



www.billbeall.com

**16,000 SF - FOR LEASE**

Kansas Station

3031-33 S. Kansas Expressway, Springfield, MO



### HIGHLIGHTS

- 16,000 SF
- Flexible Floor Plans
  - Can be Divided:
    - 9,000SF/ 7,000 SF
    - 6,750SF/ 9,250 SF
- Zoned: General Commercial
- CAM: +/- \$4.70/ SF (\$6,267.00/month)
- Lease Rate: \$12.50 / SF (\$16,667.00/month)
- Estimated Monthly Payment: \$22,934.00



FOR ADDITIONAL INFORMATION CONTACT

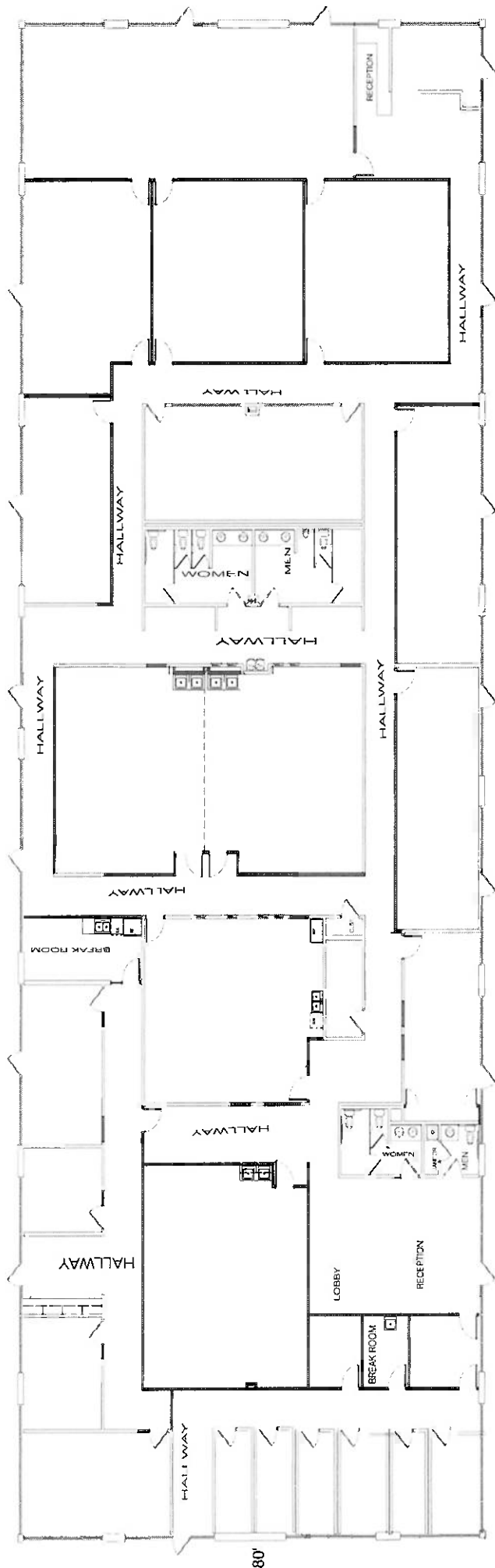
Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

3031-3033 South Kansas Expressway

200'

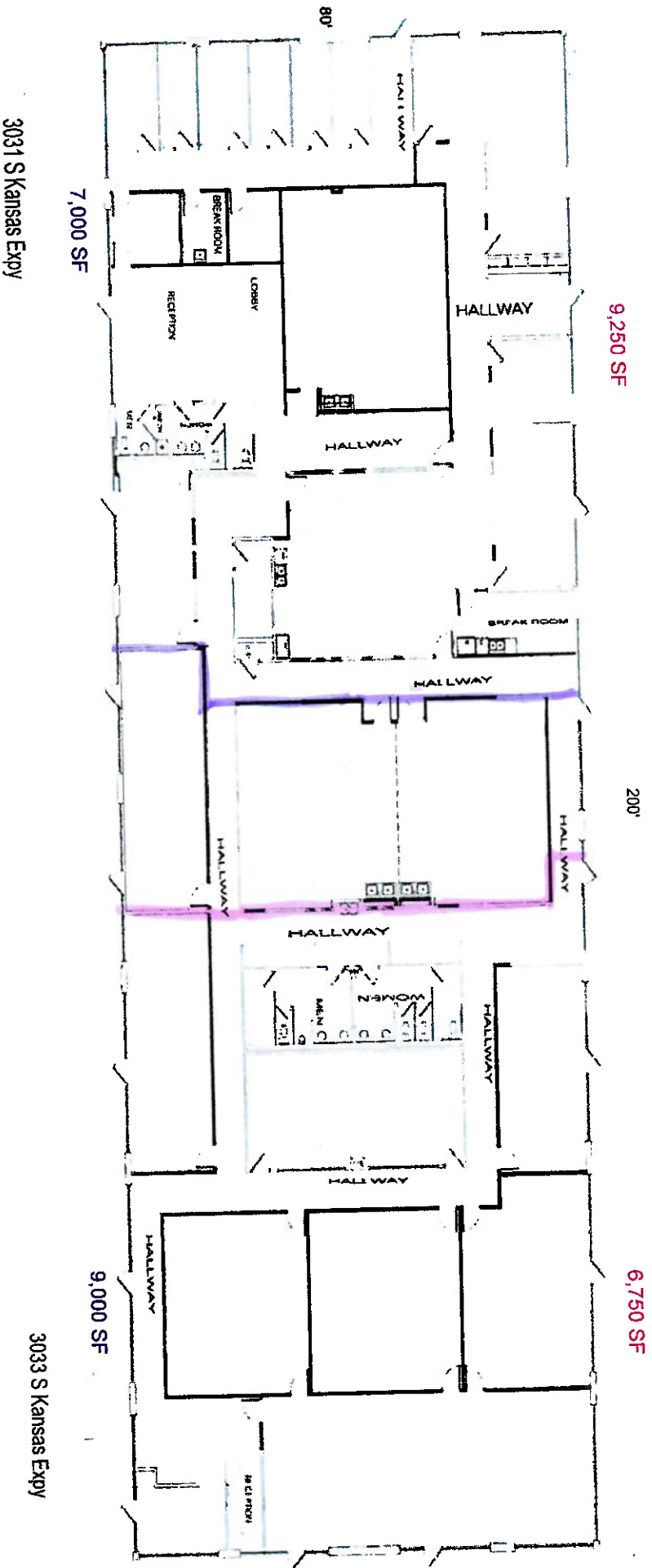


3031 S Kansas Expy

3033 S Kansas Expy



3031-3033 South Kansas Expressway



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3031-33 S. Kansas Expressway, Springfield, MO



|                                     |   |        |
|-------------------------------------|---|--------|
| 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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January 06, 2025

## Business Summary

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

Prepared by Esri  
Latitude: 37.15962  
Longitude: -93.31817

| 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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January 06, 2025



## Business Summary

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

Prepared by Esri  
Latitude: 37.15962  
Longitude: -93.31817

| 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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