



www.billbeall.com

## 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 Hy-Vee at S. Kansas Expressway and W. Battlefield Rd.
- Includes an additional 1.18 Acre Expansion Tract
- Tenants include: Phoenix Health Care, UPS, Paul Mitchell The School, Hanger Prosthetics, and J&M Engineering.
- 100% Occupied
- Sales Price: \$5,750,000.00

### FOR ADDITIONAL INFORMATION CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

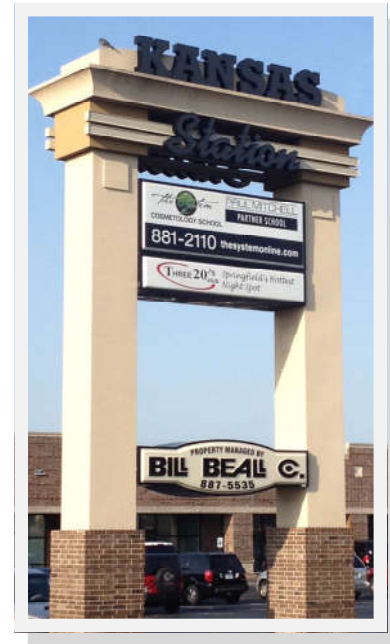
(417) 887-5535 email: beall@billbeall.com

## Kansas Station

3003 - 3043 S. Kansas Expressway, Springfield, MO



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  
  
1.18 Acre Expansion Tract  
51,256 SF  
Zoned HC: Highway Commercial  
  
6.84 Acres Total



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Sales Price: \$5,750,000.00

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# W. BATTLEFIELD



S. KANSAS EXPRESSWAY

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

|                             |             |
|-----------------------------|-------------|
| Paul Mitchell<br>The School | 3017 - 3027 |
| 10,500 SF<br>LEASED         |             |

|                               |      |
|-------------------------------|------|
| Phoenix<br>1,750 SF<br>LEASED | 3037 |
| Phoenix<br>1,750 SF<br>LEASED | 3039 |
| Phoenix<br>2,400 SF<br>LEASED | 3041 |
| J&M<br>Engineering            | 3043 |
| 4,600 SF<br>LEASED            |      |

|                        |                    |
|------------------------|--------------------|
| UPS<br>Fritz Companies | Phoenix            |
| 7,307 SF<br>LEASED     | 8,693 SF<br>LEASED |
|                        | 3031               |



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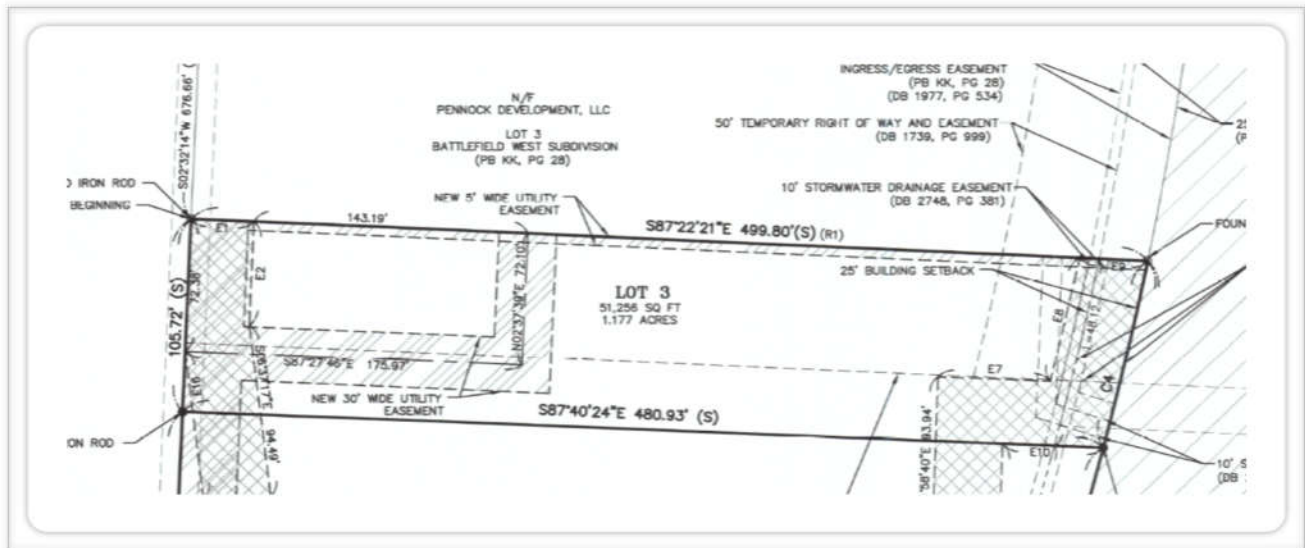
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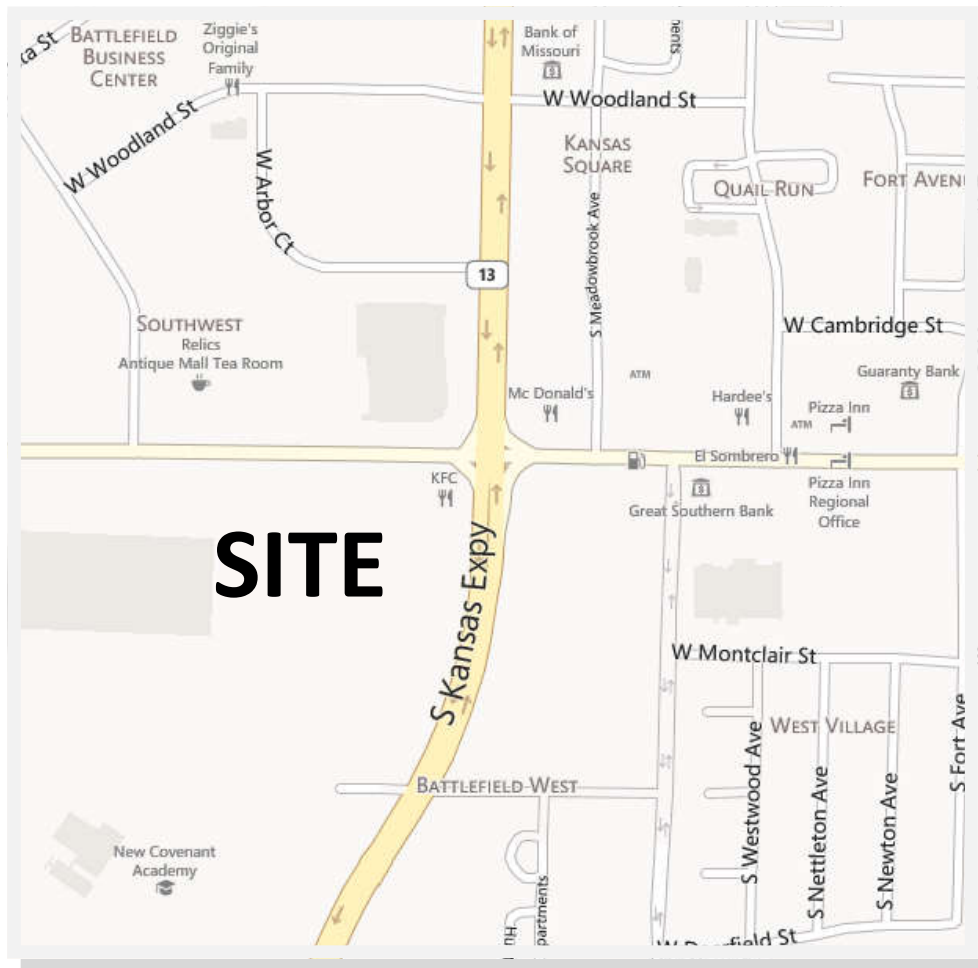
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## Kansas Station

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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 |  |
|-----------------------------------------------------------|------------|---------|-----------|---------|------------|---------|-----------|---------|------------|---------|-----------|---------|--|---------|--|
| 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                                              | Businesses |         | Employees |         | Businesses |         | Employees |         | Businesses |         | Employees |         |  |         |  |
|                                                           | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent |  |         |  |
| Agriculture & Mining                                      | 6          | 1.3%    | 38        | 0.7%    | 78         | 1.9%    | 309       | 0.4%    | 171        | 2.0%    | 946       | 0.6%    |  |         |  |
| Construction                                              | 32         | 6.9%    | 229       | 4.0%    | 194        | 4.8%    | 1,297     | 1.6%    | 470        | 5.4%    | 3,407     | 2.1%    |  |         |  |
| Manufacturing                                             | 17         | 3.6%    | 316       | 5.6%    | 58         | 1.4%    | 1,517     | 1.9%    | 196        | 2.3%    | 6,459     | 3.9%    |  |         |  |
| Transportation                                            | 8          | 1.7%    | 76        | 1.3%    | 83         | 2.0%    | 973       | 1.2%    | 174        | 2.0%    | 1,859     | 1.1%    |  |         |  |
| Communication                                             | 3          | 0.6%    | 32        | 0.6%    | 58         | 1.4%    | 1,063     | 1.3%    | 108        | 1.2%    | 2,834     | 1.7%    |  |         |  |
| Utility                                                   | 2          | 0.4%    | 255       | 4.5%    | 7          | 0.2%    | 521       | 0.6%    | 18         | 0.2%    | 963       | 0.6%    |  |         |  |
| Wholesale Trade                                           | 35         | 7.5%    | 761       | 13.4%   | 100        | 2.5%    | 1,813     | 2.2%    | 269        | 3.1%    | 5,106     | 3.1%    |  |         |  |
| Retail Trade Summary                                      | 88         | 18.9%   | 1,396     | 24.6%   | 958        | 23.6%   | 17,991    | 22.0%   | 1,914      | 22.1%   | 30,102    | 18.2%   |  |         |  |
| Home Improvement                                          | 4          | 0.9%    | 37        | 0.7%    | 28         | 0.7%    | 455       | 0.6%    | 71         | 0.8%    | 954       | 0.6%    |  |         |  |
| General Merchandise Stores                                | 3          | 0.6%    | 328       | 5.8%    | 51         | 1.3%    | 2,648     | 3.2%    | 99         | 1.1%    | 3,366     | 2.0%    |  |         |  |
| Food Stores                                               | 11         | 2.4%    | 231       | 4.1%    | 95         | 2.3%    | 1,431     | 1.8%    | 175        | 2.0%    | 2,555     | 1.5%    |  |         |  |
| Auto Dealers, Gas Stations, Auto Aftermarket              | 13         | 2.8%    | 112       | 2.0%    | 92         | 2.3%    | 2,012     | 2.5%    | 206        | 2.4%    | 3,807     | 2.3%    |  |         |  |
| Apparel & Accessory Stores                                | 4          | 0.9%    | 13        | 0.2%    | 86         | 2.1%    | 901       | 1.1%    | 148        | 1.7%    | 1,308     | 0.8%    |  |         |  |
| Furniture & Home Furnishings                              | 8          | 1.7%    | 45        | 0.8%    | 51         | 1.3%    | 385       | 0.5%    | 122        | 1.4%    | 998       | 0.6%    |  |         |  |
| Eating & Drinking Places                                  | 20         | 4.3%    | 375       | 6.6%    | 297        | 7.3%    | 5,714     | 7.0%    | 606        | 7.0%    | 11,049    | 6.7%    |  |         |  |
| Miscellaneous Retail                                      | 25         | 5.4%    | 254       | 4.5%    | 258        | 6.4%    | 4,446     | 5.4%    | 487        | 5.6%    | 6,065     | 3.7%    |  |         |  |
| Finance, Insurance, Real Estate Summary                   | 53         | 11.4%   | 392       | 6.9%    | 553        | 13.6%   | 4,859     | 5.9%    | 1,130      | 13.0%   | 9,301     | 5.6%    |  |         |  |
| Banks, Savings & Lending Institutions                     | 10         | 2.1%    | 162       | 2.9%    | 106        | 2.6%    | 1,432     | 1.8%    | 202        | 2.3%    | 2,447     | 1.5%    |  |         |  |
| Securities Brokers                                        | 8          | 1.7%    | 24        | 0.4%    | 72         | 1.8%    | 341       | 0.4%    | 145        | 1.7%    | 943       | 0.6%    |  |         |  |
| Insurance Carriers & Agents                               | 9          | 1.9%    | 32        | 0.6%    | 155        | 3.8%    | 910       | 1.1%    | 304        | 3.5%    | 1,806     | 1.1%    |  |         |  |
| Real Estate, Holding, Other Investment Offices            | 26         | 5.6%    | 174       | 3.1%    | 219        | 5.4%    | 2,176     | 2.7%    | 479        | 5.5%    | 4,105     | 2.5%    |  |         |  |
| Services Summary                                          | 195        | 41.8%   | 2,004     | 35.3%   | 1,741      | 42.9%   | 49,898    | 61.0%   | 3,604      | 41.5%   | 96,537    | 58.5%   |  |         |  |
| Hotels & Lodging                                          | 1          | 0.2%    | 9         | 0.2%    | 16         | 0.4%    | 218       | 0.3%    | 55         | 0.6%    | 886       | 0.5%    |  |         |  |
| Automotive Services                                       | 11         | 2.4%    | 50        | 0.9%    | 76         | 1.9%    | 735       | 0.9%    | 202        | 2.3%    | 1,433     | 0.9%    |  |         |  |
| Motion Pictures & Amusements                              | 15         | 3.2%    | 96        | 1.7%    | 104        | 2.6%    | 836       | 1.0%    | 229        | 2.6%    | 3,324     | 2.0%    |  |         |  |
| Health Services                                           | 28         | 6.0%    | 618       | 10.9%   | 407        | 10.0%   | 37,370    | 45.7%   | 578        | 6.7%    | 56,904    | 34.5%   |  |         |  |
| Legal Services                                            | 9          | 1.9%    | 36        | 0.6%    | 82         | 2.0%    | 450       | 0.6%    | 216        | 2.5%    | 1,508     | 0.9%    |  |         |  |
| Education Institutions & Libraries                        | 3          | 0.6%    | 101       | 1.8%    | 61         | 1.5%    | 1,921     | 2.3%    | 178        | 2.1%    | 10,142    | 6.1%    |  |         |  |
| Other Services                                            | 127        | 27.3%   | 1,094     | 19.3%   | 996        | 24.5%   | 8,369     | 10.2%   | 2,144      | 24.7%   | 22,338    | 13.5%   |  |         |  |
| Government                                                | 4          | 0.9%    | 171       | 3.0%    | 35         | 0.9%    | 1,399     | 1.7%    | 165        | 1.9%    | 7,202     | 4.4%    |  |         |  |
| Unclassified Establishments                               | 25         | 5.4%    | 6         | 0.1%    | 198        | 4.9%    | 120       | 0.1%    | 456        | 5.3%    | 380       | 0.2%    |  |         |  |
| Totals                                                    | 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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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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June 27, 2019





## 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                                                 |            |         |  |           |         |  |            |         |  |           |         |  |            |         |  |           |         |  |
| Construction                                              | 2          | 0.4%    |  | 255       | 4.5%    |  | 2          | 0.0%    |  | 340       | 0.4%    |  | 6          | 0.1%    |  | 449       | 0.3%    |  |
| Manufacturing                                             | 35         | 7.5%    |  | 246       | 4.3%    |  | 218        | 5.4%    |  | 1,424     | 1.7%    |  | 519        | 6.0%    |  | 3,790     | 2.3%    |  |
| Wholesale Trade                                           | 21         | 4.5%    |  | 375       | 6.6%    |  | 69         | 1.7%    |  | 1,641     | 2.0%    |  | 229        | 2.6%    |  | 6,515     | 3.9%    |  |
| Retail Trade                                              | 34         | 7.3%    |  | 756       | 13.3%   |  | 98         | 2.4%    |  | 1,802     | 2.2%    |  | 261        | 3.0%    |  | 5,077     | 3.1%    |  |
|                                                           | 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%    |  | 324       | 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                                             |            |         |  |           |         |  |            |         |  |           |         |  |            |         |  |           |         |  |
| Food Services & Drinking Places                           | 1          | 0.2%    |  | 9         | 0.2%    |  | 16         | 0.4%    |  | 218       | 0.3%    |  | 55         | 0.6%    |  | 886       | 0.5%    |  |
| Other Services (except Public Administration)             | 21         | 4.5%    |  | 378       | 6.7%    |  | 309        | 7.6%    |  | 5,864     | 7.2%    |  | 622        | 7.2%    |  | 11,212    | 6.8%    |  |
| Automotive Repair & Maintenance                           | 64         | 13.7%   |  | 341       | 6.0%    |  | 513        | 12.6%   |  | 3,565     | 4.4%    |  | 1,112      | 12.8%   |  | 11,099    | 6.7%    |  |
| Public Administration                                     | 10         | 2.1%    |  | 49        | 0.9%    |  | 61         | 1.5%    |  | 614       | 0.8%    |  | 164        | 1.9%    |  | 1,228     | 0.7%    |  |
|                                                           | 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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June 27, 2019