

Super Center Plaza



2725 N KANSAS EXPY, 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@jaredenterprises.com

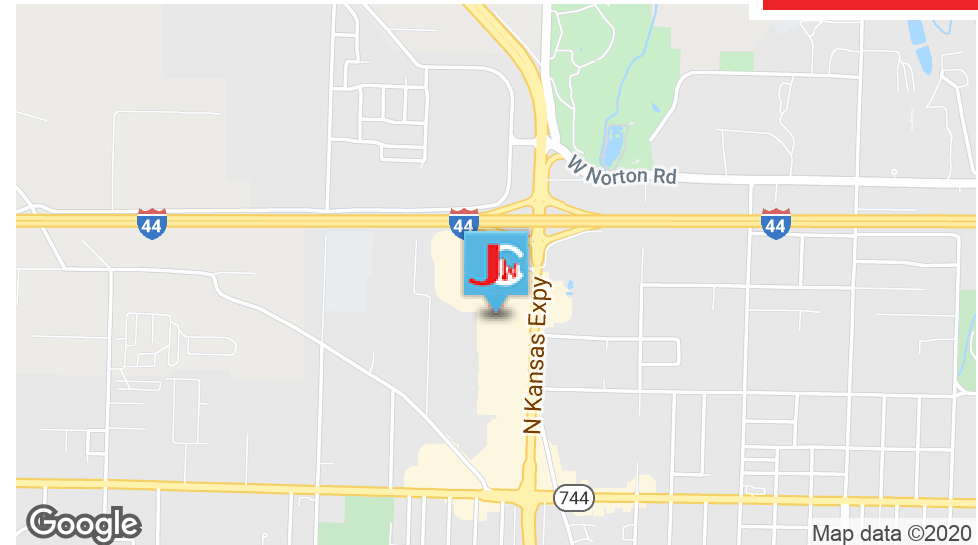
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EXECUTIVE SUMMARY

For Lease



OFFERING SUMMARY

Lease Rate:	\$12.00 - 25.00 SF/yr (NNN)
Building Size:	27,053 SF
Available SF:	1,916 - 5,800 SF
Lot Size:	2.51 Acres
Year Built:	2005
Zoning:	Commercial
Market:	Springfield, MO

PROPERTY OVERVIEW

Super Center Plaza is a retail strip center located next to the Walmart Super Center. Property has high traffic counts on Kansas Expressway & is in close proximity to I-44. With a signalized intersection in front of the property, access is simple and visibility is great at the 3-way stop leading to Walmart and Super Center Plaza.

Owner/Agent

PROPERTY HIGHLIGHTS

- Close proximity to I-44.
- Anchored by Walmart Super Center
- High traffic counts.
- Easy Access.
- Signalized Intersection.

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AVAILABLE SPACES

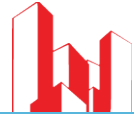
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LEASE TYPE	NNN - \$3.50
TOTAL SPACE	1,916 - 5,800 SF
LEASE TERM	60 months
LEASE RATE	\$12.00 - \$25.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
120	Available	1,916 SF	NNN	\$12.00 SF/yr	
128	Available	1,916 SF	NNN	\$12.00 SF/yr	
100	Available	2,563 SF	NNN	\$25.00 SF/yr	
124	Available	5,800 SF	NNN	\$15.00 SF/yr	

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SITE PLAN

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

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RETAILER MAP

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Google

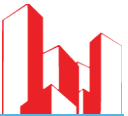
Map data © 2020 Imagery © 2020, Maxar Technologies, USDA Farm Service Agency

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TRAFFIC COUNT MAP



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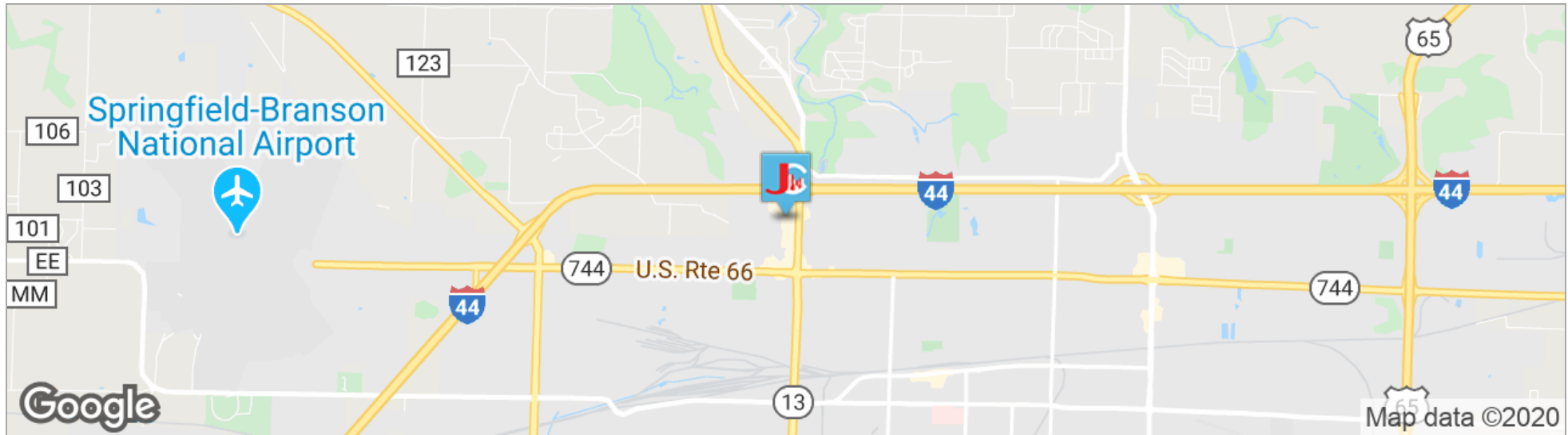
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LOCATION MAPS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,835	47,612	113,185
MEDIAN AGE	38.2	34.7	32.2
MEDIAN AGE (MALE)	38.5	34.3	31.6
MEDIAN AGE (FEMALE)	39.0	35.6	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,047	19,627	46,046
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$38,278	\$37,096	\$38,363
AVERAGE HOUSE VALUE	\$96,524	\$104,310	\$115,357

PROPERTY HIGHLIGHTS

- Close proximity to I-44.
- Anchored by Walmart Super Center
- High traffic counts.
- Easy Access.
- Signalized Intersection.

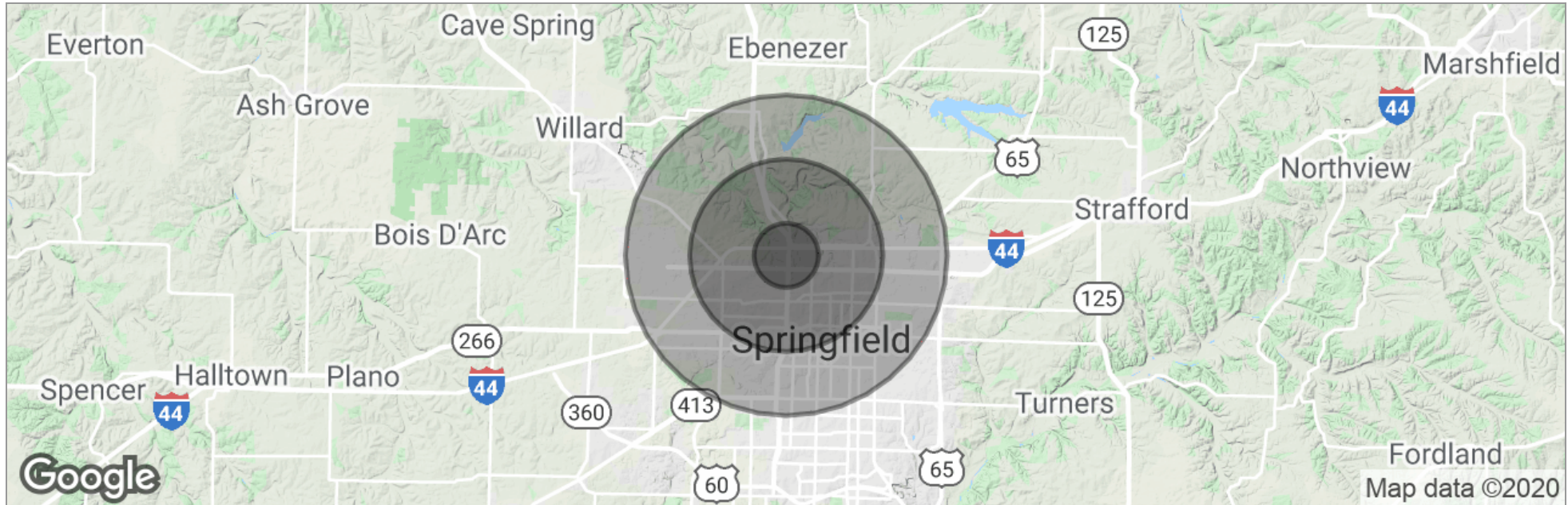
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DEMOGRAPHICS MAP

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	1 Mile	3 Miles	5 Miles
Total Population	4,835	47,612	113,185
Population Density	1,539	1,684	1,441
Median Age	38.2	34.7	32.2
Median Age (Male)	38.5	34.3	31.6
Median Age (Female)	39.0	35.6	33.1
Total Households	2,047	19,627	46,046
# of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$38,278	\$37,096	\$38,363
Average House Value	\$96,524	\$104,310	\$115,357

* Demographic data derived from 2010 US Census

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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



For Lease



CURTIS JARED

President & CEO

cjared@jaredenterprises.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

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