

RETAIL SPACE FOR LEASE

2,555 SF RETAIL SPACE FOR LEASE ON KEARNEY & RAMSEY

1220 E Kearney St
Springfield, MO 65803

Presented By

GERALD ZAMORA

Broker / Advisor

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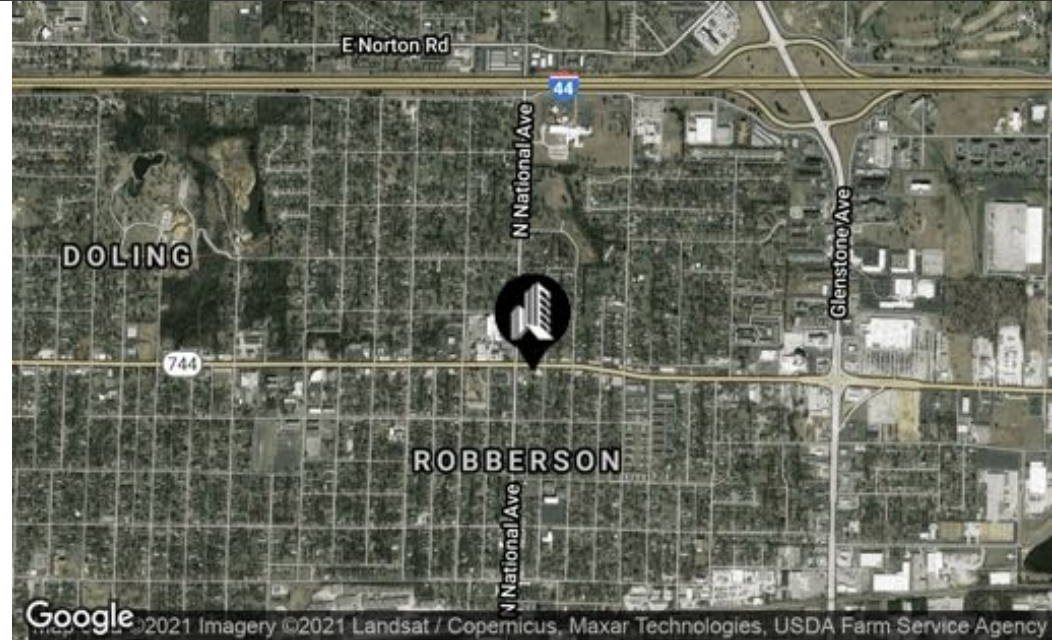
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PROPERTY DESCRIPTION

Thank you for looking at the 2,555 SF Retail Space For Lease on Kearney St. & Ramsey Ave.
 Building Dimensions: 73' X 35'
 Kearney St AADT = 9,441 cars per day.
 170 Feet Frontage on Kearney St.
 Zoned Highway Commercial.
 For Lease at \$1,200 / NNN.

Please contact the Listing Agent for additional information.

LOCATION DESCRIPTION

Located near the intersection of National Ave & Kearney St. Neighboring businesses includes Walgreens, Domino's Pizza, Highland Dairy Foods Company, Robberson Elementary School, Dollar General, Route 66 Motor Sales and other national and local companies.

OFFERING SUMMARY

Available SF:	2,555 SF
Lease Rate:	\$1,200 / Month
Lease Type	NNN
Lot Size:	0.299 Acres
Market:	Springfield
Zoning:	Highway Commercial

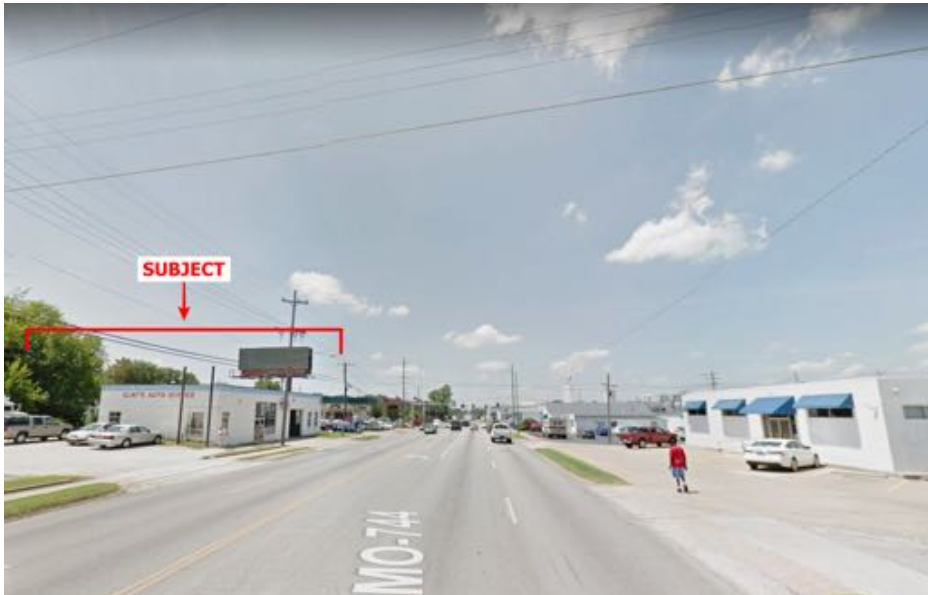
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,791	22,743	54,196
Total Population	9,341	59,152	128,967
Average HH Income	\$32,928	\$36,249	\$40,535



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Google Earth 3D



Westbound on Kearney St.



Eastbound on Kearney St.



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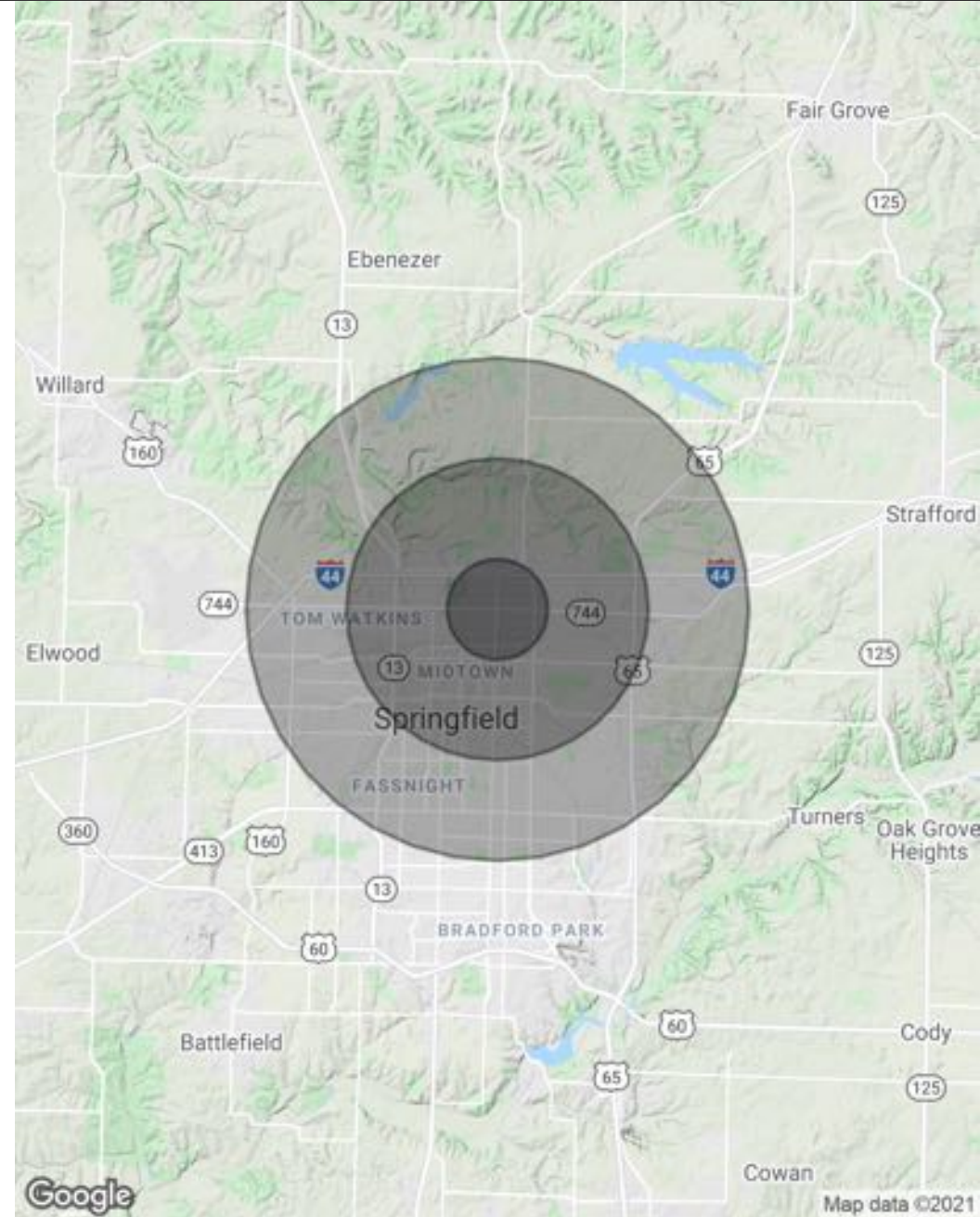
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,341	59,152	128,967
Average age	29.7	30.6	32.8
Average age (Male)	31.0	30.8	31.9
Average age (Female)	29.9	30.8	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,791	22,743	54,196
# of persons per HH	2.5	2.6	2.4
Average HH income	\$32,928	\$36,249	\$40,535
Average house value	\$86,627	\$107,433	\$117,975

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 17 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a “high level service”.

ZRA, LLC

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