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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

Kansas Station

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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 4,500 SF LEASED	3003
Paul Mitchell The School 6,000 SF LEASED	3007 - 3011

Paul Mitchell The School 10,500 SF LEASED	3017 - 3027
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1,750 SF VACANT	3037
1,750 SF VACANT	3039
2,400 SF VACANT	3041
J&M Engineering 4,600 SF LEASED	3043

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

3003 S Kansas Expy, Springfield, Missouri, 65807
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.15962
Longitude: -93.31817

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		444		4,469		9,178						
Total Employees:		5,694		89,099		168,082						
Total Population:		9,360		78,867		175,311						
Employee/Population Ratio (per 100 Residents)		61		113		96						
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	0	0.0%	0	0.0%	9	0.2%	35	0.0%	19	0.2%	269	0.2%
Mining	1	0.2%	30	0.5%	3	0.1%	55	0.1%	7	0.1%	112	0.1%
Utilities	0	0.0%	89	1.6%	1	0.0%	190	0.2%	5	0.1%	527	0.3%
Construction	29	6.5%	217	3.8%	211	4.7%	1,549	1.7%	510	5.6%	4,116	2.5%
Building Construction	8	1.8%	46	0.8%	70	1.6%	339	0.4%	187	2.0%	1,272	0.8%
Heavy/Civil Eng Construction	0	0.0%	0	0.0%	9	0.2%	210	0.2%	25	0.3%	322	0.2%
Specialty Trade Contractor	21	4.7%	171	3.0%	132	3.0%	1,000	1.1%	298	3.3%	2,522	1.5%
Manufacturing	17	3.8%	343	6.0%	79	1.8%	1,882	2.1%	251	2.7%	6,237	3.7%
Wholesale Trade	40	9.0%	986	17.3%	117	2.6%	2,101	2.4%	258	2.8%	4,074	2.4%
Durable Goods	30	6.8%	599	10.5%	90	2.0%	1,168	1.3%	203	2.2%	2,659	1.6%
Nondurable Goods	9	2.0%	381	6.7%	23	0.5%	621	0.7%	48	0.5%	1,090	0.7%
Trade Broker	2	0.5%	7	0.1%	5	0.1%	312	0.3%	7	0.1%	325	0.2%
Retail Trade	56	12.6%	737	12.9%	647	14.5%	12,416	13.9%	1,210	13.2%	17,661	10.5%
Motor Vehicle & Parts Dealers	7	1.6%	45	0.8%	64	1.4%	1,632	1.8%	144	1.6%	2,198	1.3%
Furniture & Home Furnishings Stores	3	0.7%	15	0.3%	30	0.7%	248	0.3%	64	0.7%	423	0.3%
Electronics & Appliance Stores	4	0.9%	35	0.6%	24	0.5%	150	0.2%	46	0.5%	331	0.2%
Building Material & Garden Equipment & Supplies Dealers	8	1.8%	50	0.9%	41	0.9%	646	0.7%	84	0.9%	1,242	0.7%
Food & Beverage Stores	3	0.7%	311	5.5%	60	1.3%	1,303	1.5%	121	1.3%	2,333	1.4%
Health & Personal Care Stores	5	1.1%	67	1.2%	87	1.9%	1,096	1.2%	133	1.4%	1,591	0.9%
Gasoline Stations & Fuel Dealers	6	1.4%	25	0.4%	22	0.5%	113	0.1%	38	0.4%	202	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	5	1.1%	16	0.3%	101	2.3%	1,072	1.2%	155	1.7%	1,423	0.8%
Sporting Goods, Hobby, Book, & Music Stores	9	2.0%	87	1.5%	131	2.9%	3,382	3.8%	259	2.8%	4,475	2.7%
General Merchandise Stores	5	1.1%	86	1.5%	86	1.9%	2,775	3.1%	164	1.8%	3,444	2.0%
Transportation & Warehousing	7	1.6%	60	1.1%	40	0.9%	499	0.6%	111	1.2%	2,321	1.4%
Truck Transportation	3	0.7%	27	0.5%	16	0.4%	90	0.1%	45	0.5%	649	0.4%
Information	9	2.0%	117	2.0%	95	2.1%	2,124	2.4%	195	2.1%	3,848	2.3%
Finance & Insurance	26	5.9%	136	2.4%	333	7.5%	2,553	2.9%	611	6.7%	4,462	2.6%
Central Bank/Credit Intermediation & Related Activities	8	1.8%	50	0.9%	110	2.5%	1,233	1.4%	200	2.2%	2,149	1.3%
Securities & Commodity Contracts	8	1.8%	24	0.4%	72	1.6%	408	0.5%	155	1.7%	841	0.5%
Funds, Trusts & Other Financial Vehicles	10	2.3%	62	1.1%	151	3.4%	912	1.0%	256	2.8%	1,472	0.9%
Real Estate, Rental & Leasing	29	6.5%	180	3.2%	259	5.8%	2,574	2.9%	570	6.2%	4,383	2.6%
Professional, Scientific & Tech Services	49	11.0%	363	6.4%	416	9.3%	2,691	3.0%	982	10.7%	7,287	4.3%
Legal Services	11	2.5%	84	1.5%	99	2.2%	609	0.7%	241	2.6%	1,694	1.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%	6	0.1%	453	0.5%	15	0.2%	501	0.3%
Administrative, Support & Waste Management Services	19	4.3%	104	1.8%	163	3.6%	1,325	1.5%	345	3.8%	3,620	2.1%
Educational Services	8	1.8%	186	3.3%	79	1.8%	1,871	2.1%	214	2.3%	9,556	5.7%

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Business Summary

3003 S Kansas Expy, Springfield, Missouri, 65807
 Rings: 1, 3, 5 mile radii

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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
Health Care & Social Assistance	51	11.5%	1,215	21.3%	886	19.8%	45,494	51.1%	1,362	14.8%	67,700	40.3%
Ambulatory Health Care	33	7.4%	444	7.8%	706	15.8%	17,096	19.2%	1,031	11.2%	24,610	14.6%
Hospital	0	0.0%	215	3.8%	35	0.8%	25,036	28.1%	60	0.7%	37,413	22.3%
Nursing/Residential Care	9	2.0%	310	5.4%	41	0.9%	1,584	1.8%	63	0.7%	2,124	1.3%
Social Assistance	10	2.3%	245	4.3%	103	2.3%	1,779	2.0%	208	2.3%	3,552	2.1%
Arts, Entertainment & Recreation	6	1.4%	38	0.7%	79	1.8%	1,225	1.4%	175	1.9%	1,932	1.1%
Accommodation & Food Services	19	4.3%	326	5.7%	337	7.5%	6,028	6.8%	711	7.8%	11,794	7.0%
Accommodation	1	0.2%	15	0.3%	24	0.5%	325	0.4%	67	0.7%	1,045	0.6%
Food Services & Drinking Places	18	4.0%	312	5.5%	313	7.0%	5,703	6.4%	643	7.0%	10,749	6.4%
Other Services (except Public Administration)	63	14.2%	350	6.2%	601	13.4%	3,360	3.8%	1,291	14.1%	10,093	6.0%
Repair & Maintenance	11	2.5%	51	0.9%	94	2.1%	574	0.6%	225	2.5%	1,577	0.9%
Automotive Repair & Maintenance	8	1.8%	44	0.8%	58	1.3%	462	0.5%	153	1.7%	1,287	0.8%
Personal & Laundry Service	26	5.9%	92	1.6%	292	6.5%	1,322	1.5%	512	5.6%	2,436	1.4%
Civic and Other Orgs	26	5.9%	207	3.6%	215	4.8%	1,464	1.6%	554	6.0%	6,080	3.6%
Public Administration	5	1.1%	215	3.8%	32	0.7%	645	0.7%	168	1.8%	7,517	4.5%
Unclassified Establishments	6	1.4%	1	0.0%	76	1.7%	30	0.0%	168	1.8%	72	0.0%
Total	444	100.0%	5,694	100.0%	4,469	100.0%	89,099	100.0%	9,178	100.0%	168,082	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	1.4%	67	1.2%	77	1.7%	425	0.5%	165	1.8%	1,150	0.7%
Construction	26	5.9%	194	3.4%	187	4.2%	1,287	1.4%	465	5.1%	3,690	2.2%
Manufacturing	13	2.9%	232	4.1%	66	1.5%	1,667	1.9%	215	2.3%	6,209	3.7%
Transportation	11	2.5%	76	1.3%	72	1.6%	815	0.9%	175	1.9%	2,883	1.7%
Communication	3	0.7%	60	1.1%	52	1.2%	1,587	1.8%	93	1.0%	2,187	1.3%
Utility	1	0.2%	91	1.6%	10	0.2%	277	0.3%	21	0.2%	697	0.4%
Wholesale Trade	40	9.0%	986	17.3%	117	2.6%	2,101	2.4%	259	2.8%	4,082	2.4%
Retail Trade Summary	80	18.0%	1,078	18.9%	985	22.0%	18,291	20.5%	1,901	20.7%	28,746	17.1%
Home Improvement	8	1.8%	50	0.9%	45	1.0%	677	0.8%	88	1.0%	1,274	0.8%
General Merchandise Stores	1	0.2%	64	1.1%	53	1.2%	2,590	2.9%	99	1.1%	3,184	1.9%
Food Stores	7	1.6%	323	5.7%	92	2.1%	1,635	1.8%	171	1.9%	2,795	1.7%
Auto Dealers & Gas Stations	12	2.7%	67	1.2%	84	1.9%	1,734	1.9%	178	1.9%	2,381	1.4%
Apparel & Accessory Stores	4	0.9%	15	0.3%	85	1.9%	1,004	1.1%	129	1.4%	1,301	0.8%
Furniture & Home Furnishings	6	1.4%	45	0.8%	53	1.2%	412	0.5%	119	1.3%	823	0.5%
Eating & Drinking Places	18	4.0%	312	5.5%	297	6.7%	5,505	6.2%	615	6.7%	10,450	6.2%
Miscellaneous Retail	24	5.4%	202	3.5%	276	6.2%	4,734	5.3%	502	5.5%	6,539	3.9%
Finance, Insurance, Real Estate Summary	48	10.8%	321	5.6%	573	12.8%	5,528	6.2%	1,153	12.6%	9,212	5.5%
Banks, Savings & Lending Institutions	6	1.4%	43	0.8%	108	2.4%	1,248	1.4%	206	2.2%	2,195	1.3%
Securities Brokers	8	1.8%	24	0.4%	67	1.5%	366	0.4%	147	1.6%	780	0.5%
Insurance Carriers & Agents	10	2.3%	62	1.1%	150	3.4%	910	1.0%	255	2.8%	1,470	0.9%
Real Estate, Holding, Other Investment Offices	24	5.4%	192	3.4%	247	5.5%	3,005	3.4%	545	5.9%	4,767	2.8%
Services Summary	203	45.7%	2,373	41.7%	2,224	49.8%	56,457	63.4%	4,398	47.9%	101,658	60.5%
Hotels & Lodging	1	0.2%	15	0.3%	24	0.5%	325	0.4%	67	0.7%	1,045	0.6%
Automotive Services	9	2.0%	51	0.9%	72	1.6%	574	0.6%	196	2.1%	1,546	0.9%
Movies & Amusements	7	1.6%	50	0.9%	94	2.1%	1,178	1.3%	207	2.3%	1,999	1.2%
Health Services	40	9.0%	1,035	18.2%	766	17.1%	43,294	48.6%	1,125	12.3%	63,447	37.8%
Legal Services	9	2.0%	43	0.8%	87	1.9%	478	0.5%	220	2.4%	1,520	0.9%
Education Institutions & Libraries	6	1.4%	159	2.8%	61	1.4%	1,951	2.2%	187	2.0%	9,920	5.9%
Other Services	131	29.5%	1,020	17.9%	1,120	25.1%	8,657	9.7%	2,396	26.1%	22,180	13.2%
Government	5	1.1%	215	3.8%	30	0.7%	636	0.7%	165	1.8%	7,498	4.5%
Unclassified Establishments	6	1.4%	1	3.8%	76	1.7%	30	0.7%	168	1.8%	72	4.5%
Totals	444	100.0%	5,694	100.0%	4,469	100.0%	89,099	100.0%	9,178	100.0%	168,082	100.0%

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