

Executive Summary 2555-2559 W Kearney



LEASE OVERVIEW

AVAILABLE SF:	1,531 - 4,453 SF
LEASE RATE:	\$9.00 SF/Yr (NNN)
YEAR BUILT:	2000
ZONING:	Highway Commercial
MARKET:	Northwest Springfield
CROSS STREETS:	W Kearney St & N Clifton Ave
TRAFFIC COUNT:	18,033

PROPERTY DESCRIPTION

±12,000 SF Shopping Center with ±4,453 Max. Contiguous Available Space. There are currently 2 available Suites with many possibilities to combine Suites to accommodate needed space. This Community Shopping Center services high density neighborhoods in the Kansas Expressway and Kearney Street area. At \$9.00 psf NNN and current NNN charges of \$3.20/psf Golden Hills Center offers a tremendous value for a center built in 2000.

Available Spaces

Lease Rate:	\$9.00 SF/YR (NNN)	Total Space	1,531 - 4,453SF
Lease Type:	NNN	Lease Term:	36 Months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 2555	Community Center	\$9.00 SF/YR	NNN	2,922 - 4,453 SF	Negotiable	This space was most recently a cosmetology training center. It consist of a large showroom/training area that could be opened up for a large open showroom. It is plumbed for six hair washing sinks. It also has a large training area which is 24'x24'. The space has also been plumbed for a washer and dryer. There are two handicap accessible restrooms. This space is currently opened to 2559 to create a 4,453 SF.

Available Spaces

Lease Rate:	\$9.00 SF/YR (NNN)	Total Space	1,531 - 4,453SF
Lease Type:	NNN	Lease Term:	36 Months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 2559	Community Center	\$9.00 SF/YR	NNN	1,531 - 4,453 SF	Negotiable	Suite 2559 has a reception area with a large office area directly behind it with a glass window so the office personal can see the front door. There is also a large training area in the suite as well as a small storage room and restroom. Suites 2555 thru 2559 are currently connected with a total square footage of 4,453.
Suite 2555-2559	Community Center	\$9.00 SF/YR	NNN	4,453 SF	Negotiable	Suites 2555-2559 was most recently Missouri College of Cosmetology. The space consist of two large private training rooms and one large training room which can be seen through the large front windows. There is a large office area, sink area plumbed for six sinks and a room for a washer and dryer. The space has three restrooms.

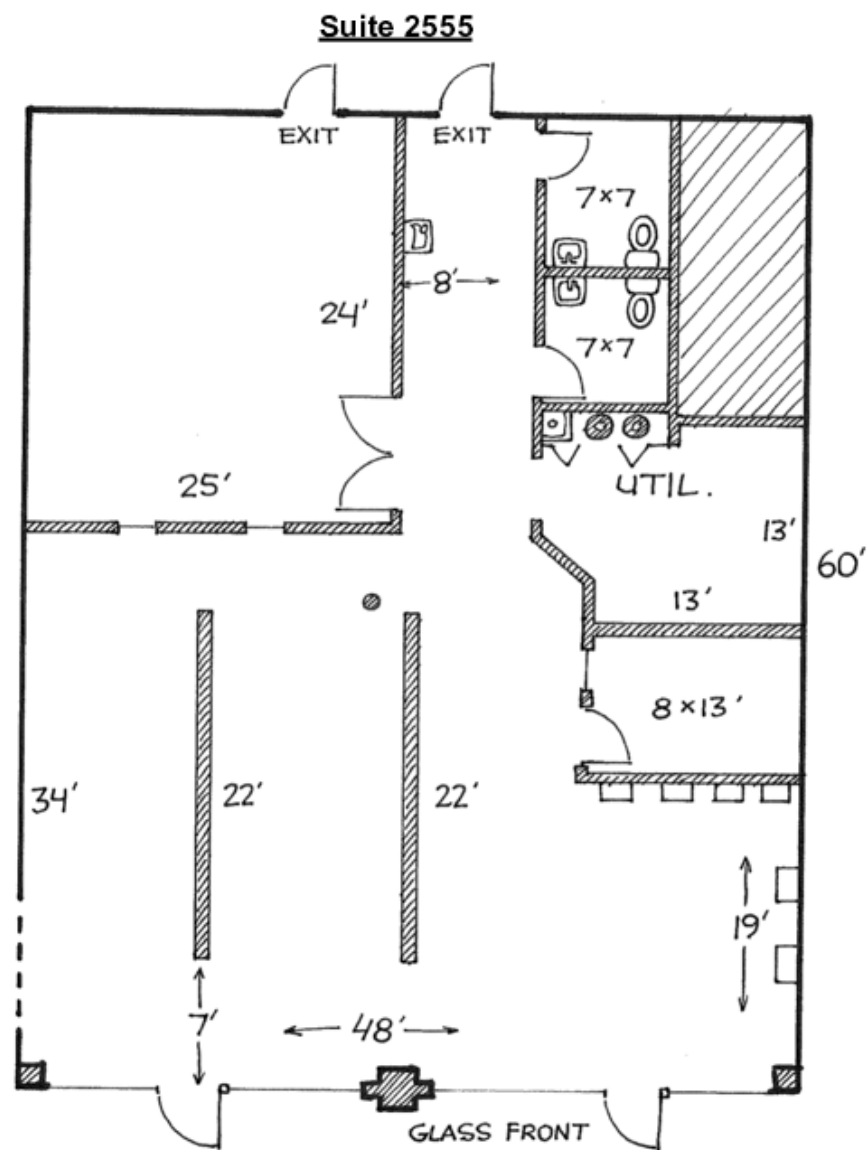
Suite 2555 Photos



Suite 2559 Photos



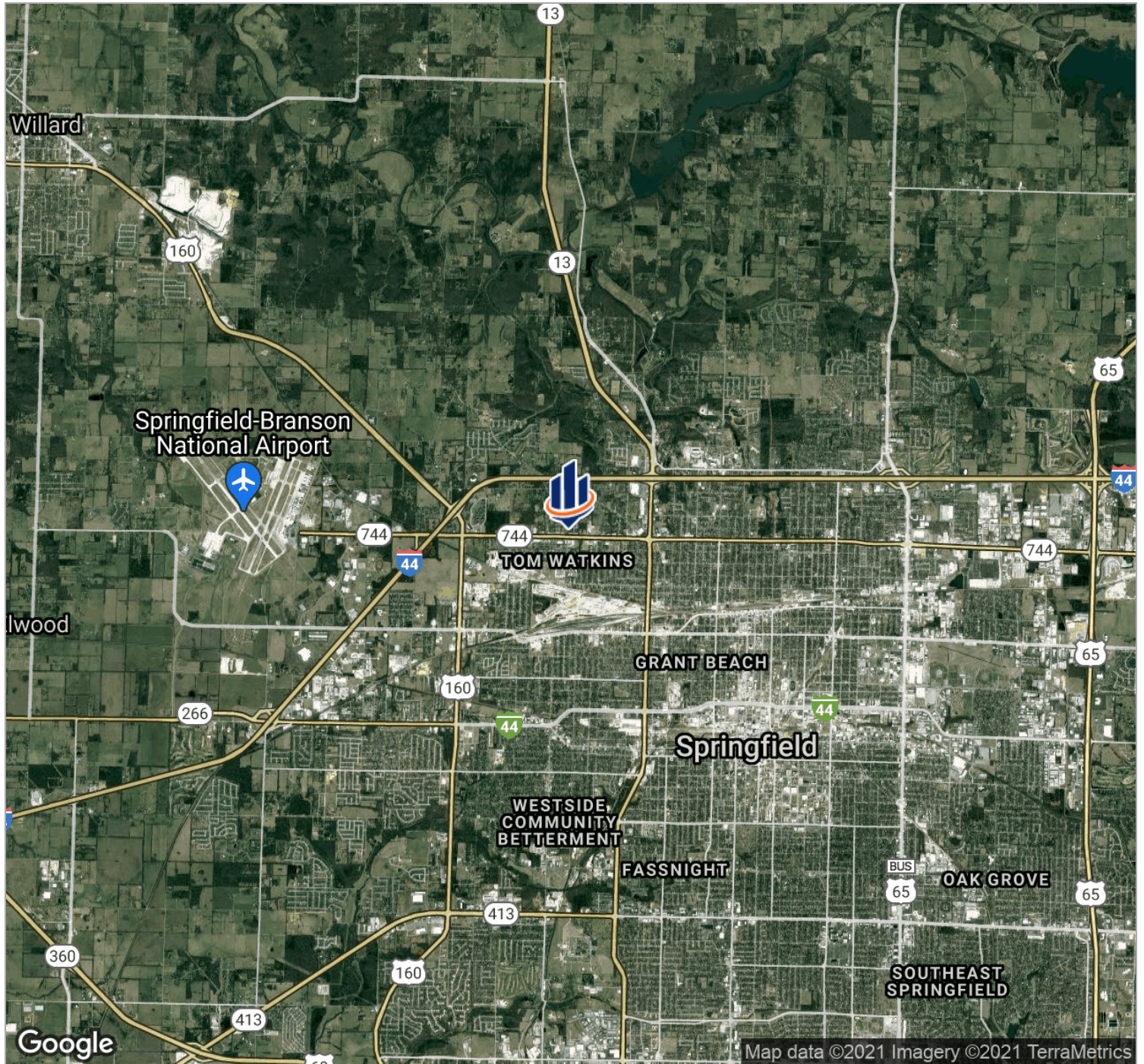
Suite 2555 Floor Plan



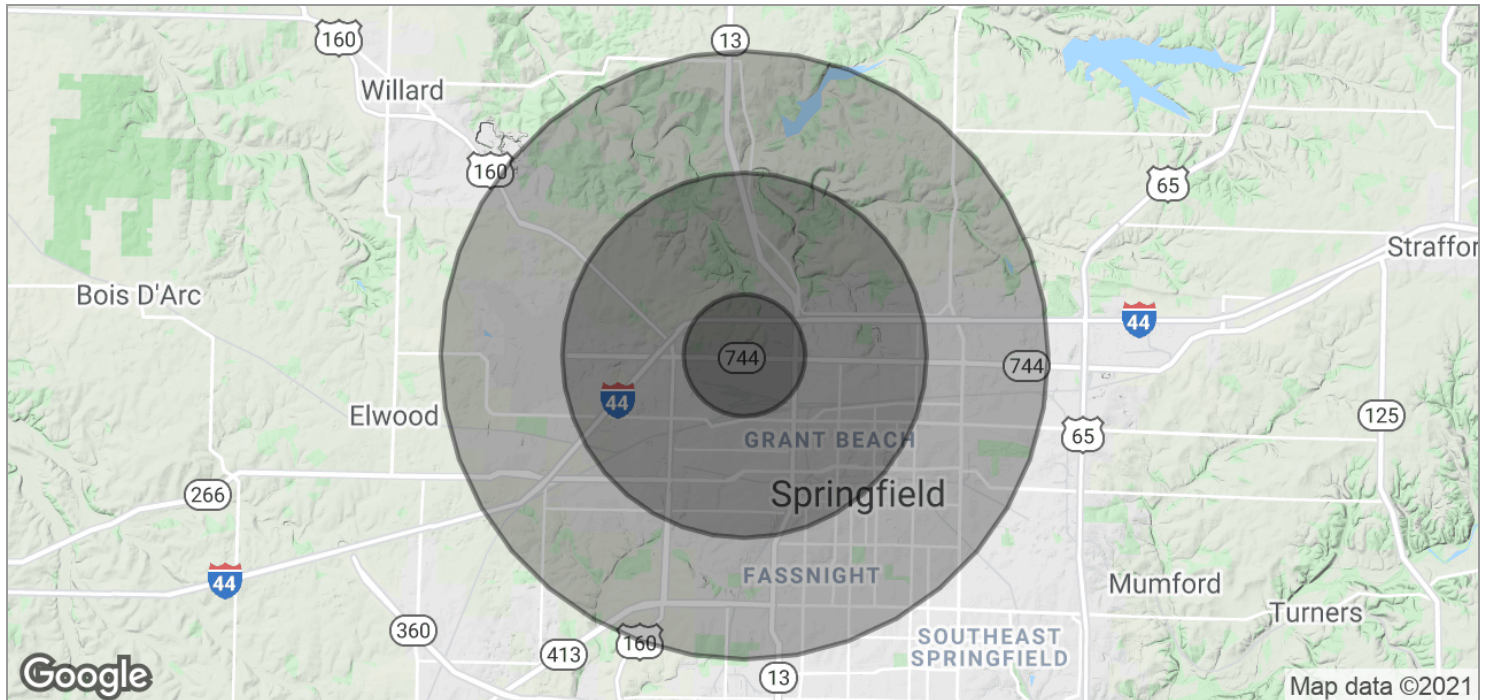
Aerial Map



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,399	42,812	113,368
MEDIAN AGE	37.7	35.9	32.2
MEDIAN AGE (MALE)	37.4	34.8	31.6
MEDIAN AGE (FEMALE)	40.1	37.2	33.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,987	17,851	45,881
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$35,908	\$36,267	\$38,341
AVERAGE HOUSE VALUE	\$93,463	\$99,857	\$113,280

Advisor Bio & Contact 1



Arch Watson

Senior Advisor
SVN | Rankin Company, LLC

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

Memberships & Affiliations

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DISCLAIMER

GOLDEN HILLS CENTER | 12,000 SF | SPRINGFIELD, MO

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