



# KIMBROUGH & MADISON RETAIL

616 E MADISON  
SPRINGFIELD, MO 65806

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# Property Summary



## OFFERING SUMMARY

Available SF:	1,200 - 2,700 SF
Lease Rate:	\$18 - 20 SF/yr (NNN)
Current Est. NNN's:	\$3.85/psf
Year Built:	2018
Term:	5 Years
Market:	Springfield, MO
Submarket:	MSU University

## PROPERTY OVERVIEW

We are proud to present this pre-leasing marketing packet for the Kimbrough & Madison Retail Center. We currently have 5 retail spaces ranging from 1,200 SF to 1,500 SF and a max. contiguous space of 2,700 SF. 1,500 SF of the 2,700 SF is designated for restaurant space. All units have an entrance on the Kimbrough frontage for walk-up business and on the east side of the building for front door parking.

## LOCATION OVERVIEW

This new student housing/retail mixed use development is located at the signaled corner of S. Kimbrough Ave and Madison St.. The property is on the western edge of the Missouri State University's campus which has an enrollment of over 26,000 students. The immediate surrounding area has seen an intense amount of redevelopment in the student housing market. in the past few years.

## PROPERTY HIGHLIGHTS

- MSU Enrollment of over 26,000
- \$30/psf Infill Allowance is Included in Lease Rate
- Hard Corner Location
- 1,500 SF Restaurant

# Available Spaces

**LEASE RATE:** \$18 - 20 SF/YR

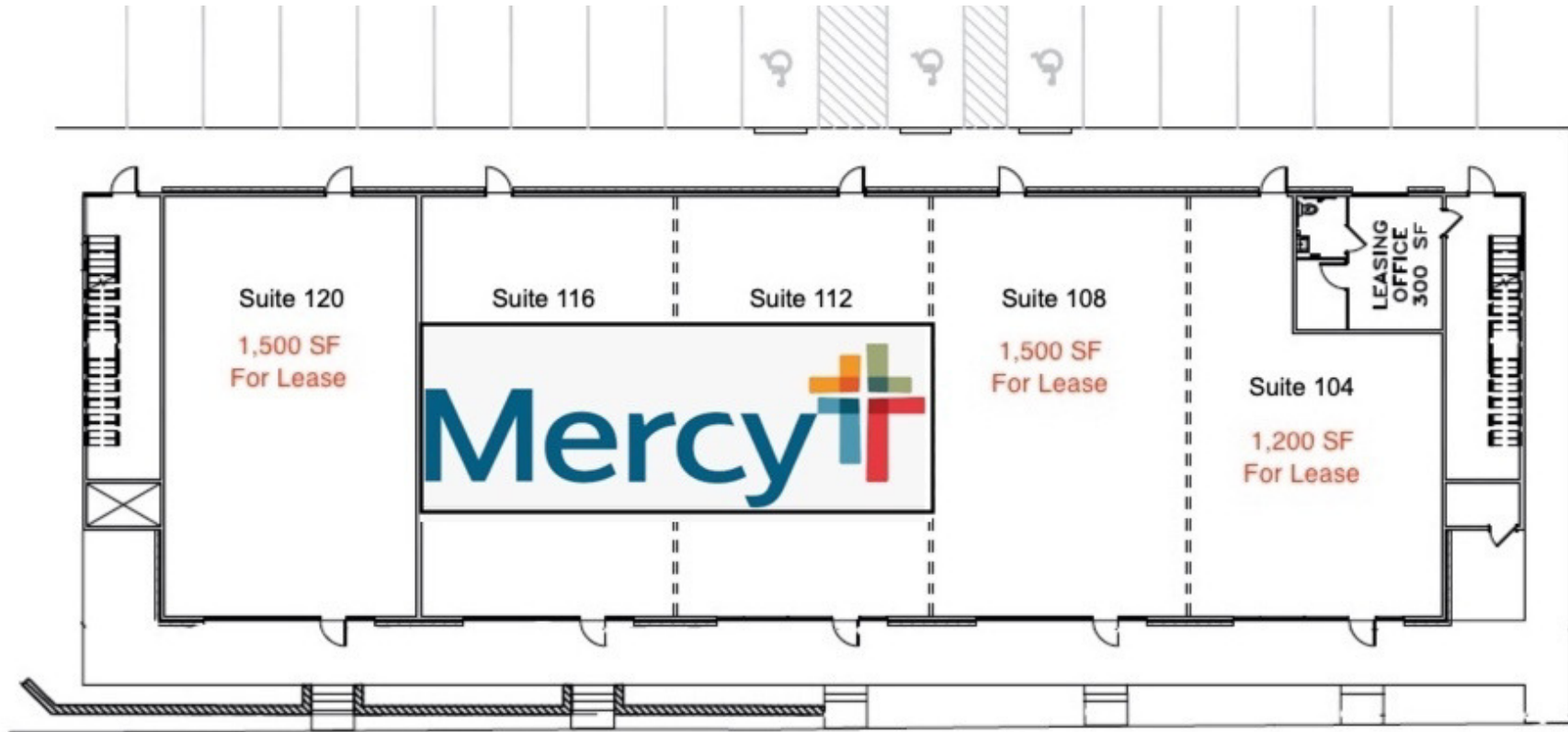
**LEASE TYPE:** NNN

**TOTAL SPACE:** 1,200 - 7,200 SF

**LEASE TERM:** 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 120	Restaurant	\$20.00 SF/yr	NNN	1,500 SF	60 months	\$30/psf Infill Allowance is Included in Lease Rate
Suite 108	Street Retail	\$18.00 SF/yr	NNN	1,500 SF	60 months	\$30/psf Infill Allowance is Included in Lease Rate
Suite 104	Street Retail	\$18.00 SF/yr	NNN	1,200 SF	60 months	\$30/psf Infill Allowance is Included in Lease Rate

# Site Plan



Kimbrough Ave.



# View To Southeast



Magers Management Inc. | Madison Mixed Use Concept

northwest aerial view

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# View From Kimbrough



Magers Management Inc. | Madison Mixed Use Concept

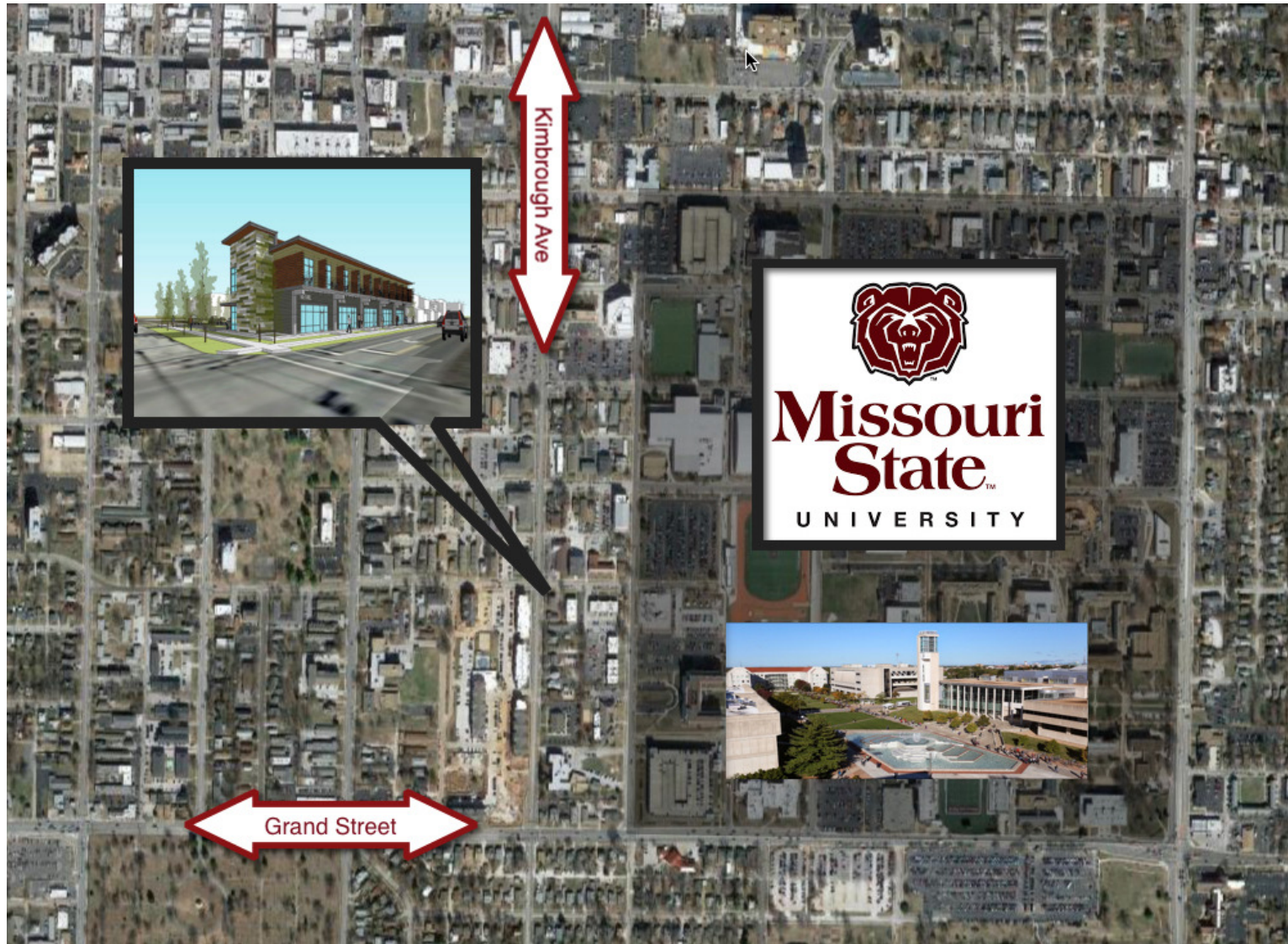
street view from bear village building one entry

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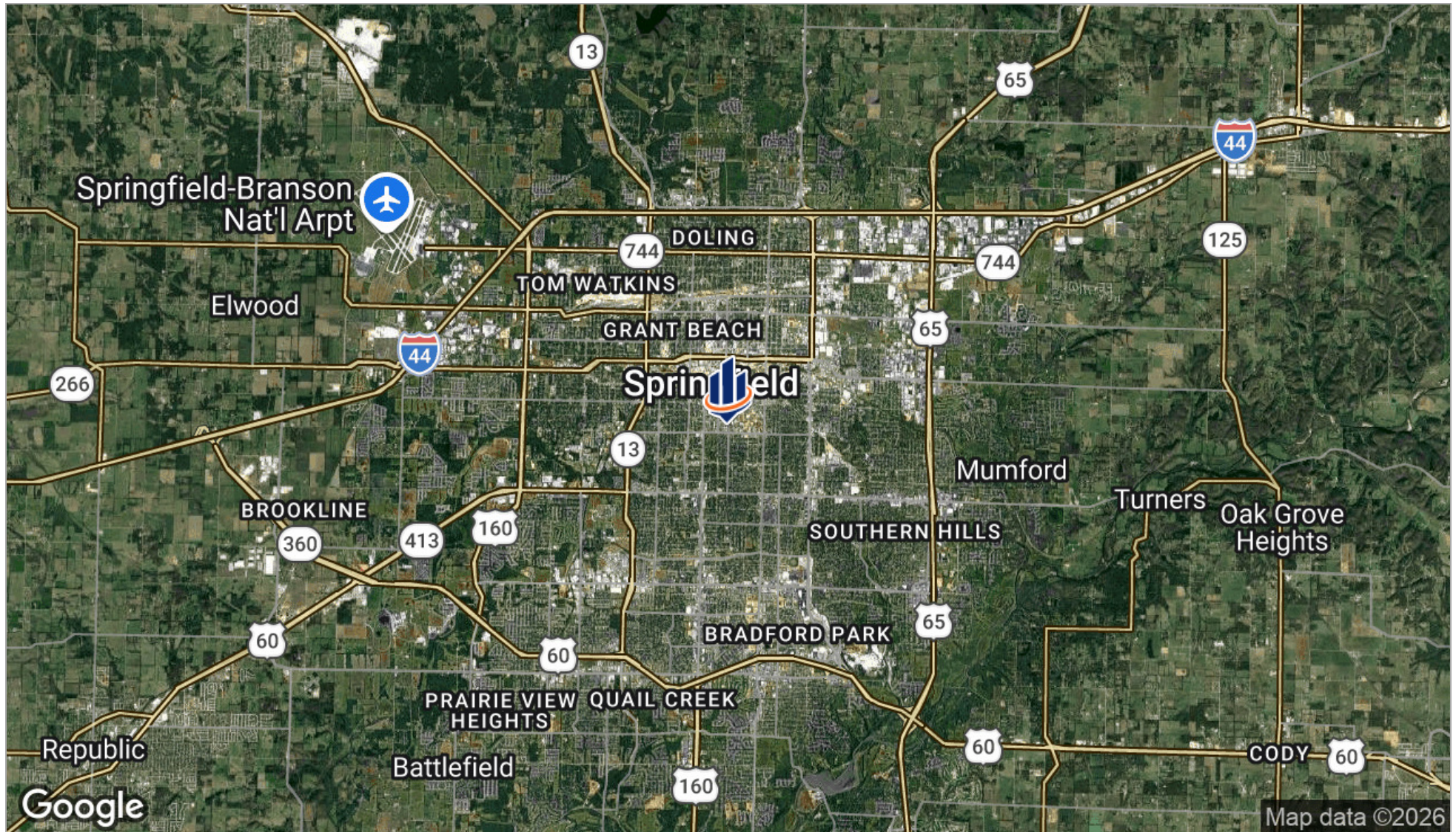
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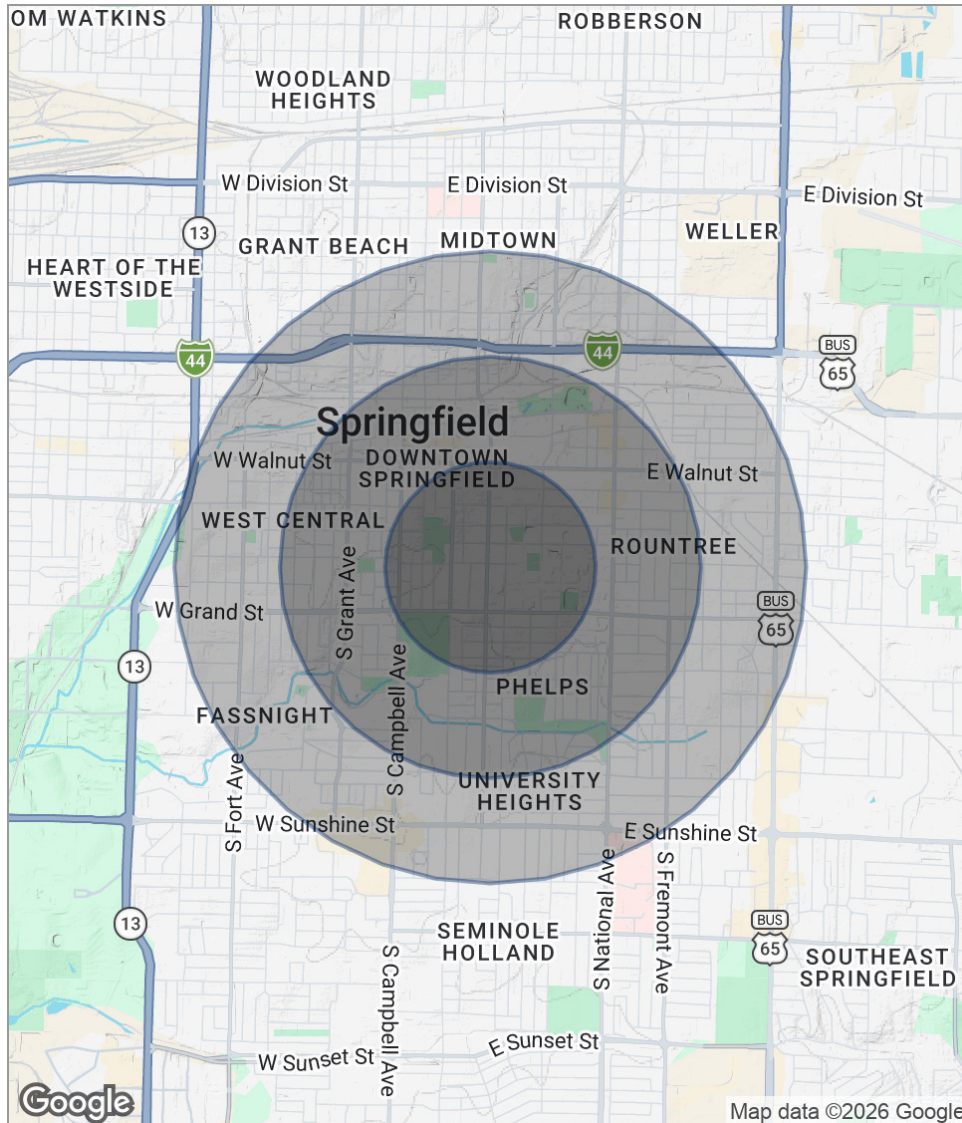
# Aerial Map



# Location Maps



# Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	6,921	17,693	32,032
Median age	22.1	24.9	26.9
Median age (Male)	22.4	24.9	26.4
Median age (Female)	22.1	25.3	27.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	1,809	6,506	12,797
# of persons per HH	3.8	2.7	2.5
Average HH income	\$26,177	\$33,224	\$38,023
Average house value	\$141,527	\$142,877	\$156,991

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio & Contact 1

## ARCH WATSON

Senior Advisor



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## PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

## EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

## MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors  
Missouri Association of Realtors  
National Association of Realtors

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