

Kingsley Pad Site



1251 E KINGSLEY ST, SPRINGFIELD, MO 65804

For Lease



For more information please contact:

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Senior Broker

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



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PROPERTY SUMMARY

For Lease



PROPERTY DESCRIPTION

Discover the perfect location for your business at E Kingsley St in Springfield, MO. This prime property offers exceptional highway visibility and easy access, making it an ideal choice for businesses looking to maximize exposure. Situated off National Ave and Kingsley St, this pad site ready property is perfectly positioned for success. Its close proximity to Cox Hospital provides a steady stream of potential customers. Don't miss this opportunity to secure a strategic location for your business in this thriving area.

PROPERTY HIGHLIGHTS

- Highway Visibility.
- Great Visibility & Easy Access.
- Located off National Ave & Kingsley St.
- Pad Site Ready.
- Close Proximity to Cox Hospital.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.28 Acres
Lot Size:	1.28 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,744	30,507	72,671
Total Population	6,710	61,140	156,226
Average HH Income	\$72,283	\$82,107	\$82,159

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SITE PLAN

For Lease



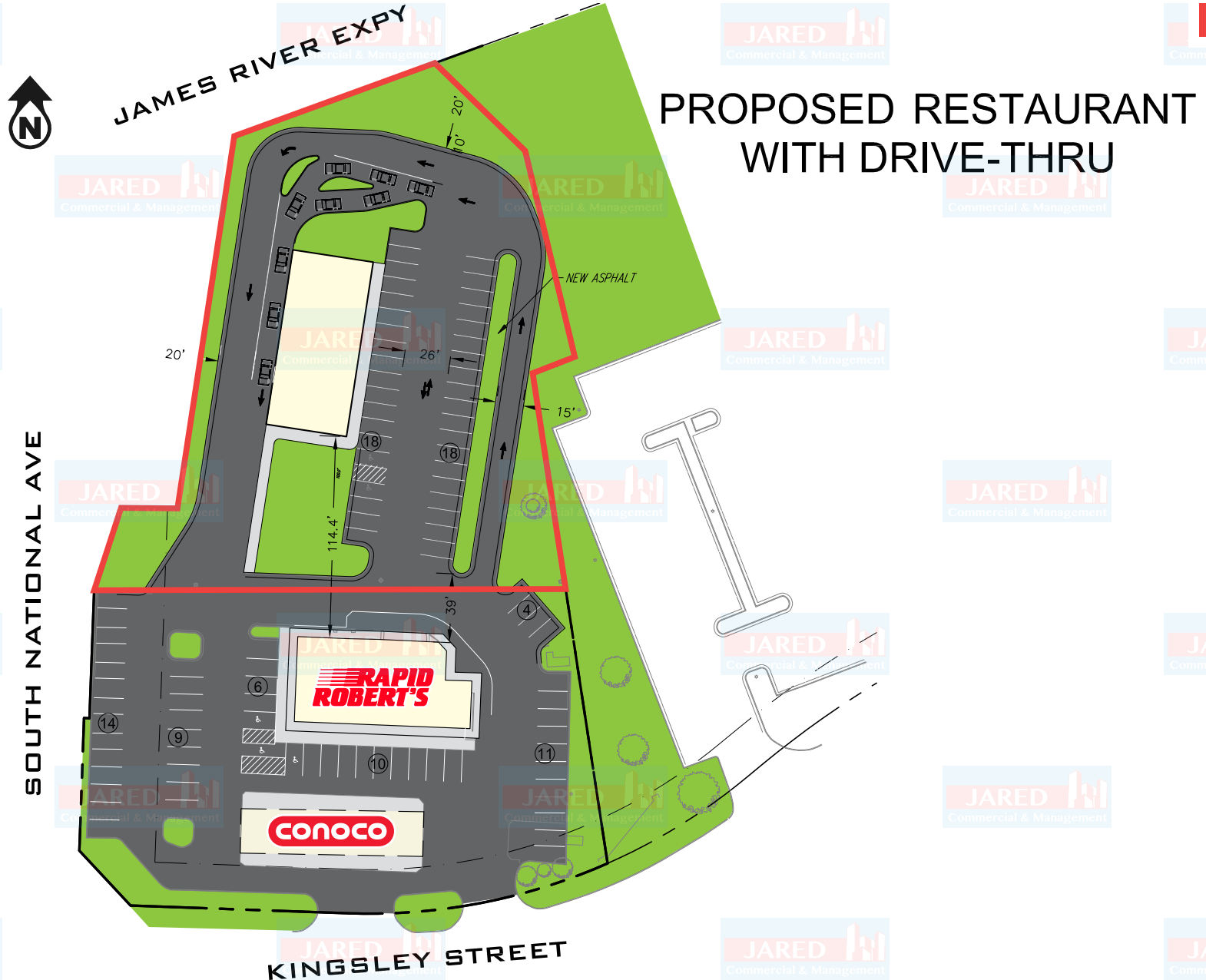
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SURVEY

For Lease

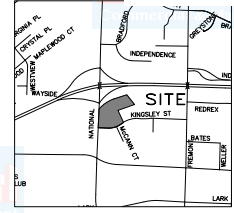
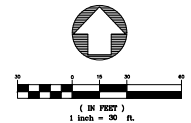
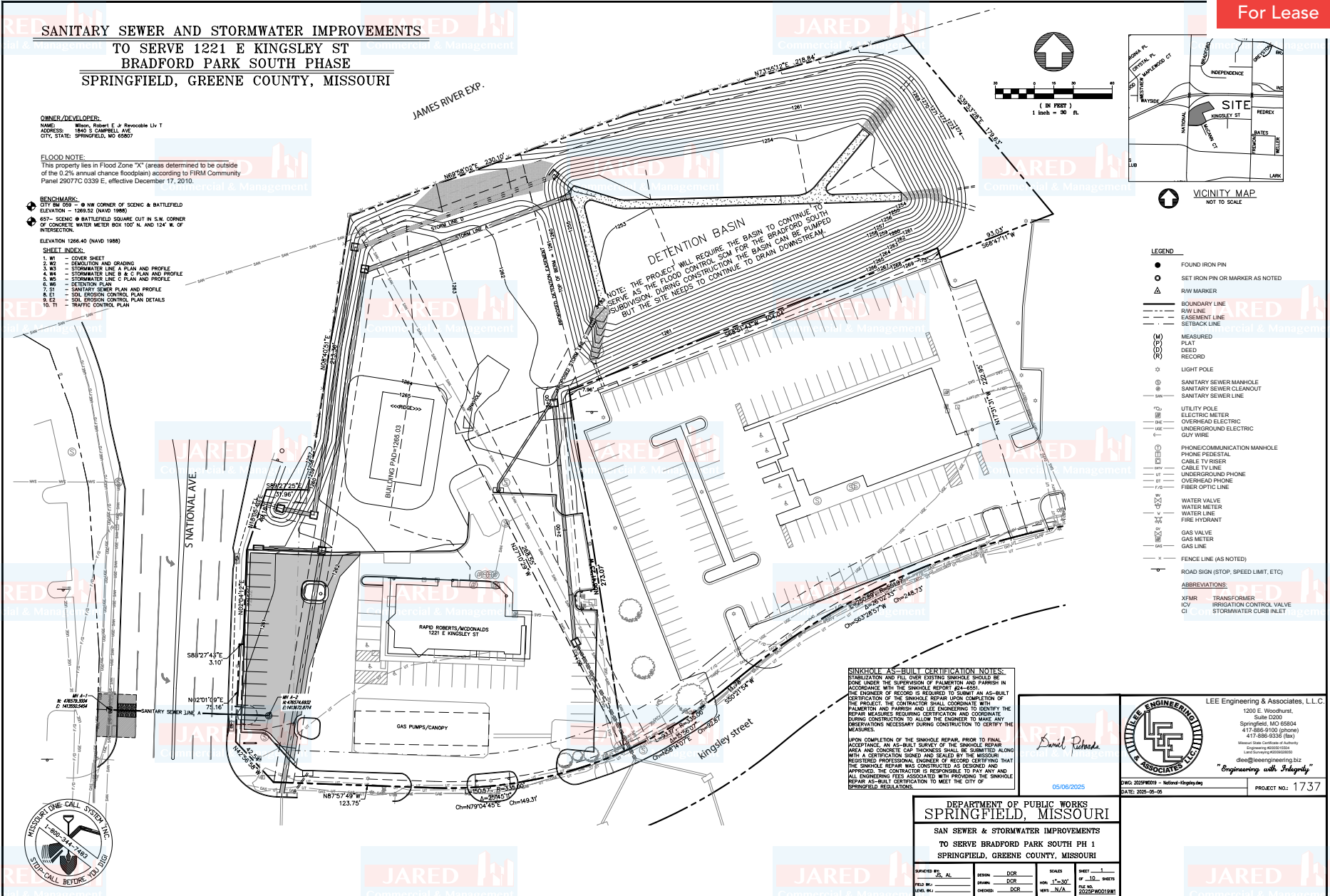
SANITARY SEWER AND STORMWATER IMPROVEMENTS TO SERVE 1221 E KINGSLEY ST BRADFORD PARK SOUTH PHASE SPRINGFIELD, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER:
NAME: Wilson, Robert E. Jr. Revocable Ltr T
ADDRESS: 1840 S CAMPBELL AVE
CITY, STATE: SPRINGFIELD, MO 65807

FLOOD NOTE:
This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRMI Community Panel 29077C 0339 E, effective December 17, 2010.

BENCHMARK:
CITY BM 029 - NW CORNER OF SCENIC & BATTLEFIELD
ELEVATION - 1269.52 (NAVD 1988)
637 - SCENIC & BATTLEFIELD SQUARE, CUT IN S.W. CORNER OF CONCRETE WATER METER BOX 100' N. AND 124' W. OF INTERSECTION
ELEVATION 1266.40 (NAVD 1988)

SHEET INDEX:
1. W1 - COVER SHEET
2. W2 - EXISTING AND GRADING
3. W3 - STORMWATER LINE A PLAN AND PROFILE
4. W4 - STORMWATER LINE B & C PLAN AND PROFILE
5. W5 - STORMWATER LINE D PLAN AND PROFILE
6. W6 - DETENTION PLAN
7. W7 - DETENTION PLAN AND PROFILE
8. E1 - SOIL EROSION CONTROL PLAN
9. E2 - SOIL EROSION CONTROL PLAN DETAILS
10. T1 - TRAFFIC CONTROL PLAN



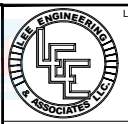
VICINITY MAP
NOT TO SCALE

- LEGEND**
- FOUND IRON PIN
 - SET IRON PIN OR MARKER AS NOTED
 - △ RW MARKER
 - BOUNDARY LINE
 - ROW LINE
 - EASEMENT LINE
 - SETBACK LINE
 - (M) MEASURED
 - (D) DEED
 - (R) RECORD
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER LINE
 - UTILITY POLE
 - ELECTRIC METER
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - GUY WIRE
 - PHONE/COMMUNICATION MANHOLE
 - PHONE PEDESTAL
 - CABLE TV LINE
 - UNDERGROUND PHONE
 - OVERHEAD PHONE
 - FIBER OPTIC LINE
 - WATER VALVE
 - WATER METER
 - WATER LINE
 - FIRE HYDRANT
 - GAS VALVE
 - GAS METER
 - GAS LINE
 - FENCE LINE (AS NOTED)
 - ROAD SIGN (STOP, SPEED LIMIT, ETC)

ABBREVIATIONS:
XFMR - TRANSFORMER
ICV - IRRIGATION CONTROL VALVE
CI - STORMWATER CURB INLET

SINKHOLE AS-BUILT CERTIFICATION NOTES:
STABILIZATION AND FILL OVER EXISTING SINKHOLE SHOULD BE DONE UNDER THE SUPERVISION OF PALMERTON AND PARSON IN ACCORDANCE WITH THE SINKHOLE REPAIR PERMITS OF THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH PALMERTON AND PARSON AND LEE ENGINEERING TO VERIFY THE REPAIR MEASURES REQUIRING CERTIFICATION AND COORDINATE DURING CONSTRUCTION TO ALLOW THE ENGINEER TO MAKE ANY OBSERVATIONS NECESSARY DURING CONSTRUCTION TO CERTIFY THE MEASURES.
UPON COMPLETION OF THE SINKHOLE REPAIR, PRIOR TO FINAL ACCEPTANCE, AN AS-BUILT SURVEY OF THE SINKHOLE REPAIR AREA AND CONCRETE CAP FINISHES SHALL BE SUBMITTED ALONG WITH A CERTIFICATION SIGNED AND SEALED BY THE REGISTERED PROFESSIONAL ENGINEER OF RECORD CERTIFYING THAT THE SINKHOLE REPAIR WAS CONSTRUCTED AS DESIGNED AND APPROVED. THE CONTRACTOR IS RESPONSIBLE TO PAY ANY AND ALL ENGINEERING FEES ASSOCIATED WITH PROVIDING THE SINKHOLE REPAIR AS-BUILT CERTIFICATION TO MEET THE CITY OF SPRINGFIELD REGULATIONS.

David Roberts



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1203 E. Woodhurst,
Suite 0200
Springfield, MO 65804
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www.leeengineering.biz
lee@leeengineering.biz
"Engineering with Integrity"

DWG: 2023P0019 - National Kingsley Hwy
DATE: 2023-05-25
PROJECT NO.: 1737

DEPARTMENT OF PUBLIC WORKS
SPRINGFIELD, MISSOURI

SAN SEWER & STORMWATER IMPROVEMENTS
TO SERVE BRADFORD PARK SOUTH PH 1
SPRINGFIELD, GREENE COUNTY, MISSOURI

DESIGNED BY: ES, AL	DESIGN: DCR	SCALE: 1"=30'	SHEET: 1 OF 10 SHEETS
FIELD NO.: 040000	DATE: 05/25/23	PLT NO.: 2023P0019/01	



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ADDITIONAL PHOTOS



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RETAILER MAP



Google

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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

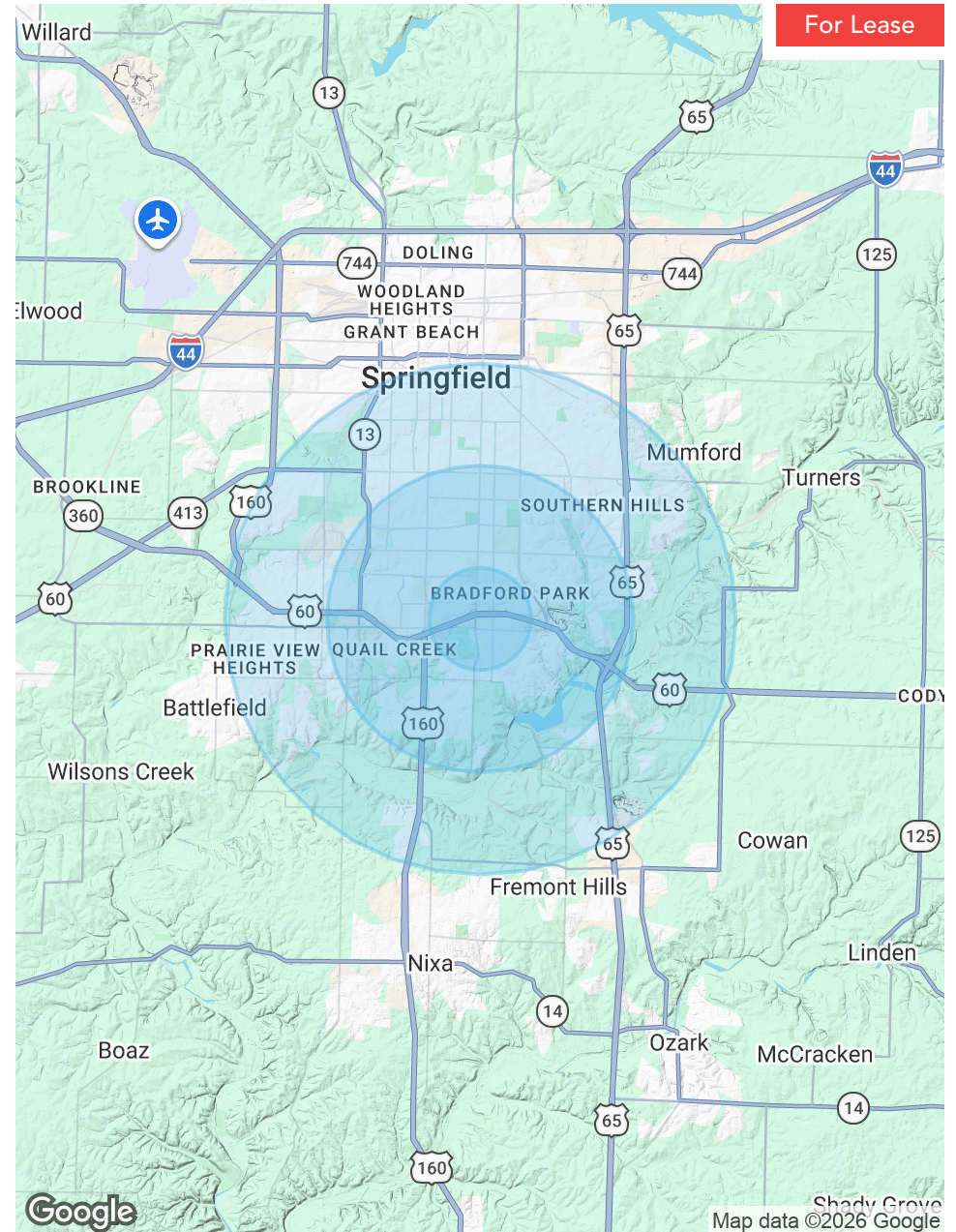
	1 MILE	3 MILES	5 MILES
Total Population	6,710	61,140	156,226
Average Age	48.4	42.2	39.0
Average Age (Male)	45.2	39.9	37.9
Average Age (Female)	51.4	44.2	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,744	30,507	72,671
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$72,283	\$82,107	\$82,159
Average House Value	\$229,245	\$249,411	\$245,430

2023 American Community Survey (ACS)

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Google

Shady Grove
Map data ©2026 Google

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