



RETAIL PROPERTY FOR SALE/LEASE

RETAIL STRIP CENTER SPACES FOR SALE OR LEASE | 1802-1816 W KEARNEY ST, SPRINGFIELD, MO 65803

- Major Price Reduction
- Convenient to many national retailers at the corner of Kearney and Kansas
- Zoned Highway Commercial
- Extended lease with Papa John's

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Lot Size:	0.65 Acres
Building Size:	7,200 SF
Available Spaces:	1,200 - 2,760 SF
Sale Price: PRICE REDUCED	\$599,000.00 / \$83.19 PSF
Taxes:	\$7,958.64 (2019)
Lease Rate:	\$11.50 - \$12.50 PSF (NN)
Est. CAM:	\$3.20 PSF
Est. Monthly Rent:	\$1,570 - \$3,381 (includes est. CAM)
Available:	Immediately
Parking:	33 spaces shared
Condition:	Existing
Year Built:	1988
Zoning:	HC - Highway Commercial
Market:	NW Springfield

PROPERTY OVERVIEW

Major Price Reduction. Retail strip center spaces available for lease. Conveniently located near the intersection of West Kearney and Kansas Expressway, just South of I-44. Spaces in this retail center range from 1,200 - 2,760 SF+/- . Also available for sale. Nearby retailers include Hobby Lobby, Wal-Mart Supercenter, Walgreens, and Staples. For information contact listing agent.

PROPERTY HIGHLIGHTS

- Major Price Reduction
- Convenient to many national retailers at the corner of Kearney and Kansas Expressway
- Zoned Highway Commercial
- Extended lease with Papa John's

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



Available Spaces

Lease Rate: \$11.50 - 12.50 SF/YR (NN)
Lease Type: NN

Total Space 5,700 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1802	Retail	\$12.50 SF/YR	Modified Net	1,740 SF	Negotiable	1,740 SF available for lease at \$12.50 PSF (NN). CAM estimated at \$3.20 PSF.
1808	Retail	\$11.50 SF/YR	Modified Net	2,760 SF	Negotiable	2,760 SF available for lease at \$11.50 PSF (NN). CAM estimated at \$3.20 PSF.
1816	Retail	\$12.50 SF/YR	Modified Net	1,200 SF	Negotiable	1,200 SF available for lease at \$12.50 PSF (NN). CAM estimated at \$3.20 PSF.

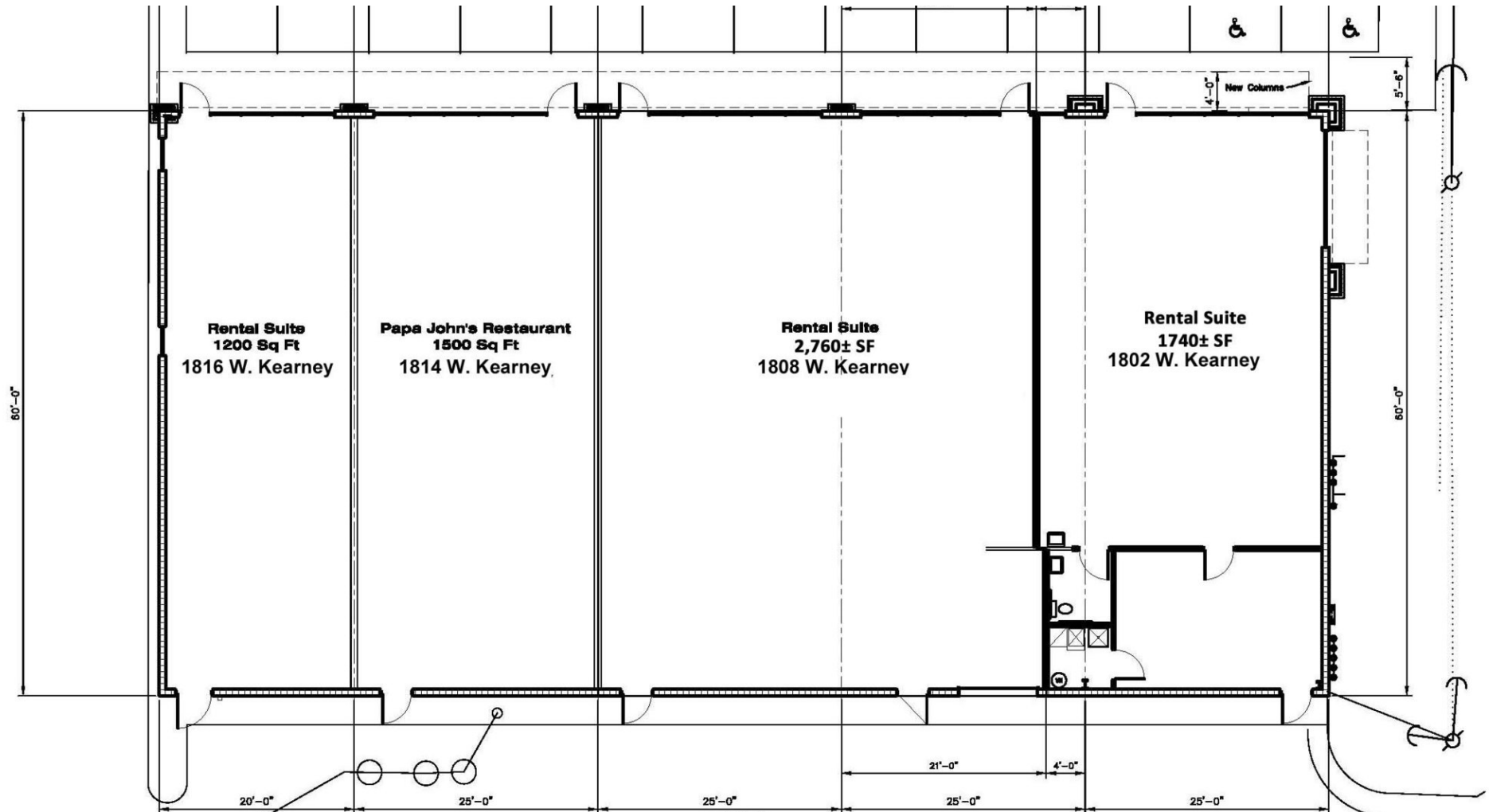
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Floor Plans



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100 Years
SINCE 1909

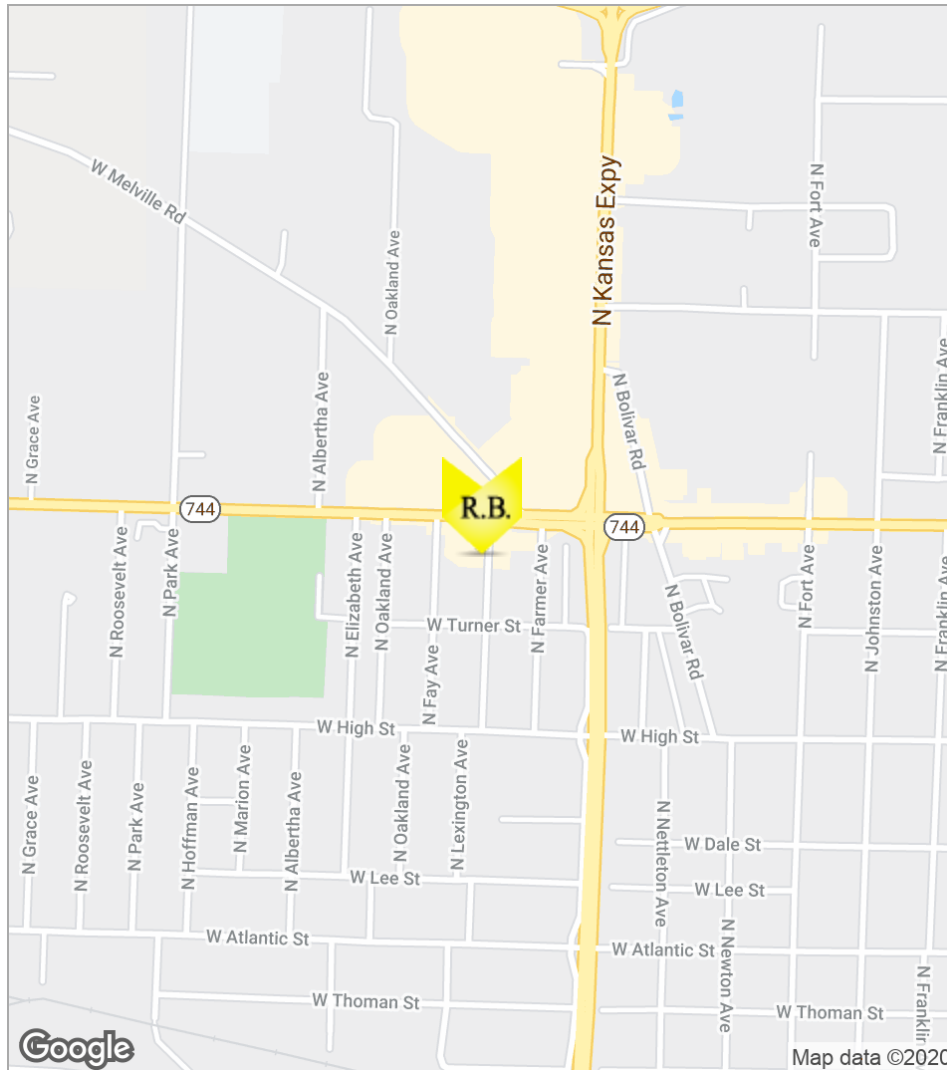
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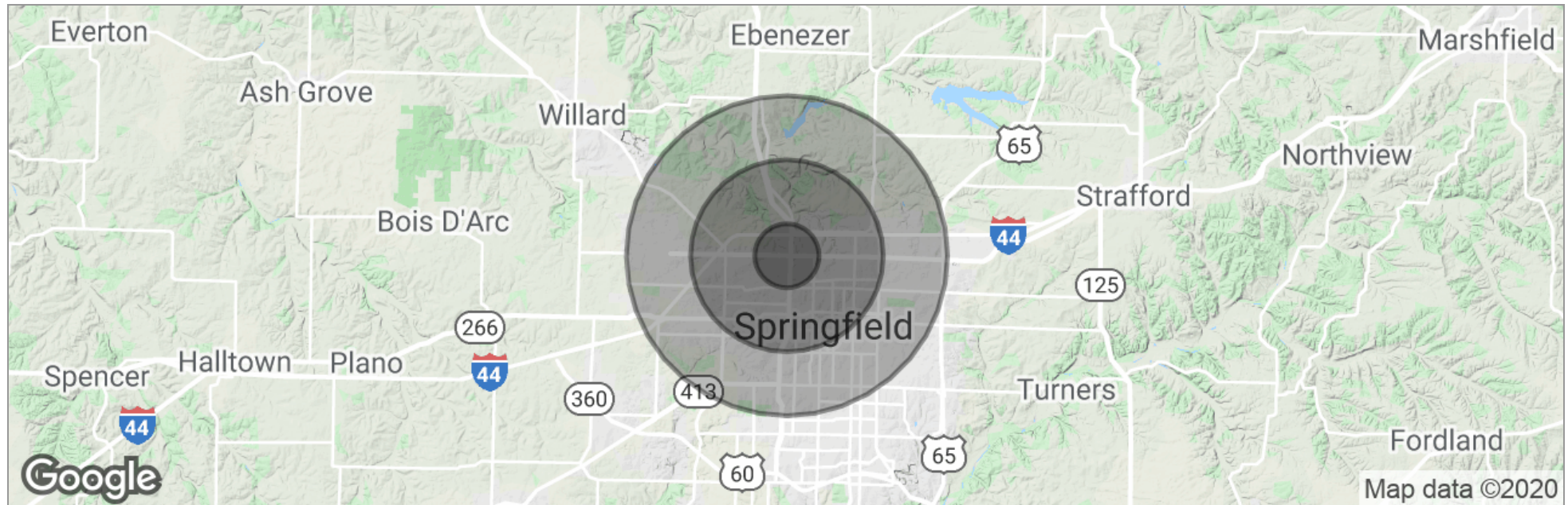
Location Maps



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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,118	54,648	120,579
Population Density	1,947	1,933	1,535
Median Age	37.1	33.9	32.4
Median Age (Male)	36.9	33.5	31.7
Median Age (Female)	38.4	34.9	33.4
Total Households	2,615	22,645	49,577
# of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$35,498	\$35,691	\$39,370
Average House Value	\$86,264	\$102,277	\$118,284

* Demographic data derived from 2010 US Census

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM