

**PADS FOR SALE  
SHOPS FOR LEASE**

# SHOPPES OF KEARNEY

I-35 & 92 Highway, Kearney, MO

**Lot 2**  
Retail A **100% Leased**  
Retail B 10,800 SF – **2017 delivery**  
Retail C 6,500 SF  
Retail D 14,500 SF

**Lot 3**  
Restaurant A 5,000 SF  
Restaurant B 5,000 SF  
Retail A 5,000 SF  
Retail B 5,000 SF  
Retail C 5,000 SF

**Lot 4** SOLD  
**Hotel Parcel** 3.92 acres



## Small Shops – Now Open



- ✓ Join new 65,000 SF Price Chopper Grocery Store anchor.
- ✓ Multiple pad sites available with I-35 visibility.
- ✓ Over 35,000 vehicles per day on I-35 and over 19,000 on 92 Hwy.
- ✓ Join Jimmy Johns, Papa Murphy's, Super Cuts, Edward Jones and DDS
- ✓ 10,800 SF of small shop space available.
  - Drive-thru available
  - Spring 2017 delivery

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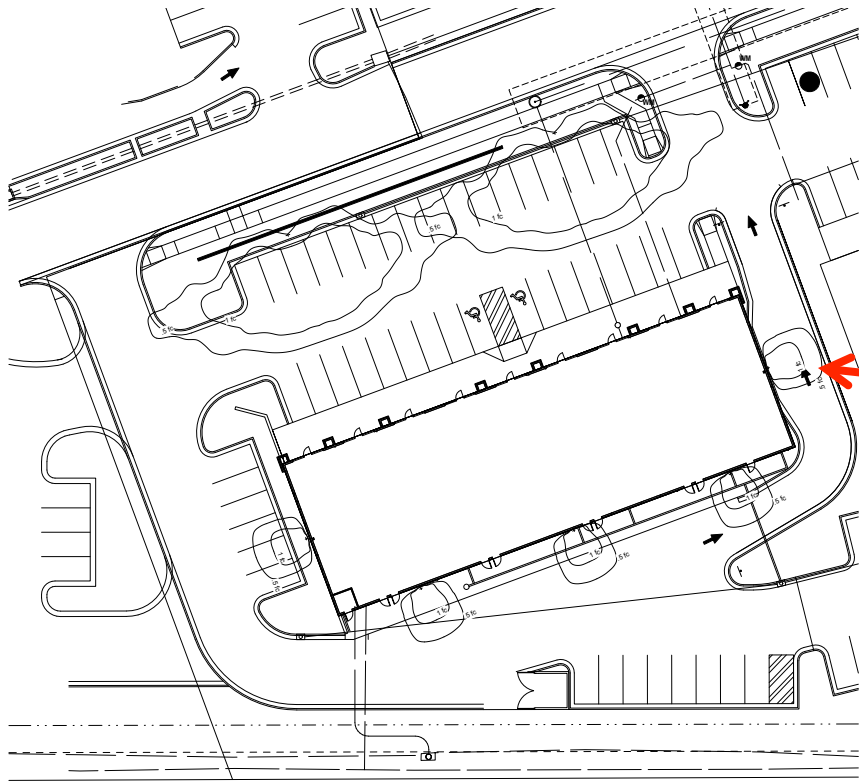
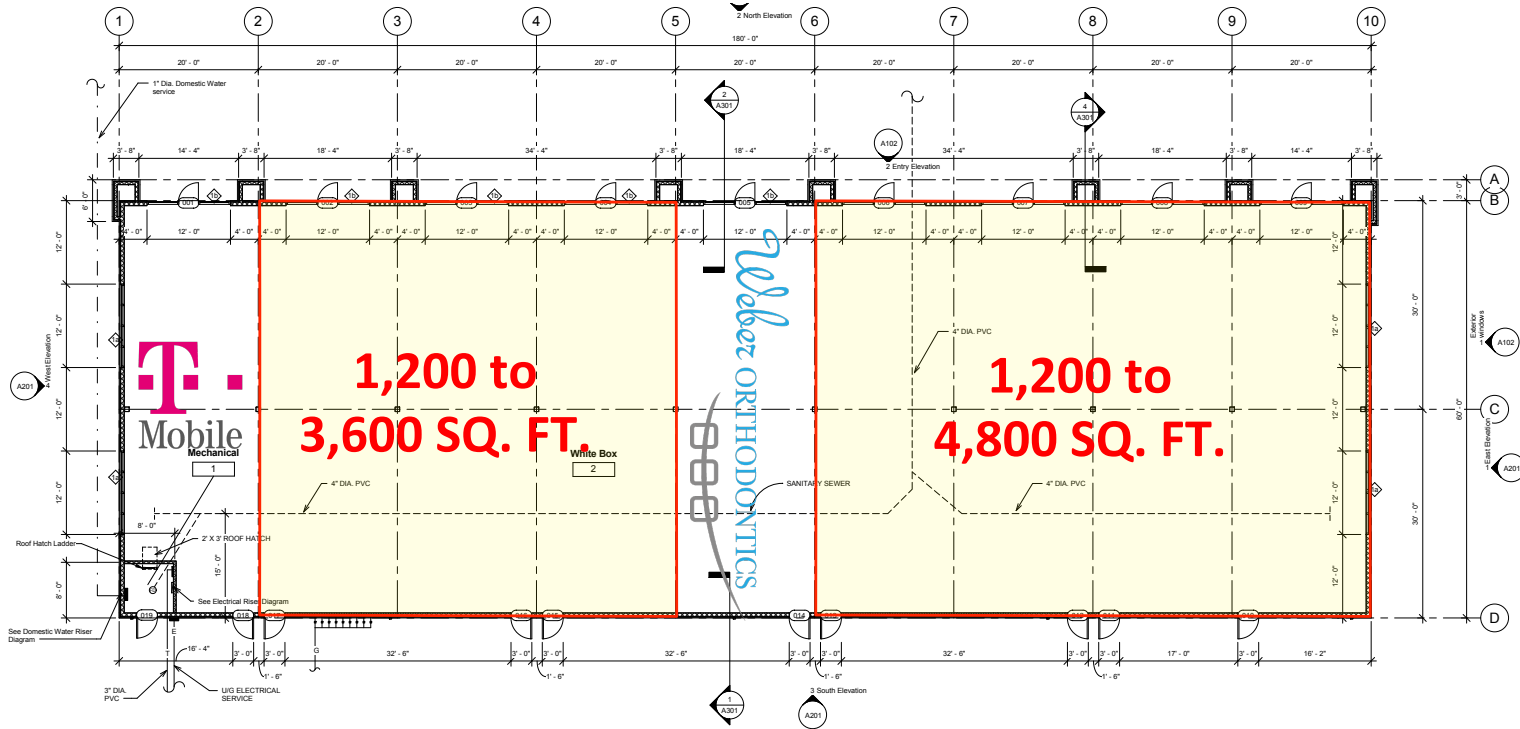


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# GROCERY ANCHORED DEVELOPMENT

I-35 & M-92 Highway, Kearney, MO

## BUILDING I – AVAILABLE SPRING 2017



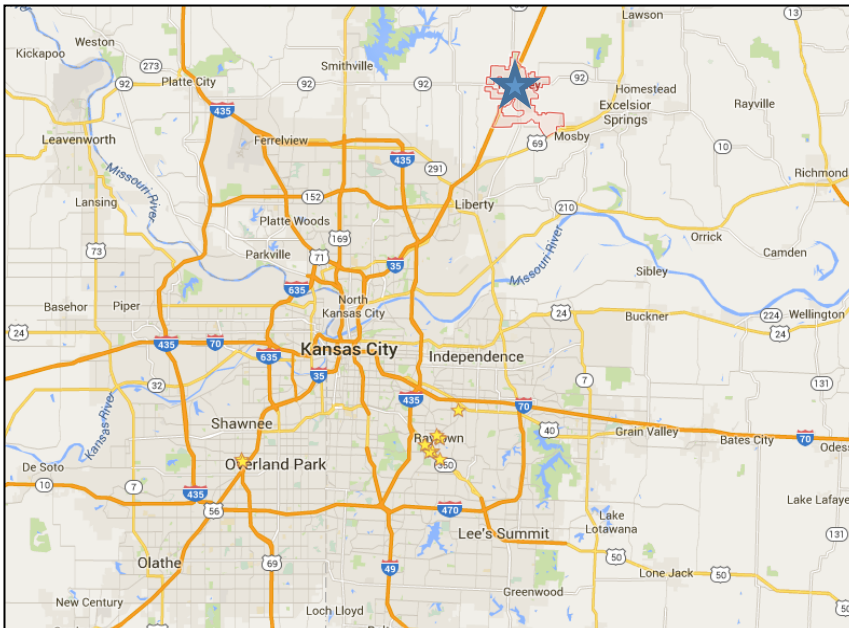
**DRIVE-THRU  
AVAILABLE**

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# PADS FOR SALE SHOPS FOR LEASE

# GROCERY ANCHORED DEVELOPMENT I-35 & M-92 Highway, Kearney, MO



2016 ESTIMATED DEMOGRAPHICS	3 miles	7 miles	15 miles
Population	11,588	26,554	199,647
Avg HH Income	\$89,030	\$91,688	\$82,718

2016 DRIVE-TIME DEMOGRAPHICS	10 minutes	15 minutes	20 minutes
Population	16,573	76,727	167,977
Avg HH Income	\$94,452	\$91,591	\$81,491

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