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100% FULLY LEASED

Kansas Station - Income Producing Property - For Sale

Kansas Station

3003 - 3043 S. Kansas Expressway, Springfield, MO



HIGHLIGHTS

- 47,500 SF retail / office complex in 4 building, on 5.66 acres located across from the new Hy-Vee at S. Kansas Expressway and W. Battlefield Rd.
- Tenants include: Phoenix Health Care, UPS, Paul Mitchell The System, Hanger Prosthetics, and J&M Engineering.
- Sales Price: \$5,800,000.00

FOR ADDITIONAL INFORMATION CONTACT

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

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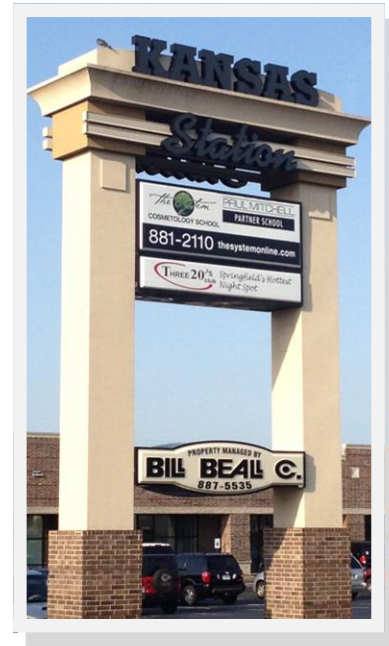


Total Square Feet: 47,500 SF
of Buildings: Four (4)
Three (3) 10,500 SF Buildings
One (1) 16,000 SF Building

Lot Size: 5.66 Acres
246,550 SF

Zoned: GR - General Retail

Sales Price: \$5,800,000.00



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W. BATTLEFIELD



S. KANSAS EXPRESSWAY

Hanger Prosthetics &Orthotics 4,500 SF LEASED	3003
Phoenix 6,000 SF LEASED	3007 - 3011

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

UPS Fritz Companies 7,307 SF LEASED	Phoenix 8,693 SF LEASED	3031
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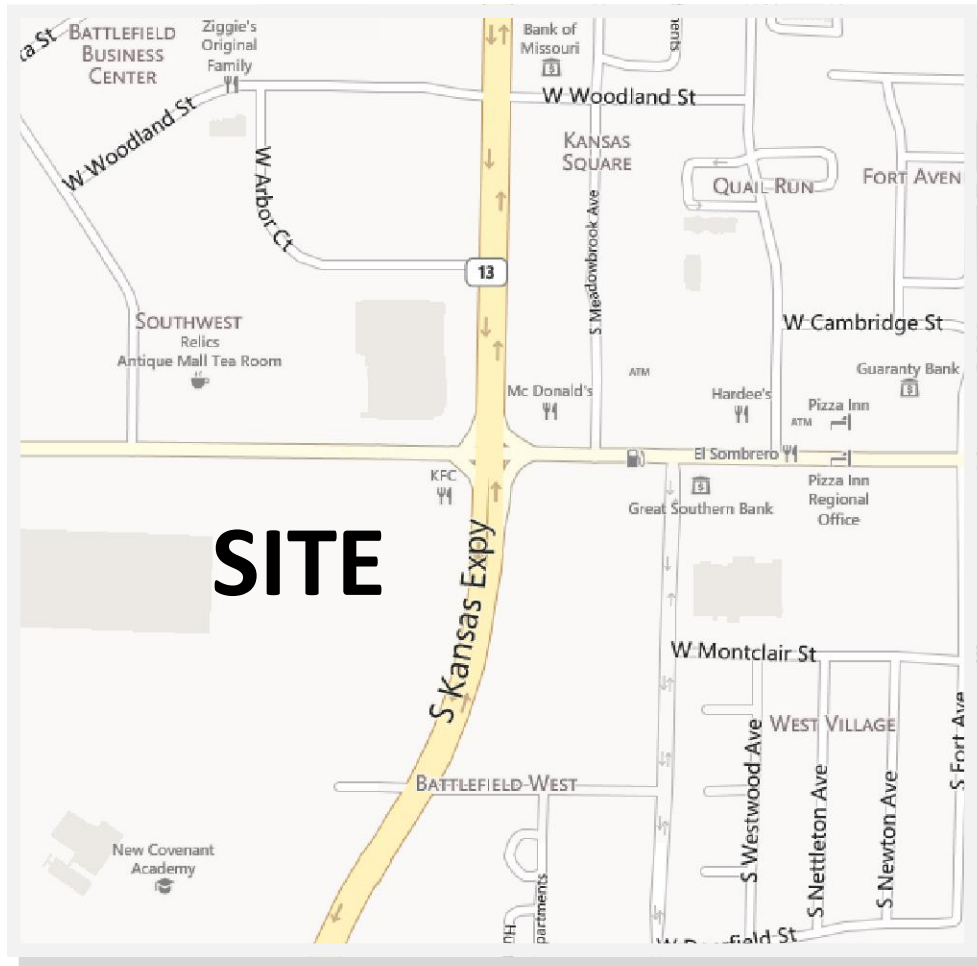


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Traffic Counts:

Kansas Expressway N. of Battlefield = 33,685

Kansas Expressway S. of Battlefield = 29,463

Battlefield E. of Kansas Expressway = 27,519

Battlefield W. of Kansas Expressway = 26,495

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