

Bootheel Plaza

1714-1780 1st STREET

KENNETT, MO 63857

FOR LEASE

RETAIL CENTER



**CONTACT
INFORMATION**

SAM HEINEMAN - PROPERTY OWNER
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SHEINEMAN@HEINEMANMANAGEMENT.COM
WWW.BOOTHEEL-PLAZA.COM

Bootheel Plaza

Walmart 

1ST ST - 15,580 VPD

INDEPENDENCE AVE - 9,274 VPD



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PROPERTY FEATURES

Bootheel Plaza

PROPERTY FEATURES

- Tenant Improvement Funds Available
- Best corner in town
- Property located adjacent to a Walmart Supercenter shadow anchored
- Co-tenants include Tractor Supply, Bealls, Dollar Tree, AT&T, AutoZone, Shoe Sensation, Hibbett Sports, Scooters Coffeehouse, and more
- Spaces available 3,466 SF to 17,524 SF
- Low NNNs of \$1.60/SF
- Daily Traffic Counts 15,580
- Center visits 863,100 in 2025 (PLACER.AI)



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PROPERTY DETAILS

The property is located directly adjacent to a Walmart Supercenter and is supported by well-known national retailers like Tractor Supply, Bealls, Dollar Tree, AT&T, AutoZone, Shoe Sensation, Hibbett Sports, Scooters Coffeehouse, and more.

Kennett is the largest city in the region and hosts the only Walmart serving Missouri's Bootheel, an area spanning more than 1,700 square miles. As a result, the property benefits from an expansive trade area, drawing shoppers from surrounding communities who rely on centrally located Kennett for their retail needs.

Bootheel Plaza



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PROPERTY PHOTOS

Bootheel Plaza



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PROPERTY PHOTOS

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NEIGHBORS

Bootheel Plaza



FOR LEASE

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THE PROPERTY

Bootheel Plaza



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DEMOGRAPHICS

Bootheel Plaza



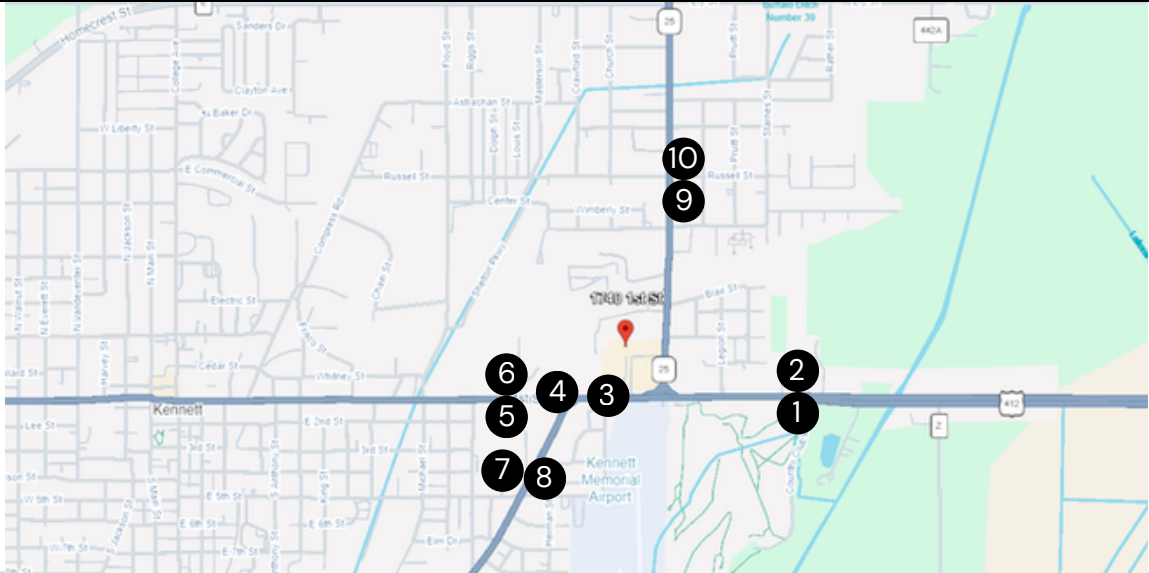
Distance from Subject:	1 Mile	3 Mile	5 Mile
2024 Population	3,015	10,625	11,452
Households	1,259	4,272	5,074
Median Age	35.9	39	40
Average HH Income	\$59,595	\$69,178	\$68,818

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TRAFFIC COUNT

Bootheel Plaza



Collection Street:	Cross Street - Direction	Traffic Count	Count Year	Dist from Subject
1st Street	Country Club Dr	9,080	2023	0.12 mi
1st Street	Country Club Dr	9,395	2025	0.12 mi
1st Street	Airport Rd	15,580	2022	0.13 mi
1st Street	Williams St	11,763	2025	0.26 mi
1st Street	S Main St	9,686	2023	0.29 mi
1st Street	S Main St	9,638	2025	0.29 mi
US Hwy 412	Barbara Dr	8,064	2022	0.31 mi
US Hwy 412	Barbara Dr	7,061	2023	0.32 mi
Independence Ave	Russell St	8,897	2023	0.40 mi
Independence Ave	Russell St	9,274	2025	0.40 mi

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PLACER STATISTICS - VISITS RANKINGS

Bootheel Plaza



863,100 visits
in the last year



91,600 visitors in
the last year



9.42 Visit
Frequency

RENT ONE
APPLIANCES - FURNITURE - ELECTRONICS - MATTRESSES

10/24
Missouri

62%

Walmart

59/121
Missouri

52%

AT&T

44/100
Missouri

56%

DOLLAR TREE

135/193
Missouri

30%

SCOOTER'S
COFFEEHOUSE

36/73
Missouri

52%

TSC TRACTOR SUPPLY CO

17/68
Missouri

76%

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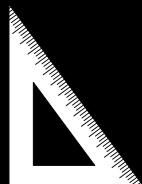
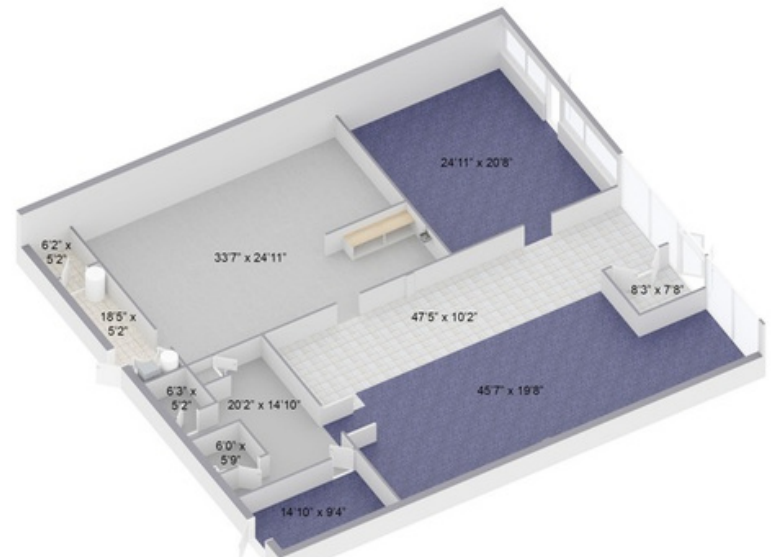


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SUITE 121

Bootheel Plaza



3,466 SF



\$10/SF



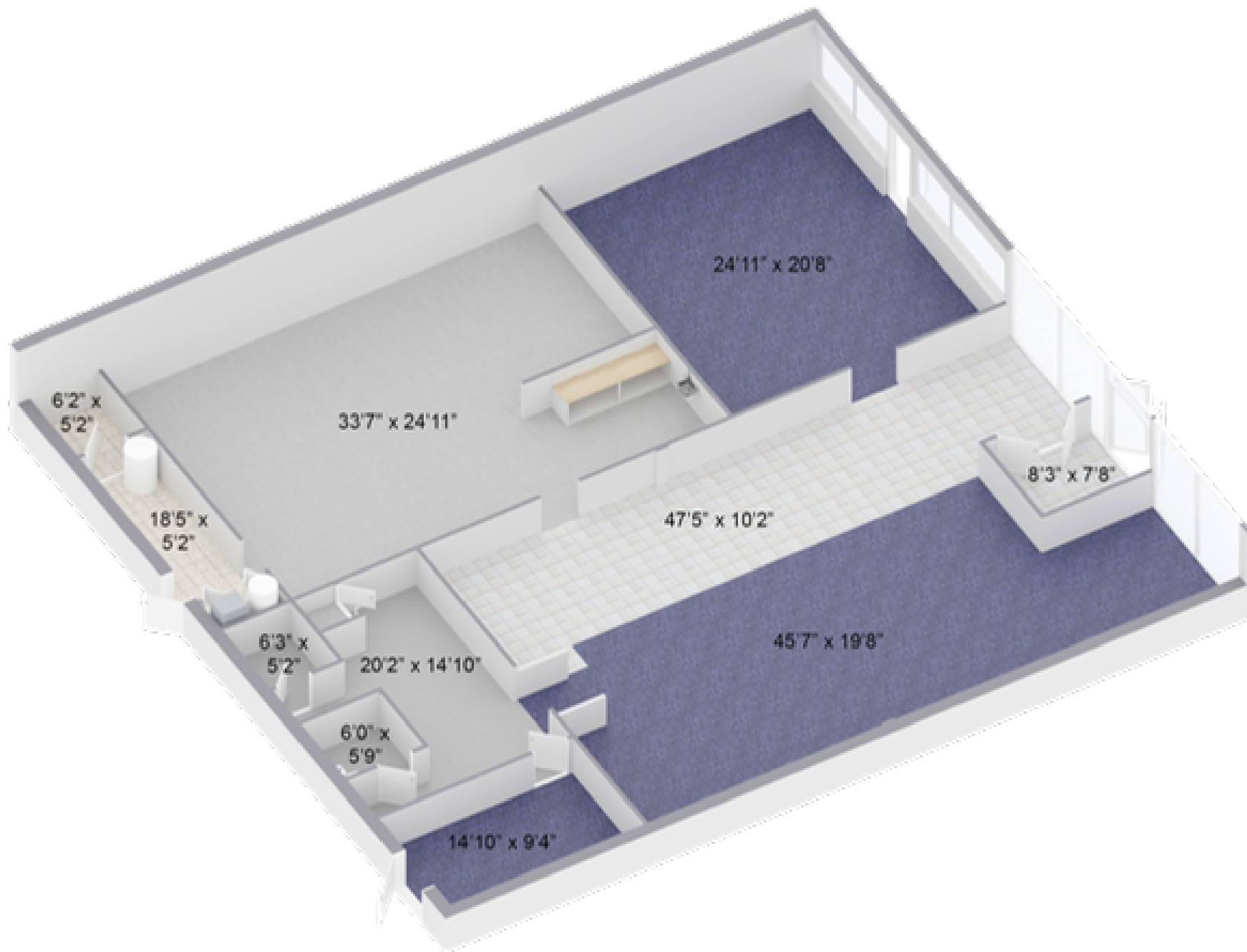
Virtual Tour

FOR LEASE

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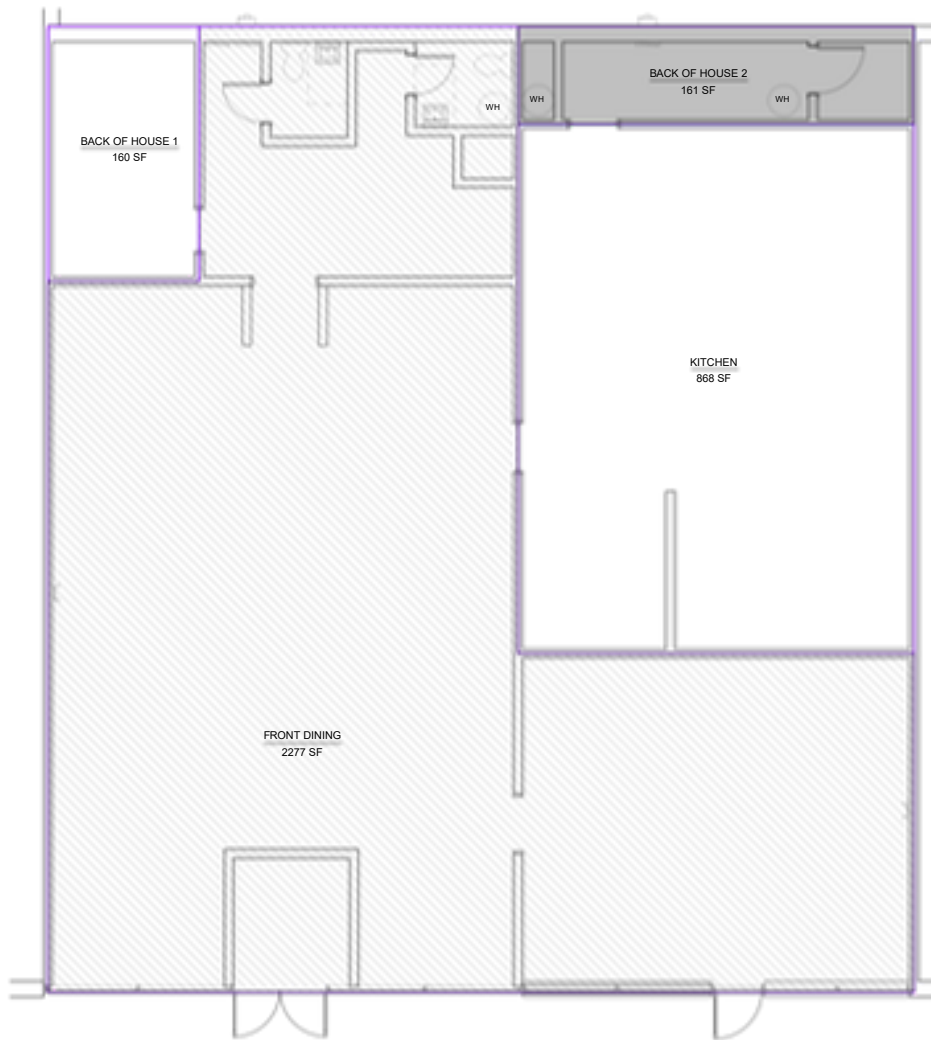
SUITE 121 - FLOOR PLAN

Bootheel Plaza



5/21/2026 5:33:56 PM

Area Schedule (Gross Building)	
Name	Area
FRONT DINING	2277
KITCHEN	SF
BACK OF	868
HOUSE 1 BACK	SF
OF HOUSE 2	160
	SF
	161
	SF



1

F.F.E.
1/4" = 1'-0"

0 2 4 6
SCALE : 1/4" = 1'-0"

SUITE 121

BOOTHEEL SHOPPING CENTER

COOPER MIXON
505 union street, Ste. 200, St. Paul, MN 55101
phone 612.338.8888 coopermixon.com

AS-BUILT

PROJECT NO.

2612

PROJECT NAME

SUITE 121

DATE

05/05/2026

CONTENTS

SHEET INDEX

ABBREVIATIONS

LEGEND

SHEET NUMBER

G-001



1



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3



3



4



5



6



7



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9



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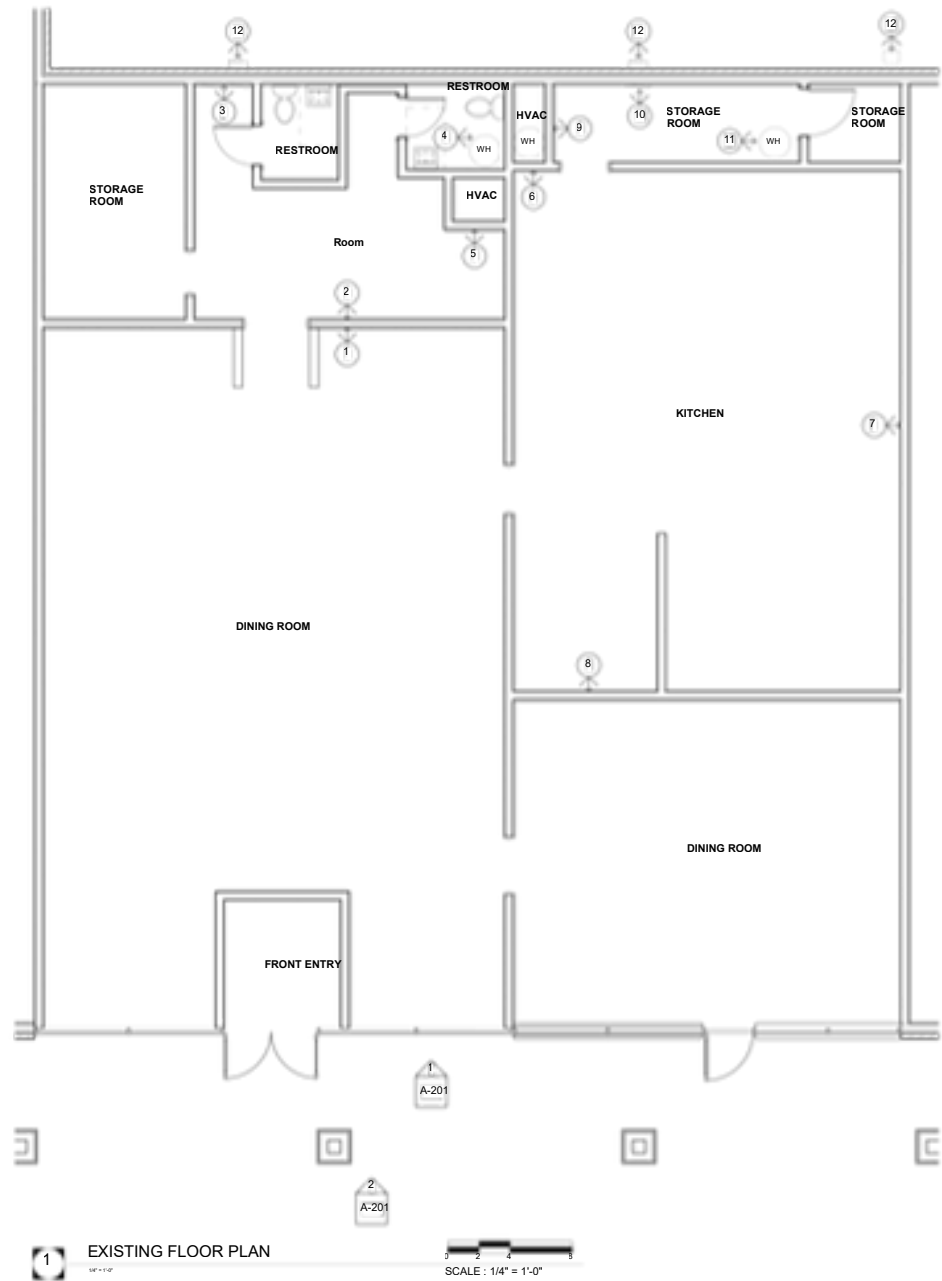
11



12



PHOTOS



EXISTING FLOOR PLAN

SUITE 121

BOOTHEEL SHOPPING CENTER

COOPER MIXON
505 Union Street, Suite 121, St. Paul, MN 55102
Phone: 612.336.1212
www.coopermixon.com

AS-BUILT

PROJECT NO.

2612

PROJECT NAME

SUITE 121

DATE

05/10/2026

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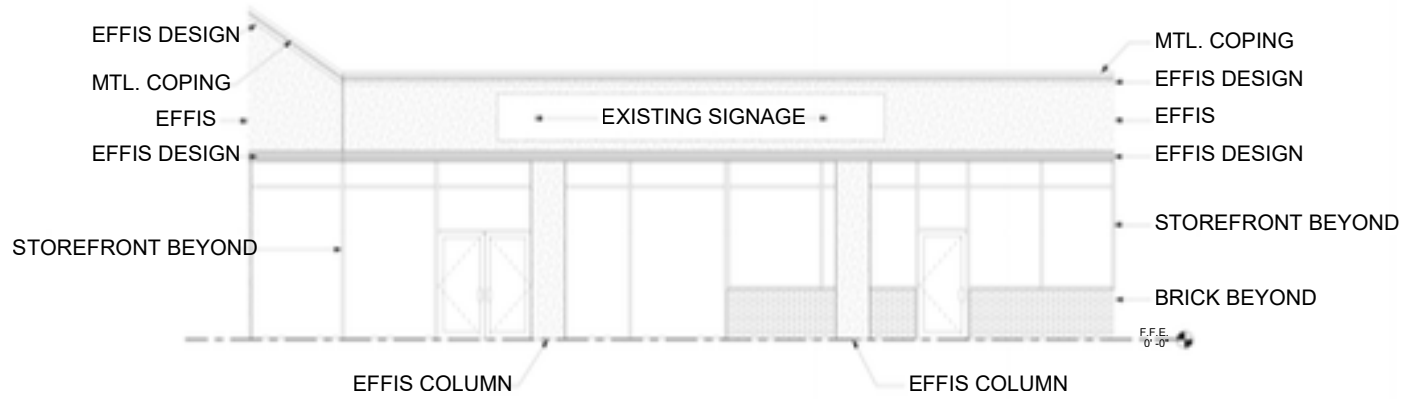
EXISTING FLOOR PLAN

& PHOTOS

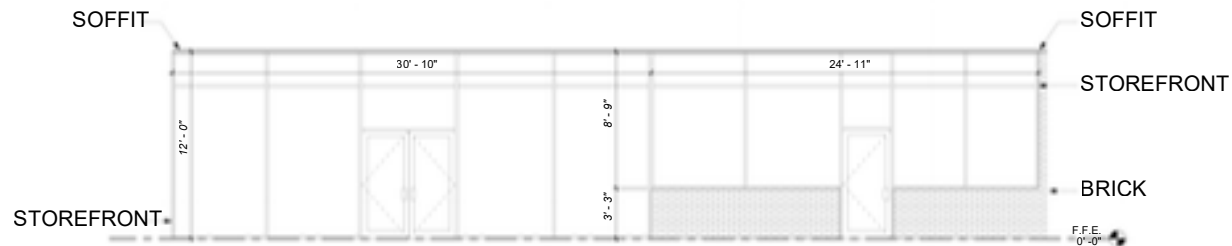
SHEET NUMBER

A-100

RENDERING THE QUALITY OF CONSTRUCTION AND COMPLETION. ANY REQUEST FOR THE RELEASE OF INFORMATION OF THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"

SUITE 121

BOOTHEEL SHOPPING CENTER

COOPER MIXON
505 union street, Ste. 200, St. Paul, MN 55101
phone 612.335.5555 coopermixon.com

AS-BUILT

PROJECT NO.

2612

PROJECT NAME

SUITE 121

DATE

05/05/2026

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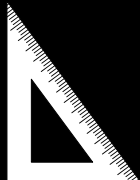
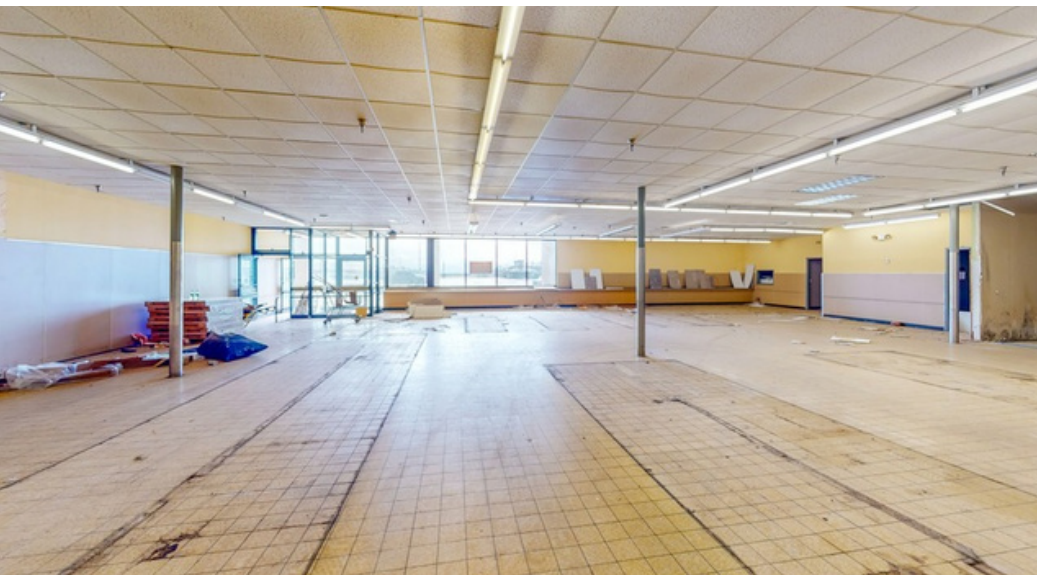
EXTERIOR ELEVATIONS

SHEET NUMBER

A-201

RENDERING THE RESULTS OF CONSULTATION AND CONSENT. ANY REQUEST FOR THE RELEASE OF INFORMATION OF THESE DRAWINGS MUST BE APPROVED BY COOPER MIXON ARCHITECTS P.A.C.

SUITE 1714

[illegible]

14,866 SF



\$6/SF



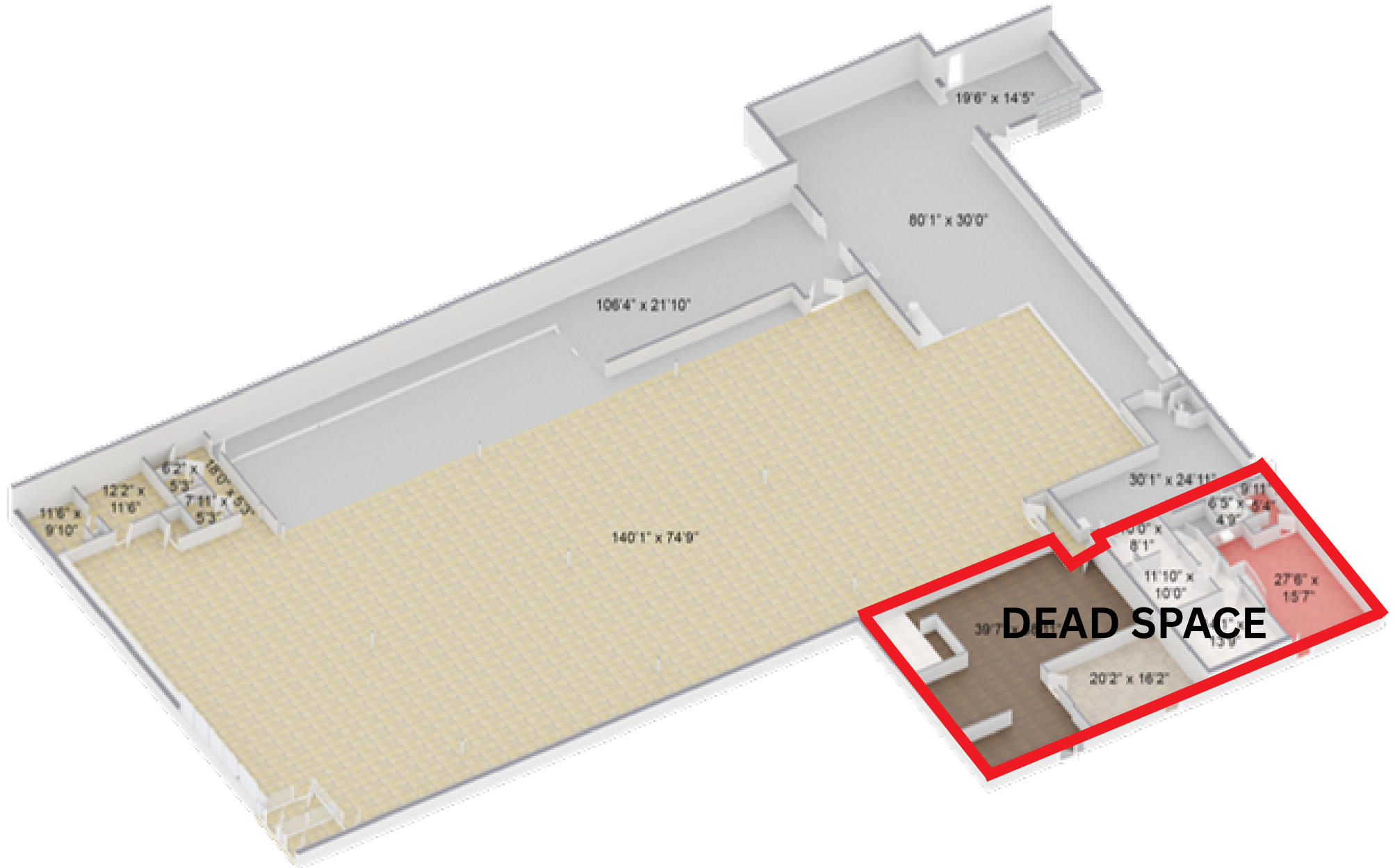
Virtual Tour

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SUITE 1714 - FLOOR PLAN

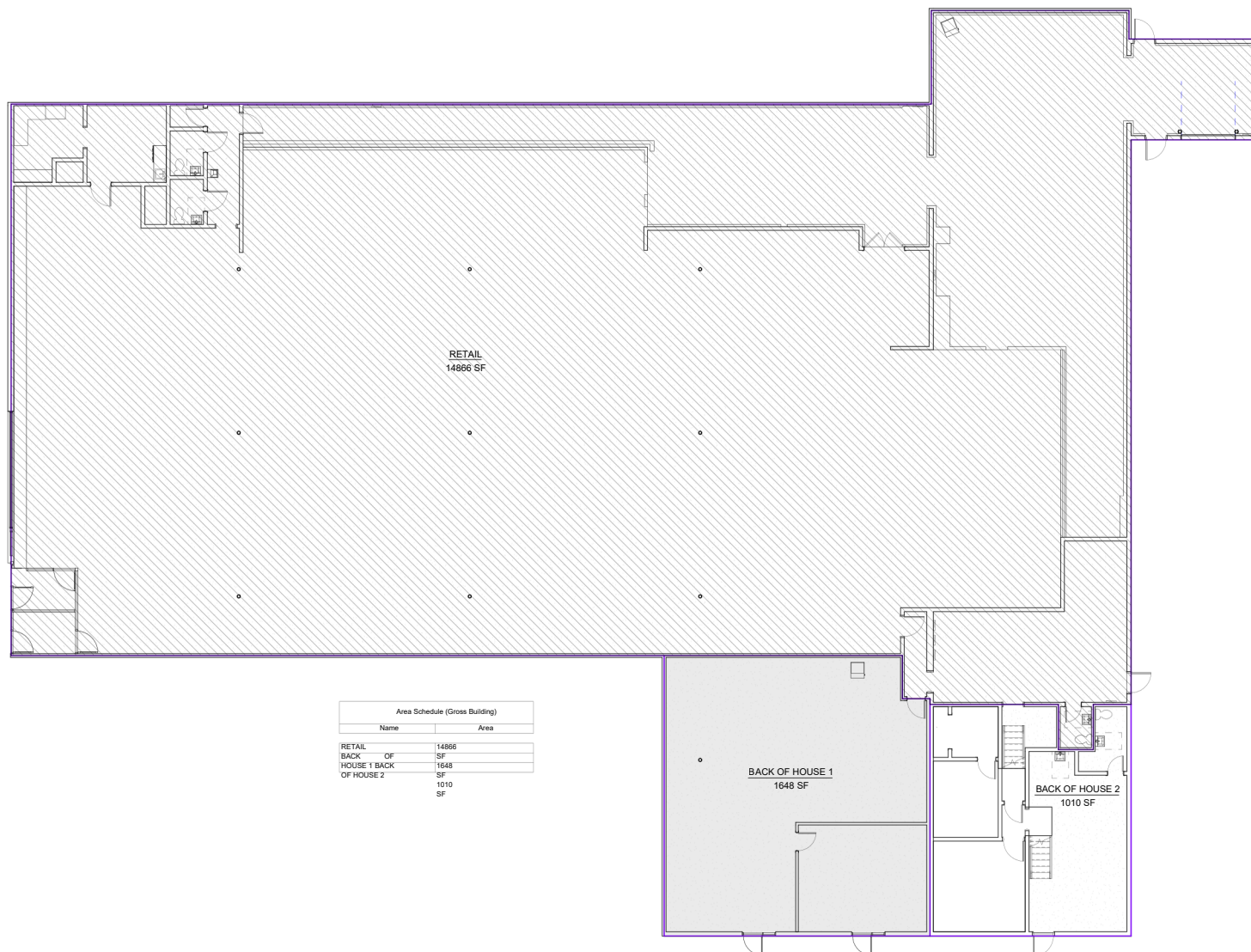
Bootheel Plaza





DATE
05 /0 8/20 26
CONTENTS
GROSS AREA PLAN

SHEET NUMBER
G-001



Area Schedule (Gross Building)	
Name	Area
RETAIL	14866
BACK OF	SF
HOUSE 1 BACK	1648
OF HOUSE 2	SF
	1010
	SF

1 RETAIL
1/8" = 1'-0"