



RETAIL/OFFICE SPACE FOR LEASE

RETAIL/OFFICE SPACE FOR LEASE | 4126 S. KANSAS, SPRINGFIELD, MO 65807

- Newer all brick retail center known as Kansas Center
- Great visibility and high traffic counts
- Located across from the new VA Hospital
- 45,000± vehicles per day
- Available December 1, 2023
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$1,633.33 (plus expenses)
Available SF:	1,400 SF
Lease Rate:	\$14.00 SF/yr (NN)
Lot Size:	0.89 Acres
Building Size:	7,336 SF
Year Built:	2005
Zoning:	General Retail
CAM Charge / SF	\$4.00 - \$4.25 PSF (estimated)

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

PROPERTY OVERVIEW

Retail/office space available in newer all brick retail center known as Kansas Corner. This retail center is located at the corner of Kansas Expressway & Republic Road. It supports great visibility along with high traffic counts. Large free-standing monument signage available for future tenants. The space available is 1,400± SF. Existing tenants include Jackson Hewitt, Subway, and Big Slice Pizza. For additional information or to show space, please contact listing agent.

PROPERTY HIGHLIGHTS

- Newer all brick retail center known as Kansas Corner
- Located at the corner of Kansas Expressway & Republic Road
- Great visibility along with high traffic counts
- Large free-standing monument signage available for future tenants
- Existing tenants include Jackson Hewitt, Subway, and Big Slice Pizza
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Available Spaces

Lease Rate: \$14.00 SF/YR (NN)
Lease Type: NN

Total Space 1,400 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 116	Retail/Office Space	\$14.00 SF/YR	Modified Net	1,400 SF	Negotiable	1,400± SF office/retail space available for lease at \$14.00 PSF (NN) Tenant responsible for CAM, taxes, and insurance (estimated at \$4.00 - \$4.25 PSF). Estimated monthly rent: \$1,633.33 (plus expenses).

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Additional Photos

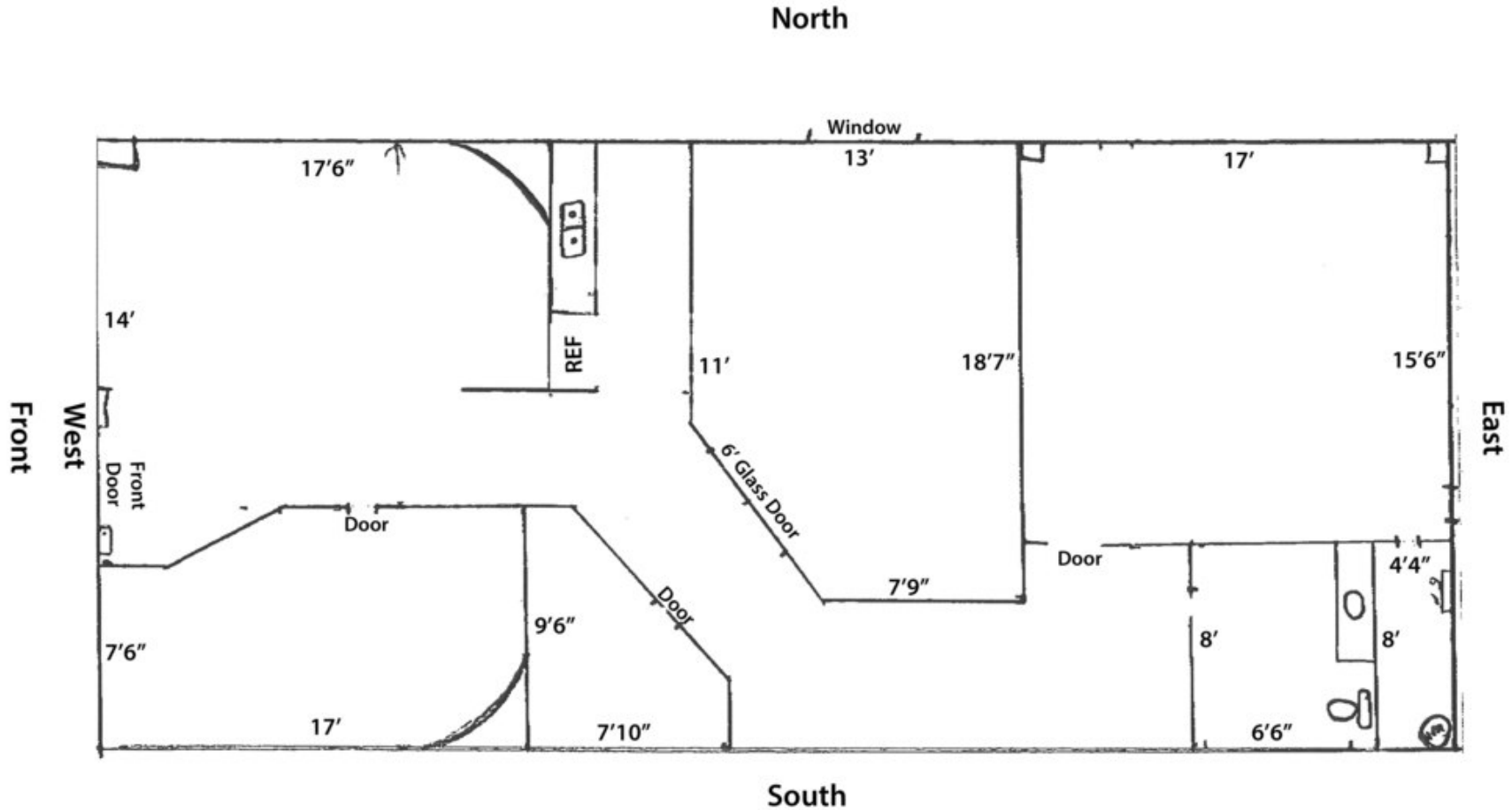


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Floor Plans



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Aerial



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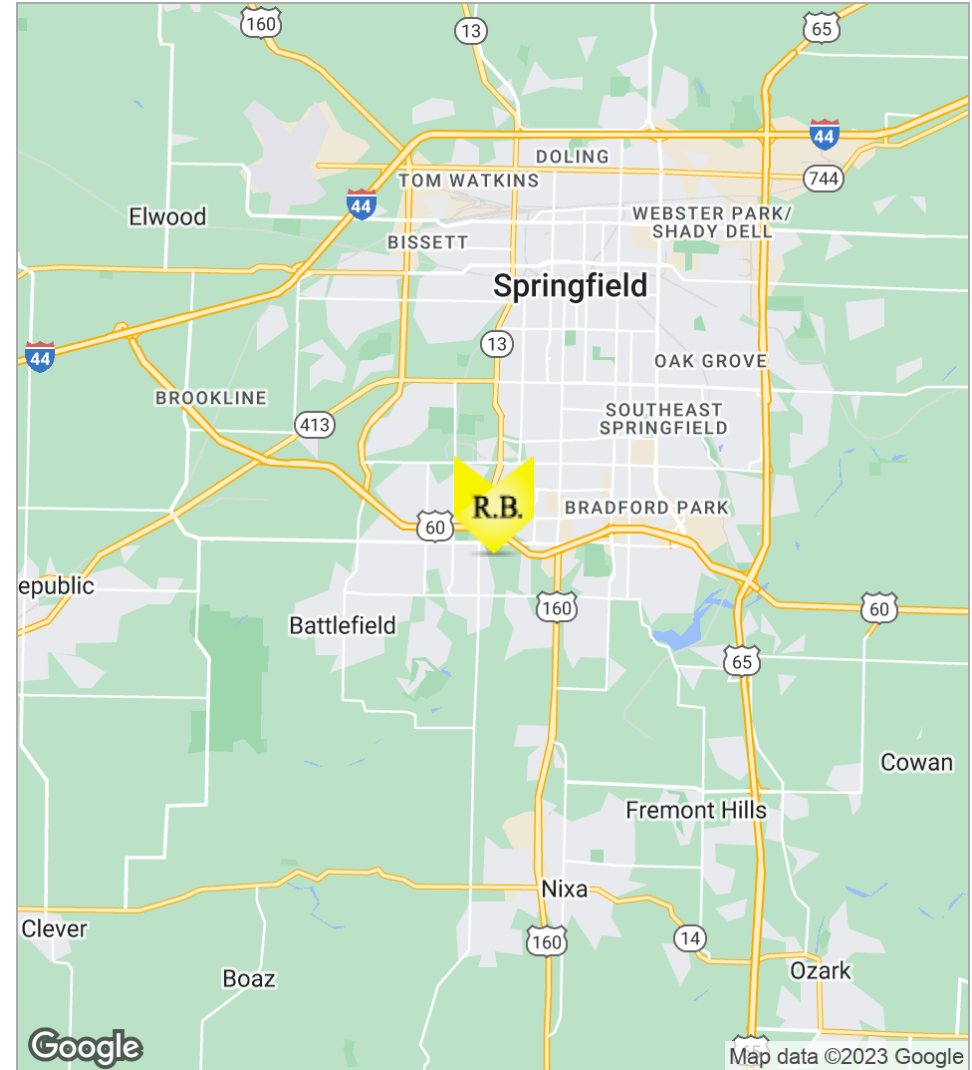
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Location Maps



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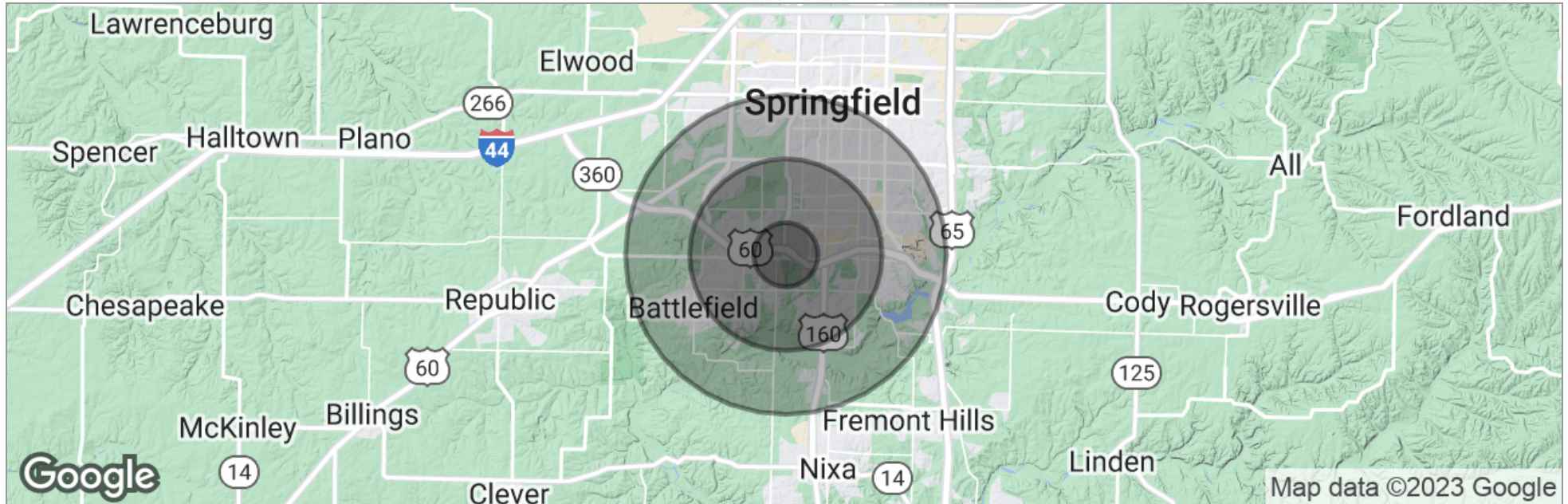
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,781	54,709	143,178
Population Density	1,840	1,935	1,823
Median Age	39.8	37.3	36.0
Median Age (Male)	38.0	35.7	34.7
Median Age (Female)	40.4	38.3	37.5
Total Households	2,494	24,778	62,092
# of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$62,671	\$55,521	\$53,967
Average House Value	\$222,501	\$183,334	\$164,367

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

