20,027.60 SF
Total Building:	6,065 square feet
Showroom/Retail	2,025
Warehouse:	2,760
Backroom	1,280
Zoning:	Highway Commercial (HC)
Estimated RE Taxes:	\$6,573
Traffic Count;	+/-34,168 vehicles per day
Utilities:	All available
HVAC::	Central electric & gas
Overhead Door::	one... 14 x 10
Warehouse Ceiling:	18' eve height
Parking:	Private lot
Signage	Lite pole sign



Purchase Price: \$765,000

Base Rent: \$9.25 SF NNN... \$4,675.00 monthly (est. NNN \$3.50 SF)

PROPERTY OVERVIEW

For sale or lease.... 6,000+/- square foot multi-use building on the rapidly rejuvenating West Kearney/North Kansas Expressway commercial corridors. The property floorplan includes up to 4,000 square feet of retail and an additional 2000 square feet of warehouse. The retail space has a glass show-windows in the front, parking at the front door. and excellent visibility with +/-34,00 vehicles per day. The Warehouse is red iron framed , has an 18' eve height and a loading dock with one 14' x 9' overhead door. The property is one block off Kansas Expressway, a signalized corner and another major commercial corridor. Located a few blocks from Interstate-44 and HWY US 13 exits. Surrounded by major fast-food restaurants and national realtors.

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JUST OFF KEARNEY/KANSAS EXPRESSWAY INTERSECTION...
+/-34,000 VPD... NEAR INTERSTATE- I-44 & US HWY 13 RAMPS



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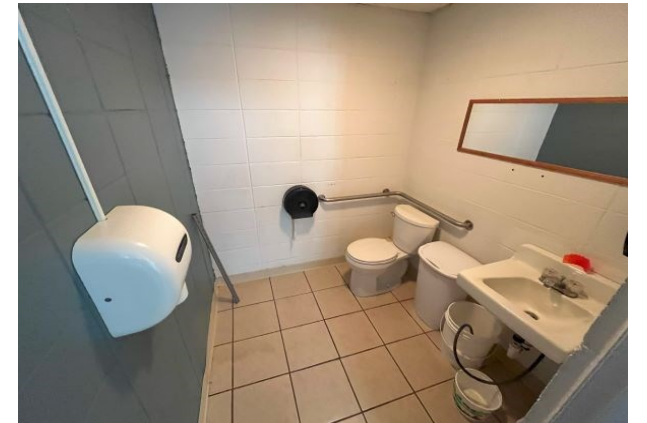
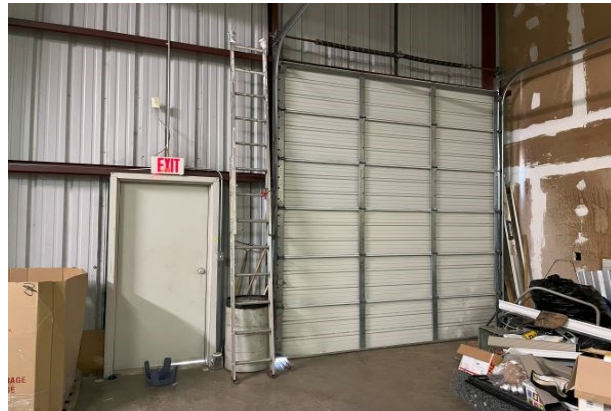
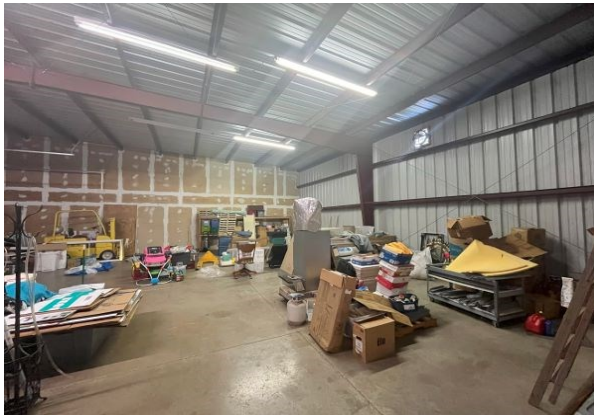
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	7,649		61,338		125,119	
2023 Estimate	7,498		59,823		121,803	
2010 Census	7,193		55,586		111,871	
Growth 2023 - 2028	2.01%		2.53%		2.72%	
Growth 2010 - 2023	4.24%		7.62%		8.88%	
2023 Population by Hispanic Origin	317		3,305		6,719	
2023 Population	7,498		59,823		121,803	
White	6,477	86.38%	51,162	85.52%	105,183	86.36%
Black	475	6.34%	3,992	6.67%	7,203	5.91%
Am. Indian & Alaskan	78	1.04%	678	1.13%	1,309	1.07%
Asian	57	0.76%	1,002	1.67%	2,805	2.30%
Hawaiian & Pacific Island	10	0.13%	139	0.23%	266	0.22%
Other	401	5.35%	2,850	4.76%	5,036	4.13%
U.S. Armed Forces	0		0		15	
Households						
2028 Projection	3,220		25,021		52,201	
2023 Estimate	3,157		24,344		50,708	
2010 Census	3,045		22,410		46,202	
Growth 2023 - 2028	2.00%		2.78%		2.94%	
Growth 2010 - 2023	3.68%		8.63%		9.75%	
Owner Occupied	1,710	54.17%	11,280	46.34%	24,082	47.49%
Renter Occupied	1,447	45.83%	13,063	53.66%	26,626	52.51%
2023 Households by HH Income	3,156		24,344		50,705	
Income: <\$25,000	1,276	40.43%	10,342	42.48%	18,377	36.24%
Income: \$25,000 - \$50,000	978	30.99%	7,344	30.17%	15,102	29.78%
Income: \$50,000 - \$75,000	510	16.16%	3,667	15.06%	8,854	17.46%
Income: \$75,000 - \$100,000	245	7.76%	1,537	6.31%	3,864	7.62%
Income: \$100,000 - \$125,000	92	2.92%	813	3.34%	2,063	4.07%
Income: \$125,000 - \$150,000	45	1.43%	294	1.21%	1,298	2.56%
Income: \$150,000 - \$200,000	2	0.06%	241	0.99%	764	1.51%
Income: \$200,000+	8	0.25%	106	0.44%	383	0.76%
2023 Avg Household Income	\$39,448		\$39,785		\$46,156	
2023 Med Household Income	\$32,085		\$29,342		\$34,831	



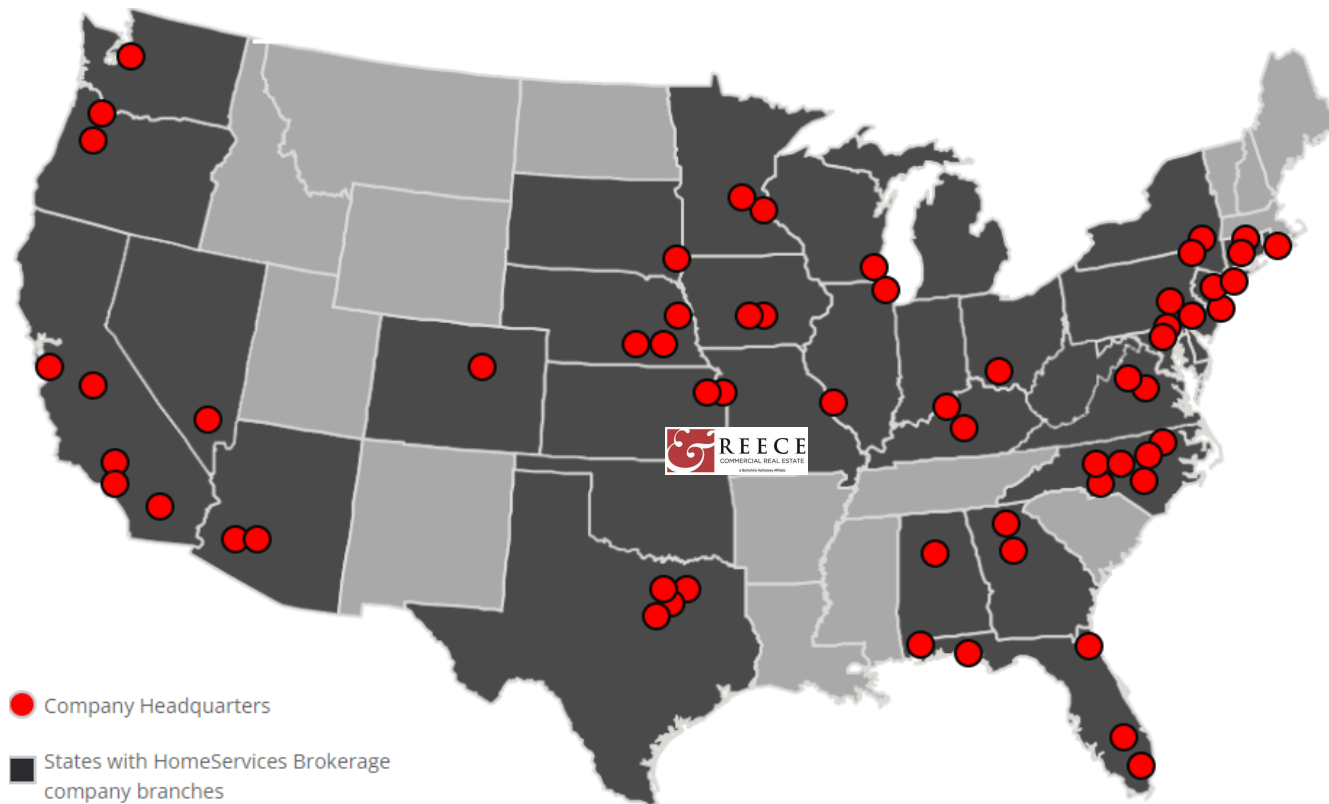
REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

Local leadership. National footprint.

Our global reach and our national affiliation with Berkshire Hathaway, combined with our local/regional knowledge of the market will connect you with active buyers, sellers, tenants and Landlords



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