

FOR SALE



1430 W KEARNEY ST.

SPRINGFIELD, MO 65803

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Offering Overview

Asking Price:	\$600,000
Size:	± 6,065 SF
Land Area:	± 0.46 AC
Asset Type:	Retail
County:	Greene
State:	Missouri
CAP Rate:	8.0%
Price Per SF:	\$98.93

Property Description

Now available as an investment sale, is this occupied single tenant retail building. The asset offers strong real estate fundamentals with 34,544 AADT, dedicated turning lane, new trade area development, amongst others. **The trade area will also be bolstered by the incentives offered within the April 2026 approved “Kearney Street Corridor Re-Development Plan”.**

The building envelope enables future flexibility with ± 2,760 sf of the building being allocated to **steel-framed warehouse with loading dock**, 12x10 dock high door, and 17ft high-side eave height. The remaining ± 3,305 sf is built-out as retail. The building has a new roof (2025), and reliable forced air heating and cooling. 2025 Taxes were \$6,270.10 (\$1.03/sf).







Demographics

2 MILE 5 MILE 10 MILE

2025 POPULATION 32,578 118,097 255,609

AVG. HOUSEHOLD INCOME \$57,757 \$59,975 \$78,303





INVESTMENT OVERVIEW

Annual NOI:	\$48,000.00
Lease Service:	NNN
Base Rent (\$/SF/Yr):	\$7.91
Expense Rate (\$/SF/Yr):	\$2.00
Total Monthly Rent:	\$5,010.84
Lease Commencement:	February, 2026
Base Lease Term:	61 Months
Rent Escalations:	N/A
Guaranty:	Personal



AERIAL MAP



FIVE GUYS

verizon

planet fitness

TSC TRACTOR SUPPLY CO



Kearney Street



Kansas Expressway

AERIAL MAP

