

Town & Country Shopping Center



2601-2721 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

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



Town & Country Shopping Center



2601-2721 N KANSAS EXPY, SPRINGFIELD, MO 65803

EXECUTIVE SUMMARY

For Lease



PROPERTY SUMMARY

Available SF:	1,000 - 3,490 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	10.1 Acres
Building Size:	94,007 SF
Year Built:	1978
Renovated:	2006
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	W Livingston St

PROPERTY OVERVIEW

Retail Center with great visibility from Kansas Expy. Shadow anchored by Big Lots! & Walmart Super Center.

Owner/Agent

PROPERTY HIGHLIGHTS

- Close proximity to I-44.
- Shadow anchored by Big Lots! & Walmart Super Center.
- High Traffic count.
- Great visibility.
- Plenty of parking.

Town & Country Shopping Center



2601-2721 N KANSAS EXPY, SPRINGFIELD, MO 65803

AVAILABLE SPACES

For Lease



LEASE TYPE **NNN | TOTAL SPACE** **1,000 - 3,490 SF | LEASE TERM** **60 MONTHS | LEASE RATE** **\$14.00 SF/YR**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2619	Available	3,490 SF	NNN	\$14.00 SF/yr	-
2707-B	Available	1,000 SF	NNN	\$14.00 SF/yr	-
2703-A	Available	1,800 SF	NNN	\$14.00 SF/yr	-
2603-B	Available	1,225 SF	NNN	\$14.00 SF/yr	-

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

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Town & Country Shopping Center



2601-2721 N KANSAS EXPY, SPRINGFIELD, MO 65803

SITE PLAN

For Lease

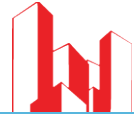


2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Town & Country Shopping Center



2601-2721 N KANSAS EXPY, SPRINGFIELD, MO 65803

RETAILER MAP

For Lease



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

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Town & Country Shopping Center



2601-2721 N KANSAS EXPY, SPRINGFIELD, MO 65803

TRAFFIC COUNT MAP



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

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



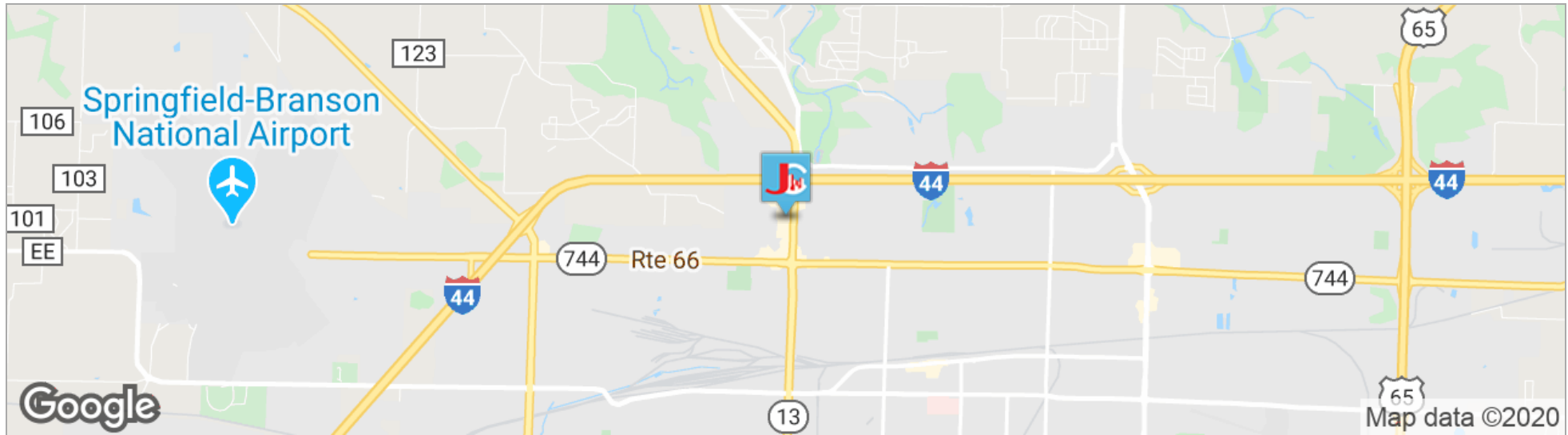
Town & Country Shopping Center



2601-2721 N KANSAS EXPY, SPRINGFIELD, MO 65803

LOCATION MAPS

For Lease



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,305	50,010	115,170
MEDIAN AGE	37.9	34.4	32.2
MEDIAN AGE (MALE)	38.2	34.0	31.6
MEDIAN AGE (FEMALE)	38.5	35.3	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,241	20,597	47,008
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$37,458	\$36,713	\$38,564
AVERAGE HOUSE VALUE	\$93,064	\$103,222	\$115,848

PROPERTY HIGHLIGHTS

- Close proximity to I-44.
- Shadow anchored by Big Lots! & Walmart Super Center.
- High Traffic count.
- Great visibility.
- Plenty of parking.

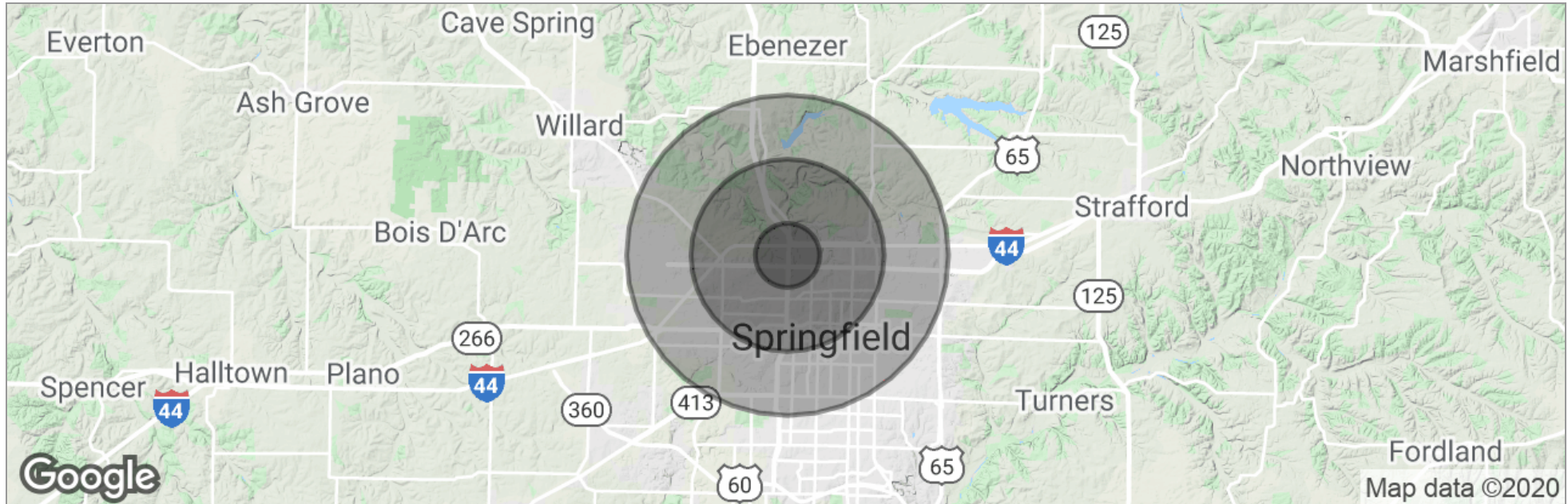
Town & Country Shopping Center



2601-2721 N KANSAS EXPY, SPRINGFIELD, MO 65803

DEMOGRAPHICS MAP

For Lease



	1 Mile	3 Miles	5 Miles
Total Population	5,305	50,010	115,170
Population Density	1,689	1,769	1,466
Median Age	37.9	34.4	32.2
Median Age (Male)	38.2	34.0	31.6
Median Age (Female)	38.5	35.3	33.2
Total Households	2,241	20,597	47,008
# of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$37,458	\$36,713	\$38,564
Average House Value	\$93,064	\$103,222	\$115,848

* Demographic data derived from 2010 US Census

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

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Town & Country Shopping Center



2601-2721 N KANSAS EXPY, SPRINGFIELD, MO 65803

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.

JARED COMMERCIAL
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

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

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





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

JARED COMMERCIAL
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900