

FOR LEASE

2601-2721 N KANSAS EXPY
SPRINGFIELD, MO 65803



TOWN & COUNTRY SHOPPING CENTER



2601-2721 N KANSAS EXPY
SPRINGFIELD, MO 65803



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 2601-2721 N Kansas Expy in Springfield, MO. This prime commercial property offers unparalleled visibility and accessibility, with a prime location near I-44 and a high traffic count. The anchor tenant, Planet Fitness, ensures a steady flow of visitors and potential customers to the area. With an impressive 391 parking spaces, convenience is guaranteed for both tenants and visitors. Don't miss out on the chance to establish your business in this highly-visible and well-connected location. Estimated NNN = \$4.50

PROPERTY HIGHLIGHTS

- Close proximity to I-44.
- Anchored by Planet Fitness.
- High Traffic Count.
- Great Visibility & Easy Access.
- 391 Parking Spaces.

OFFERING SUMMARY

Lease Rate:	\$12 - 15 SF/yr (NNN)
Number of Units:	29
Available SF:	1,000 - 8,009 SF
Lot Size:	10.1 Acres
Building Size:	94,007 SF
Year Built:	1978
Year Renovated:	2006

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



2601-2721 N KANSAS EXPY
SPRINGFIELD, MO 65803



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,000 - 8,009 SF	Lease Rate:	\$12 - \$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2605	Available	8,009 SF	NNN	\$12.00 SF/yr	In-Line.
2619	Available	3,000 SF	NNN	\$15.00 SF/yr	Inline.
2639	Available	1,600 - 3,200 SF	NNN	\$15.00 SF/yr	Inline.
2703-A	Available	1,600 - 3,200 SF	NNN	\$15.00 SF/yr	Inline.
2709	Available	1,000 SF	NNN	\$15.00 SF/yr	Inline.

LEASE SPACES

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



2601-2721 N KANSAS EXPY
SPRINGFIELD, MO 65803



SITE PLAN

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

2601-2721 N KANSAS EXPY
SPRINGFIELD, MO 65803



PYLON SIGNS



The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

2601-2721 N KANSAS EXPY
SPRINGFIELD, MO 65803



PHOTOS

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

2601-2721 N KANSAS EXPY
SPRINGFIELD, MO 65803



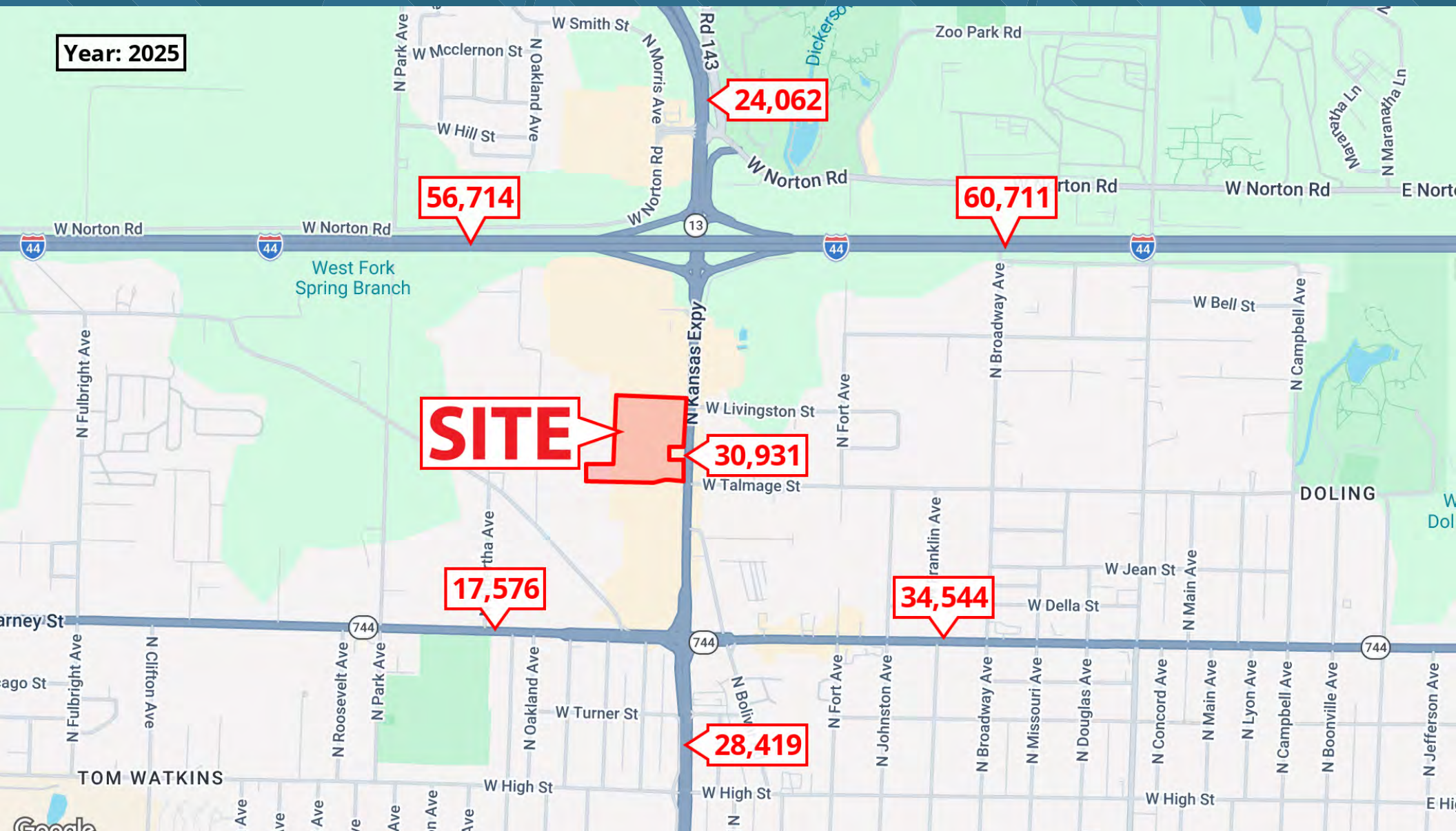
RETAILER MAP



The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

2601-2721 N KANSAS EXPY
SPRINGFIELD, MO 65803

Year: 2025



TRAFFIC COUNT MAP

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



2601-2721 N KANSAS EXPY SPRINGFIELD, MO 65803

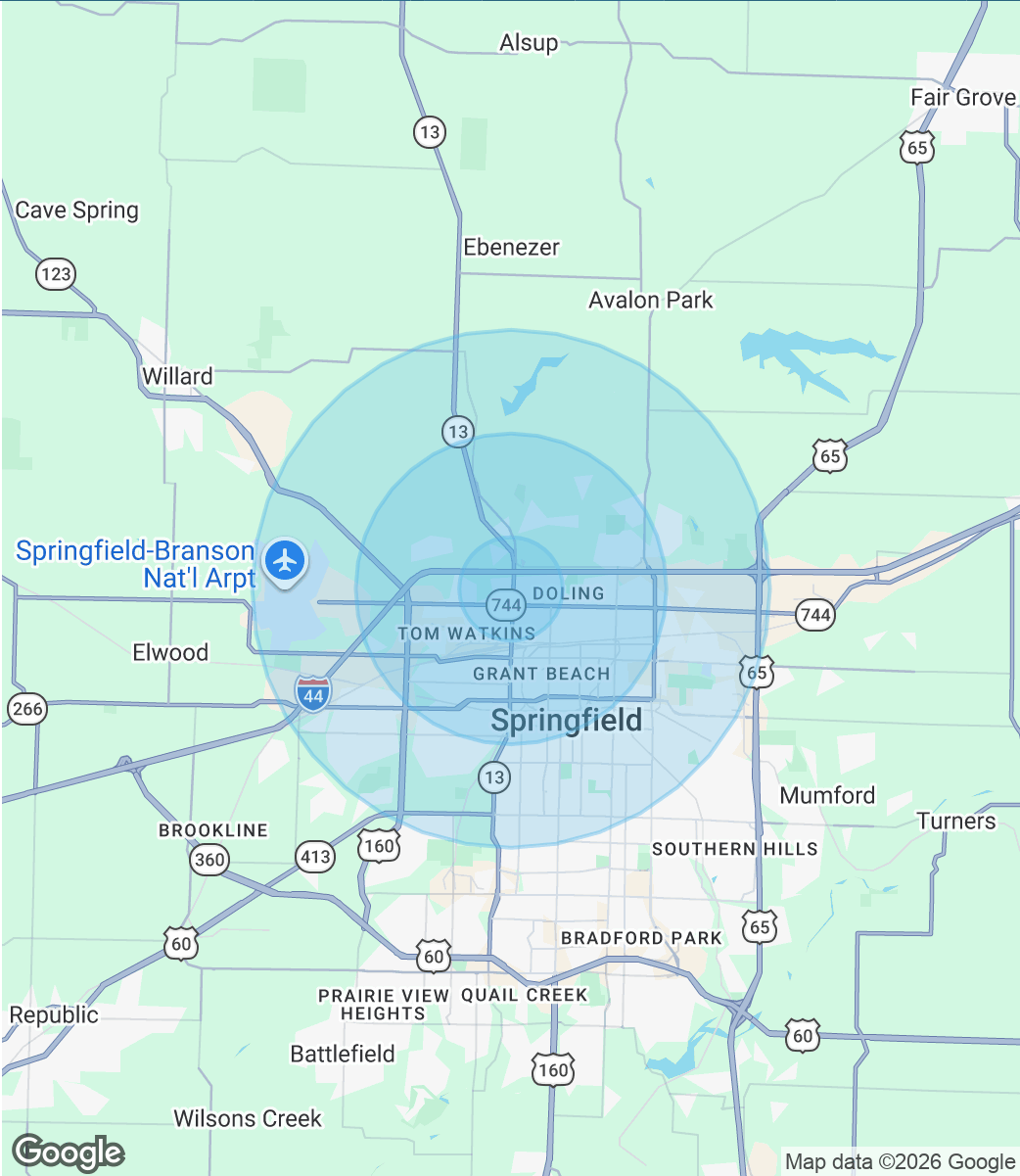
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,305	50,010	115,170
Average Age	37.9	34.4	32.2
Average Age (Male)	38.2	34.0	31.6
Average Age (Female)	38.5	35.3	33.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,241	20,597	47,008
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$37,458	\$36,713	\$38,564
Average House Value	\$93,064	\$103,222	\$115,848

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

2601-2721 N KANSAS EXPY
SPRINGFIELD, MO 65803



DAVID HAVENS

Senior Broker

Direct: 417.877.7900 x101 **Cell:** 417.350.4771
dhavens@jaredcommercial.com

MO #2015037234



CURTIS JARED

President & CEO

Direct: 417.877.7900 x111 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985

MEET THE TEAM

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

