



**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

2817 N. Kansas Expressway

Springfield, MO 65803



3,060 SF Building on 0.893 Acre Outlot

Contact Broker for Pricing

Property Highlights

- High-profile outlot to a Wal-Mart Super Center
- Excellent visibility and access to N. Kansas Expressway and Interstate 44
- Area Retailers and QSR's Include: Wal-Mart Supercenter, Dollar Tree, T-Mobile, AT&T, T-Mobile, Hobby Lobby, Petsway, McDonald's, Buffalo Wild Wing, Five Guys Burgers and Fries, Panera Bread, McAlister's, and Golden Corral

Demographics

	1 Mile	3 Mile	5 Mile
2016 Population	5,784	48,686	108,631
2016 Average Household Income	\$38,814	\$38,945	\$41,278
2016 Daytime Population	5,384	54,960	131,891

Traffic Count

N. Kansas Expressway	29,716 VPD
I-44	56,504 VPD

Exclusively Offered By:

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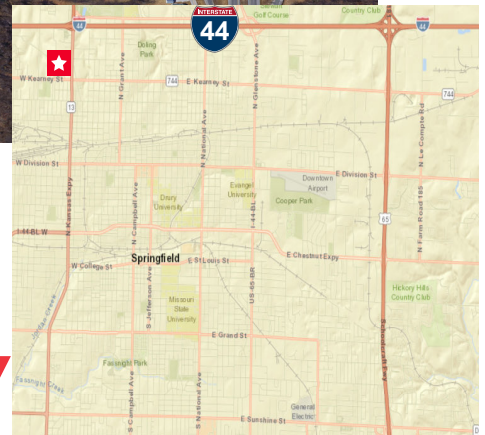
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