

For Lease - Free Standing Building 2636 N. Kansas Expressway



Springfield, Missouri



Details

- Rental Rate: \$11.00 s.f. NNN
 - Former Staples
 - Land: 2.3758 +/- AC
 - Building: 24,049 +/- s.f.
 - Single Tenant or Will Divide
 - High Traffic Corridor 31,680 +/- Cars Daily
 - Pylon Sign Availability
 - Exceptional Visibility
 - 1 Block South of I-44 and Kansas Expressway Interchange
 - Kansas Expressway - Major North/South Arterial
 - Located along the North Kansas Expressway Retail Corridor
 - Limited Retail Availability
 - Near the Springfield-Branson National Airport
 - Area Attractions: Dickerson Park Zoo & Ozark Empire Fairgrounds
- Area Retailers:
Walmart SuperCenter,
Lowes, Hobby Lobby,
Walgreens, Dollar Tree,
Mattress Firm, Aspen Dental,
Payless Shoe Source,
GameStop, CATO, GNC,
PetsWay, Goodyear,
Big Lots, Sprint,
Boost Mobile, T-Mobile,
AT&T, Verizon,
Buffalo Wild Wings, IHOP,
Golden Corral, Five Guys,
McAlister's Deli and more.



Demographics

- Economic Trade Area 1,031,733
- MSA 448,774 (5 County)
- Springfield Daytime Population 245,195
- Springfield Retail Sales \$3.868 billion
- MSA Retail Sales \$5.518 billion
- College Enrollment 49,010 Students

Population
Average Household Income
Households

3 Mile	5 Mile	10 Mile
48,068	102,462	209,748
\$38,609	\$43,738	\$61,101
21,180	46,635	103,772

Disclaimer: Scott F. Harrell & Associates, Inc. obtained the above attached information from sources deemed reliable, but does not warrant the accuracy hereof and is subject to errors or omissions.

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N. Kansas Expressway Retail Corridor Restaurant & Retail Map



Springfield, Missouri



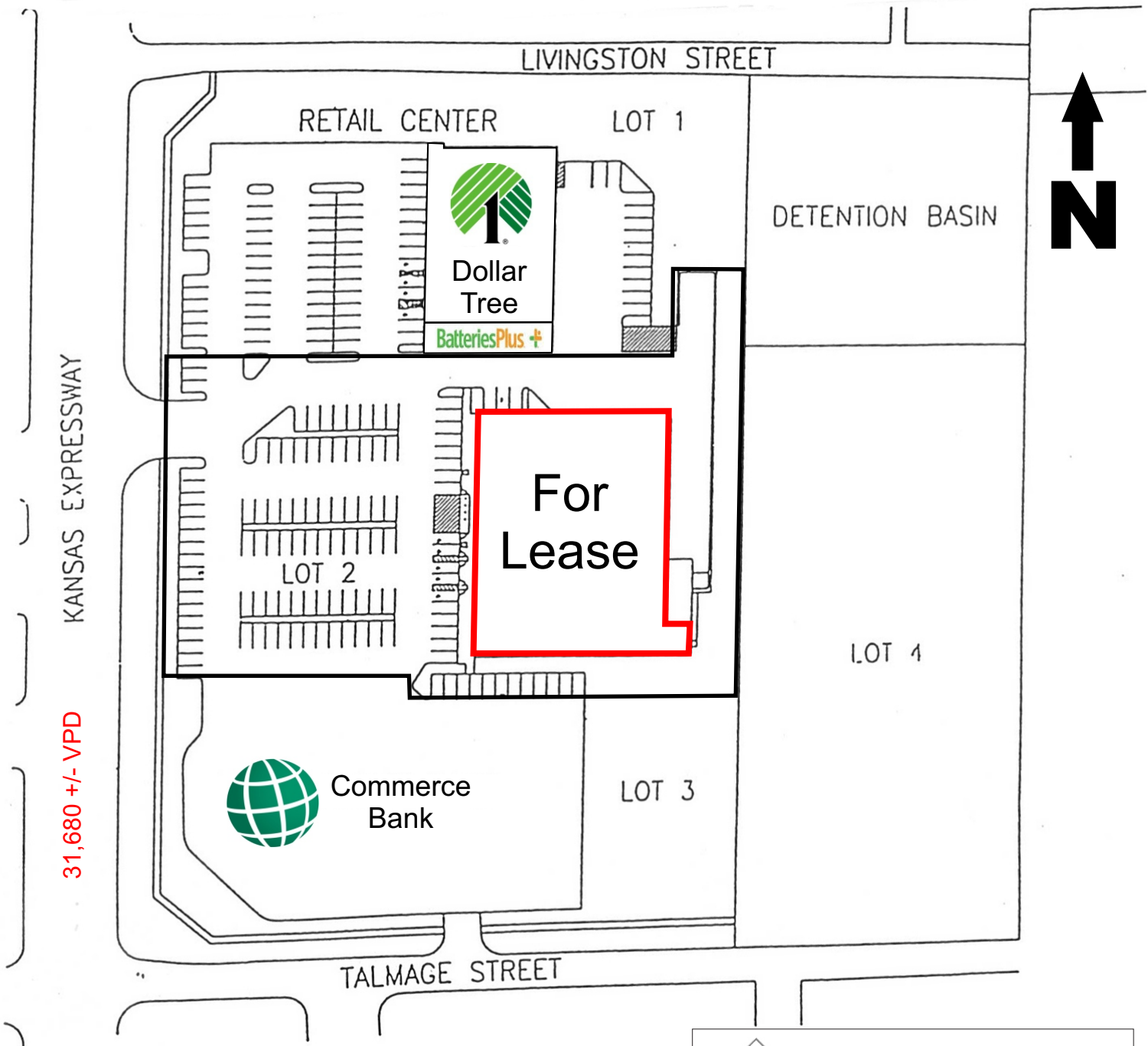
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2636 N. Kansas Expressway Site Plan



Springfield, Missouri



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Springfield, Missouri Market Overview



Springfield, Missouri

Population

- Economic Trade Area 1,031,733
- Greene County 283,870
- City of Springfield 164,122
- MSA 448,774 (5 County)
- Springfield Daytime Population 245,195
- 1.5% Annual Population Growth

Retail Sales

- \$8.145 billion - 10 county region
- \$4.399 billion - Greene County
- MSA 448,774 (5 County)
- Springfield Daytime Population 245,195

Top 15 Employers

- Mercy Health 8,797
 - Cox Health Systems 8,070
 - Wal-Mart Stores 3,336
 - Springfield Public Schools 3,137
 - Missouri State University (MSU) 2,689
 - US Government 2,500
 - Bass Pro-Tracker Marine* 2,342
 - State of Missouri 1,950
 - Citizens Memorial Healthcare 1,900
 - City of Springfield 1,579
 - O'Reilly Auto Services* 1,458
 - Chase Card Services 1,427
 - Teletech 1,131
 - SRC Holdings 1,100
 - Ozarks Technical Community College (OTC) 1,082
- *Corporate Headquarters in Springfield, MO

Economic Generators

- Regional Healthcare Mecca 30,000 employed with 2,300+ beds (Two Top 100 Hospitals)
- Education 47,000+ students attending 7 colleges and universities
 - MSU - 21,059
 - OTC - 15,000+/-
 - Drury University - 5,474
 - Evangel University - 2,274
- Tourism
 - #1 Tourist Venue in the State: Bass Pro Shops - World's Largest Sporting Goods Store
 - #1 Tourist Destination in the State: Branson, Missouri
- Springfield Gross Metro Product (GMP) \$16.2 billion, an increase of 50% from 2002-2012

Miscellaneous

- Top 5 in Nation for Economic Strength
- Top 10 Hot City's for Entrepreneurs - Entrepreneur Magazine
- Top 12 Metro's for Recruitment and Attraction (Expansion Management)
- Forbes Top Places for Careers and Business

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