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## Kansas Station - Income Producing NNN Neighborhood Center - For Sale

Kansas Station

3003 - 3047 S. Kansas Expressway, Springfield, MO



### HIGHLIGHTS

- 47,500 SF retail / office complex in 4 building, on 5.66 acres located across from the Hy-Vee at S. Kansas Expressway and W. Battlefield Rd.
- Triple-Net Leases, with each tenant being responsible for their proportionate share of real estate taxes, insurance and common area maintenance.
- Tenants include: WellSpring School of Allied Health, Paul Mitchell The School, Hanger Prosthetics and J&M Engineering.
- **Sales Price: \$6,400,000.00**

FOR ADDITIONAL INFORMATION CONTACT

Bill Beall Co., Inc.  
2921 S. National Ave., Springfield, MO 65804  
(417) 887-5535 email: [beall@billbeall.com](mailto:beall@billbeall.com)

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### 3003 - 3047 S. Kansas Expressway

Total Square Feet: 47,500 SF  
# of Buildings: Four (4)  
Three (3) 10,500 SF Buildings  
One (1) 16,000 SF Building

Lot Size: 5.66 Acres  
246,550 SF  
Zoned GR: General Retail

Sales Price: \$6,400,000.00



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# W. BATTLEFIELD



S. KANSAS EXPRESSWAY

Hanger Prosthetics &Orthotics	3003
4,500 SF LEASED	
Paul Mitchell The School	3007 - 3011
6,000 SF LEASED	

Paul Mitchell The School	3017 - 3027
10,500 SF LEASED	

1,750 SF VACANT	3037
1,750 SF LEASED	3039
2,400 SF LEASED	3041
J&M Engineering	3043
4,600 SF LEASED	

WellSpring School	3031	WellSpring School	3033
7,307 SF LEASED		8,693 SF LEASED	



## Kansas Station

3003 - 3047 S. Kansas Expressway, Springfield, MO



### Traffic Counts:

- Kansas Expressway N. of Battlefield = 36,770
- Kansas Expressway S. of Battlefield = 31,039
- Battlefield E. of Kansas Expressway = 27,941
- Battlefield W. of Kansas Expressway = 27,466

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# Business Summary

3009 S Kansas Expy, Springfield, Missouri, 65807  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 37.15954  
Longitude: -93.31817

## Data for all businesses in area

	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Total Businesses:	450		3,924		8,415	
Total Employees:	5,563		79,679		161,525	
Total Residential Population:	9,317		77,645		172,343	
Employee/Residential Population Ratio (per 100 Residents)	60		103		94	
by SIC Codes	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	8	1.8%	52	0.9%	310	0.4%
Construction	30	6.7%	208	3.7%	1,254	1.6%
Manufacturing	16	3.6%	271	4.9%	1,631	2.0%
Transportation	7	1.6%	72	1.3%	907	1.1%
Communication	2	0.4%	14	0.3%	1,166	1.5%
Utility	2	0.4%	264	4.7%	521	0.7%
Wholesale Trade	34	7.6%	768	13.8%	1,863	2.3%
Retail Trade Summary	83	18.4%	1,336	24.0%	17,484	21.9%
Home Improvement	4	0.9%	30	0.5%	478	0.6%
General Merchandise Stores	2	0.4%	272	4.9%	2,251	2.8%
Food Stores	10	2.2%	240	4.3%	1,435	1.8%
Auto Dealers, Gas Stations, Auto Aftermarket	11	2.4%	70	1.3%	1,736	2.2%
Apparel & Accessory Stores	4	0.9%	13	0.2%	967	1.2%
Furniture & Home Furnishings	8	1.8%	63	1.1%	425	0.5%
Eating & Drinking Places	17	3.8%	334	6.0%	5,494	6.9%
Miscellaneous Retail	28	6.2%	314	5.6%	4,699	5.9%
Finance, Insurance, Real Estate Summary	53	11.8%	399	7.2%	4,409	5.5%
Banks, Savings & Lending Institutions	11	2.4%	159	2.9%	1,261	1.6%
Securities Brokers	8	1.8%	24	0.4%	315	0.4%
Insurance Carriers & Agents	9	2.0%	40	0.7%	813	1.0%
Real Estate, Holding, Other Investment Offices	25	5.6%	176	3.2%	2,020	2.5%
Services Summary	189	42.0%	2,007	36.1%	48,722	61.1%
Hotels & Lodging	1	0.2%	7	0.1%	14	0.4%
Automotive Services	11	2.4%	51	0.9%	73	1.9%
Motion Pictures & Amusements	15	3.3%	79	1.4%	101	2.6%
Health Services	26	5.8%	684	12.3%	3,789	9.6%
Legal Services	7	1.6%	25	0.4%	408	0.5%
Education Institutions & Libraries	3	0.7%	99	1.8%	1,949	2.4%
Other Services	126	28.0%	1,062	19.1%	7,508	9.4%
Government	4	0.9%	167	3.0%	1,315	1.7%
Unclassified Establishments	22	4.9%	6	0.1%	187	4.8%
Totals	450	100.0%	5,563	100.0%	79,679	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.  
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.4%	2	0.0%	12	0.3%	29	0.0%	21	0.2%	53	0.0%
Mining	0	0.0%	0	0.0%	2	0.1%	6	0.0%	4	0.0%	26	0.0%
Utilities	2	0.4%	264	4.7%	2	0.1%	340	0.4%	6	0.1%	449	0.3%
Construction	33	7.3%	214	3.8%	211	5.4%	1,369	1.7%	493	5.9%	3,864	2.4%
Manufacturing	20	4.4%	336	6.0%	70	1.8%	1,777	2.2%	227	2.7%	6,463	4.0%
Wholesale Trade	33	7.3%	763	13.7%	102	2.6%	1,835	2.3%	255	3.0%	4,751	2.9%
Retail Trade	58	12.9%	964	17.3%	629	16.0%	11,747	14.7%	1,245	14.8%	17,858	11.1%
Motor Vehicle & Parts Dealers	5	1.1%	46	0.8%	64	1.6%	1,651	2.1%	156	1.9%	3,217	2.0%
Furniture & Home Furnishings Stores	4	0.9%	30	0.5%	29	0.7%	262	0.3%	68	0.8%	540	0.3%
Electronics & Appliance Stores	3	0.7%	19	0.3%	20	0.5%	131	0.2%	44	0.5%	364	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	4	0.9%	30	0.5%	27	0.7%	460	0.6%	70	0.8%	1,073	0.7%
Food & Beverage Stores	5	1.1%	223	4.0%	58	1.5%	1,147	1.4%	122	1.4%	1,924	1.2%
Health & Personal Care Stores	8	1.8%	148	2.7%	80	2.0%	1,145	1.4%	120	1.4%	1,526	0.9%
Gasoline Stations	5	1.1%	24	0.4%	18	0.5%	84	0.1%	35	0.4%	185	0.1%
Clothing & Clothing Accessories Stores	4	0.9%	14	0.3%	106	2.7%	1,045	1.3%	175	2.1%	1,442	0.9%
Sport Goods, Hobby, Book, & Music Stores	4	0.9%	19	0.3%	51	1.3%	2,792	3.5%	93	1.1%	3,250	2.0%
General Merchandise Stores	2	0.4%	272	4.9%	53	1.4%	2,251	2.8%	104	1.2%	2,997	1.9%
Miscellaneous Store Retailers	11	2.4%	117	2.1%	102	2.6%	748	0.9%	208	2.5%	1,170	0.7%
Nonstore Retailers	2	0.4%	22	0.4%	22	0.6%	30	0.0%	50	0.6%	170	0.1%
Transportation & Warehousing	5	1.1%	67	1.2%	47	1.2%	568	0.7%	101	1.2%	1,249	0.8%
Information	9	2.0%	108	1.9%	90	2.3%	1,672	2.1%	196	2.3%	4,316	2.7%
Finance & Insurance	30	6.7%	230	4.1%	312	8.0%	2,415	3.0%	622	7.4%	4,888	3.0%
Central Bank/Credit Intermediation & Related Activities	13	2.9%	167	3.0%	103	2.6%	1,238	1.6%	191	2.3%	2,190	1.4%
Securities, Commodity Contracts & Other Financial	8	1.8%	24	0.4%	69	1.8%	365	0.5%	154	1.8%	1,039	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	9	2.0%	40	0.7%	139	3.5%	813	1.0%	276	3.3%	1,659	1.0%
Real Estate, Rental & Leasing	28	6.2%	146	2.6%	245	6.2%	1,619	2.0%	511	6.1%	3,398	2.1%
Professional, Scientific & Tech Services	51	11.3%	397	7.1%	379	9.7%	2,643	3.3%	900	10.7%	7,131	4.4%
Legal Services	9	2.0%	58	1.0%	79	2.0%	524	0.7%	214	2.5%	1,600	1.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%	9	0.2%	425	0.5%	17	0.2%	541	0.3%
Administrative & Support & Waste Management & Remediation	17	3.8%	121	2.2%	154	3.9%	1,179	1.5%	337	4.0%	3,266	2.0%
Educational Services	9	2.0%	123	2.2%	78	2.0%	1,838	2.3%	210	2.5%	9,599	5.9%
Health Care & Social Assistance	37	8.2%	936	16.8%	474	12.1%	39,017	49.0%	759	9.0%	60,408	37.4%
Arts, Entertainment & Recreation	7	1.6%	43	0.8%	69	1.8%	937	1.2%	156	1.9%	3,357	2.1%
Accommodation & Food Services	18	4.0%	344	6.2%	316	8.1%	5,842	7.3%	665	7.9%	11,902	7.4%
Accommodation	1	0.2%	7	0.1%	14	0.4%	210	0.3%	50	0.6%	680	0.4%
Food Services & Drinking Places	18	4.0%	337	6.1%	302	7.7%	5,632	7.1%	615	7.3%	11,222	6.9%
Other Services (except Public Administration)	64	14.2%	332	6.0%	504	12.8%	3,004	3.8%	1,096	13.0%	11,091	6.9%
Automotive Repair & Maintenance	11	2.4%	51	0.9%	58	1.5%	416	0.5%	156	1.9%	1,017	0.6%
Public Administration	4	0.9%	167	3.0%	32	0.8%	1,320	1.7%	148	1.8%	6,470	4.0%
Unclassified Establishments	22	4.9%	6	0.1%	187	4.8%	96	0.1%	444	5.3%	447	0.3%
Total	450	100.0%	5,563	100.0%	3,924	100.0%	79,679	100.0%	8,415	100.0%	161,525	100.0%

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