



www.billbeall.com

6,000 SF - FOR LEASE - AVAILABLE: MARCH 1, 2021

Kansas Station

3007 - 3011 S. Kansas Expressway, Springfield, MO



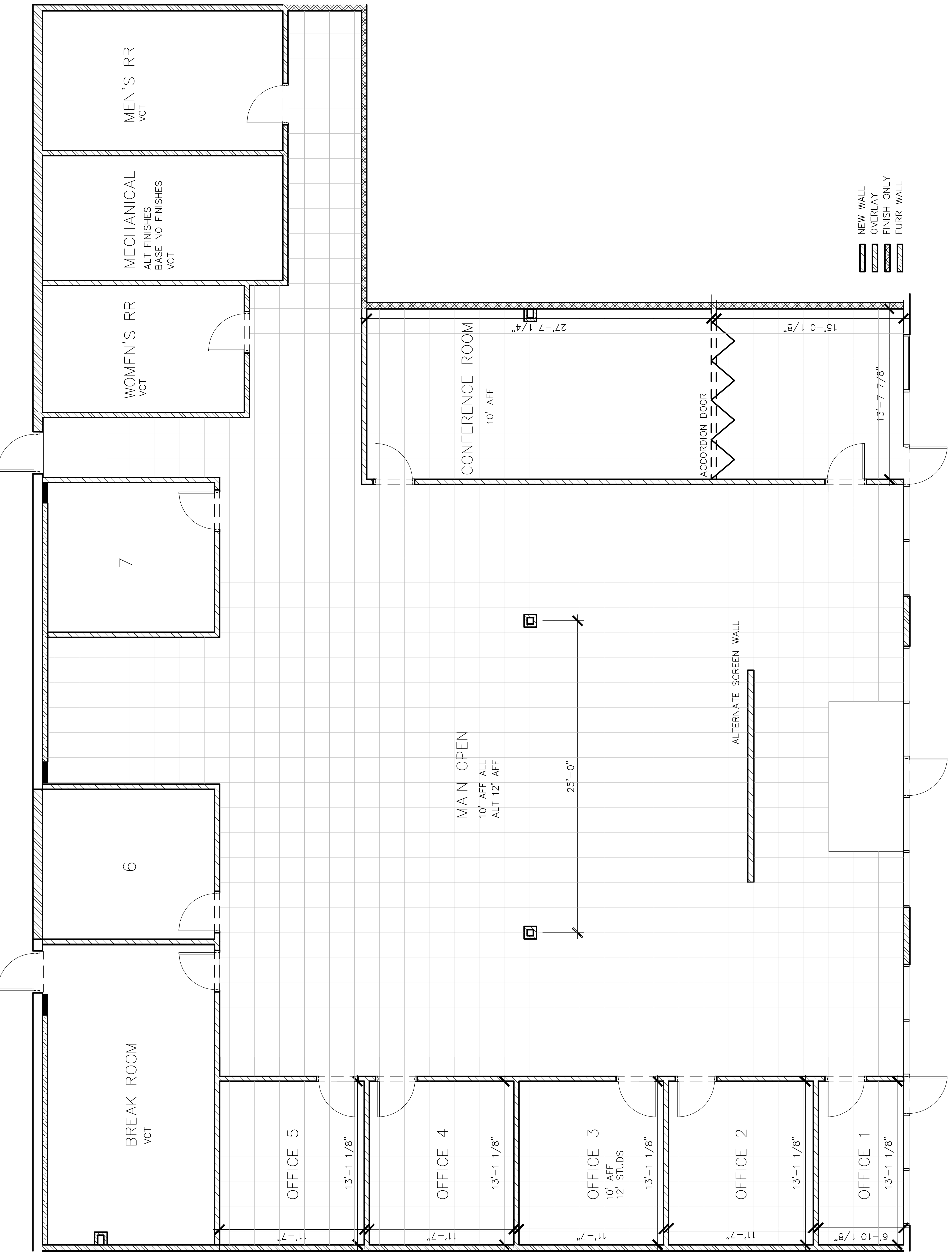
HIGHLIGHTS

- 6,000 SF
- Large Bullpen Area
- 7 Private Offices
- Large Conference / Training Room
- Front Door Parking
- CAM: +/- \$3.35/ SF = \$1,675.00 / Month
- Lease Rate: \$10.00 / SF = \$5,000.00 / Month
- Estimated Monthly Payment = \$6,675.00



FOR ADDITIONAL INFORMATION CONTACT

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



MEN'S RR
VCT

MECHANICAL
ALT FINISHES
BASE NO FINISHES
VCT

WOMEN'S RR
VCT

7

6

BREAK ROOM
VCT

OFFICE 5
13'-1 1/8"
11'-7"

OFFICE 4
13'-1 1/8"
11'-7"

OFFICE 3
10' AFF
12' STUDS
13'-1 1/8"
11'-7"

OFFICE 2
13'-1 1/8"
11'-7"

OFFICE 1
13'-1 1/8"
6'-10 1/8"
11'-7"

CONFERENCE ROOM
10' AFF
15'-0 1/8"
27'-7 1/4"
13'-7 7/8"

ACCORDION DOOR

MAIN OPEN
10' AFF ALL
ALT 12' AFF
25'-0"

ALTERNATE SCREEN WALL

- NEW WALL
- OVERLAY
- FINISH ONLY
- FURR WALL

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Kansas Station

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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

3033 S Kansas Expy, Springfield, Missouri, 65807
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.15876
Longitude: -93.31656

Data for all businesses in area

	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Total Businesses:	466		4,062		8,675	
Total Employees:	5,675		81,761		165,096	
Total Residential Population:	9,587		77,169		171,759	
Employee/Residential Population Ratio (per 100 Residents)	59		106		96	
by SIC Codes	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	1.3%	38	0.7%	309	0.4%
Construction	32	6.9%	229	4.0%	1,297	1.6%
Manufacturing	17	3.6%	316	5.6%	1,517	1.9%
Transportation	8	1.7%	76	1.3%	973	1.2%
Communication	3	0.6%	32	0.6%	1,063	1.3%
Utility	2	0.4%	255	4.5%	521	0.6%
Wholesale Trade	35	7.5%	761	13.4%	1,813	2.2%
Retail Trade Summary	88	18.9%	1,396	24.6%	17,991	22.0%
Home Improvement	4	0.9%	37	0.7%	455	0.6%
General Merchandise Stores	3	0.6%	328	5.8%	2,648	3.2%
Food Stores	11	2.4%	231	4.1%	1,431	1.8%
Auto Dealers, Gas Stations, Auto Aftermarket	13	2.8%	112	2.0%	2,012	2.5%
Apparel & Accessory Stores	4	0.9%	13	0.2%	901	1.1%
Furniture & Home Furnishings	8	1.7%	45	0.8%	385	0.5%
Eating & Drinking Places	20	4.3%	375	6.6%	5,714	7.0%
Miscellaneous Retail	25	5.4%	254	4.5%	4,446	5.4%
Finance, Insurance, Real Estate Summary	53	11.4%	392	6.9%	4,859	5.9%
Banks, Savings & Lending Institutions	10	2.1%	162	2.9%	1,432	1.8%
Securities Brokers	8	1.7%	24	0.4%	341	0.4%
Insurance Carriers & Agents	9	1.9%	32	0.6%	910	1.1%
Real Estate, Holding, Other Investment Offices	26	5.6%	174	3.1%	2,176	2.7%
Services Summary	195	41.8%	2,004	35.3%	49,898	61.0%
Hotels & Lodging	1	0.2%	9	0.2%	218	0.3%
Automotive Services	11	2.4%	50	0.9%	735	0.9%
Motion Pictures & Amusements	15	3.2%	96	1.7%	836	1.0%
Health Services	28	6.0%	618	10.9%	37,370	45.7%
Legal Services	9	1.9%	36	0.6%	450	0.6%
Education Institutions & Libraries	3	0.6%	101	1.8%	1,921	2.3%
Other Services	127	27.3%	1,094	19.3%	8,369	10.2%
Government	4	0.9%	171	3.0%	1,399	1.7%
Unclassified Establishments	25	5.4%	6	0.1%	120	0.1%
Totals	466	100.0%	5,675	100.0%	81,761	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.
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.



Business Summary

3033 S Kansas Expy, Springfield, Missouri, 65807
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.15876
Longitude: -93.31656

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%	12	0.3%	46	0.1%	25	0.3%	276	0.2%
Mining	0	0.0%	0	0.0%	2	0.0%	6	0.0%	4	0.0%	18	0.0%
Utilities	2	0.4%	255	4.5%	2	0.0%	340	0.4%	6	0.1%	449	0.3%
Construction	35	7.5%	246	4.3%	218	5.4%	1,424	1.7%	519	6.0%	3,790	2.3%
Manufacturing	21	4.5%	375	6.6%	69	1.7%	1,641	2.0%	229	2.6%	6,515	3.9%
Wholesale Trade	34	7.3%	756	13.3%	98	2.4%	1,802	2.2%	261	3.0%	5,077	3.1%
Retail Trade	60	12.9%	998	17.6%	626	15.4%	12,020	14.7%	1,244	14.3%	18,394	11.1%
Motor Vehicle & Parts Dealers	8	1.7%	89	1.6%	71	1.7%	1,910	2.3%	166	1.9%	3,603	2.2%
Furniture & Home Furnishings Stores	5	1.1%	23	0.4%	31	0.8%	247	0.3%	74	0.9%	572	0.3%
Electronics & Appliance Stores	3	0.6%	21	0.4%	19	0.5%	134	0.2%	42	0.5%	386	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	4	0.9%	37	0.7%	26	0.6%	437	0.5%	69	0.8%	935	0.6%
Food & Beverage Stores	5	1.1%	214	3.8%	61	1.5%	1,150	1.4%	128	1.5%	1,958	1.2%
Health & Personal Care Stores	7	1.5%	137	2.4%	79	1.9%	895	1.1%	117	1.3%	1,228	0.7%
Gasoline Stations	5	1.1%	23	0.4%	22	0.5%	102	0.1%	40	0.5%	204	0.1%
Clothing & Clothing Accessories Stores	5	1.1%	14	0.2%	106	2.6%	1,003	1.2%	179	2.1%	1,457	0.9%
Sport Goods, Hobby, Book, & Music Stores	3	0.6%	7	0.1%	46	1.1%	2,712	3.3%	91	1.0%	3,241	2.0%
General Merchandise Stores	3	0.6%	328	5.8%	51	1.3%	2,648	3.2%	99	1.1%	3,366	2.0%
Miscellaneous Store Retailers	12	2.6%	104	1.8%	103	2.5%	773	0.9%	209	2.4%	1,249	0.8%
Nonstore Retailers	1	0.2%	0	0.0%	12	0.3%	11	0.0%	31	0.4%	193	0.1%
Transportation & Warehousing	7	1.5%	76	1.3%	49	1.2%	636	0.8%	110	1.3%	1,366	0.8%
Information	11	2.4%	126	2.2%	95	2.3%	1,624	2.0%	218	2.5%	4,804	2.9%
Finance & Insurance	29	6.2%	224	3.9%	340	8.4%	2,707	3.3%	663	7.6%	5,236	3.2%
Central Bank/Credit Intermediation & Related Activities	11	2.4%	168	3.0%	108	2.7%	1,414	1.7%	207	2.4%	2,434	1.5%
Securities, Commodity Contracts & Other Financial	8	1.7%	24	0.4%	76	1.9%	383	0.5%	152	1.8%	996	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	9	1.9%	32	0.6%	155	3.8%	910	1.1%	304	3.5%	1,806	1.1%
Real Estate, Rental & Leasing	30	6.4%	155	2.7%	258	6.4%	1,807	2.2%	539	6.2%	3,632	2.2%
Professional, Scientific & Tech Services	52	11.2%	388	6.8%	393	9.7%	2,640	3.2%	922	10.6%	7,115	4.3%
Legal Services	10	2.1%	58	1.0%	94	2.3%	575	0.7%	236	2.7%	1,678	1.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%	7	0.2%	416	0.5%	16	0.2%	537	0.3%
Administrative & Support & Waste Management & Remediation	17	3.6%	126	2.2%	160	3.9%	1,317	1.6%	337	3.9%	3,499	2.1%
Educational Services	9	1.9%	140	2.5%	84	2.1%	1,814	2.2%	221	2.5%	9,846	6.0%
Health Care & Social Assistance	38	8.2%	851	15.0%	509	12.5%	39,542	48.4%	787	9.1%	60,633	36.7%
Arts, Entertainment & Recreation	6	1.3%	56	1.0%	68	1.7%	809	1.0%	163	1.9%	3,117	1.9%
Accommodation & Food Services	22	4.7%	387	6.8%	325	8.0%	6,082	7.4%	677	7.8%	12,099	7.3%
Accommodation	1	0.2%	9	0.2%	16	0.4%	218	0.3%	55	0.6%	886	0.5%
Food Services & Drinking Places	21	4.5%	378	6.7%	309	7.6%	5,864	7.2%	622	7.2%	11,212	6.8%
Other Services (except Public Administration)	64	13.7%	341	6.0%	513	12.6%	3,565	4.4%	1,112	12.8%	11,099	6.7%
Automotive Repair & Maintenance	10	2.1%	49	0.9%	61	1.5%	614	0.8%	164	1.9%	1,228	0.7%
Public Administration	4	0.9%	171	3.0%	36	0.9%	1,404	1.7%	167	1.9%	7,215	4.4%
Unclassified Establishments	25	5.4%	6	0.1%	198	4.9%	120	0.1%	456	5.3%	380	0.2%
Total	466	100.0%	5,675	100.0%	4,062	100.0%	81,761	100.0%	8,675	100.0%	165,096	100.0%

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