

# Executive Summary 2555 W Kearney



## LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: Negotiable

YEAR BUILT: 2000

ZONING: Highway Commercial

MARKET: Northwest Springfield

CROSS STREETS: W Kearney St & N Clifton Ave

TRAFFIC COUNT: 18,033

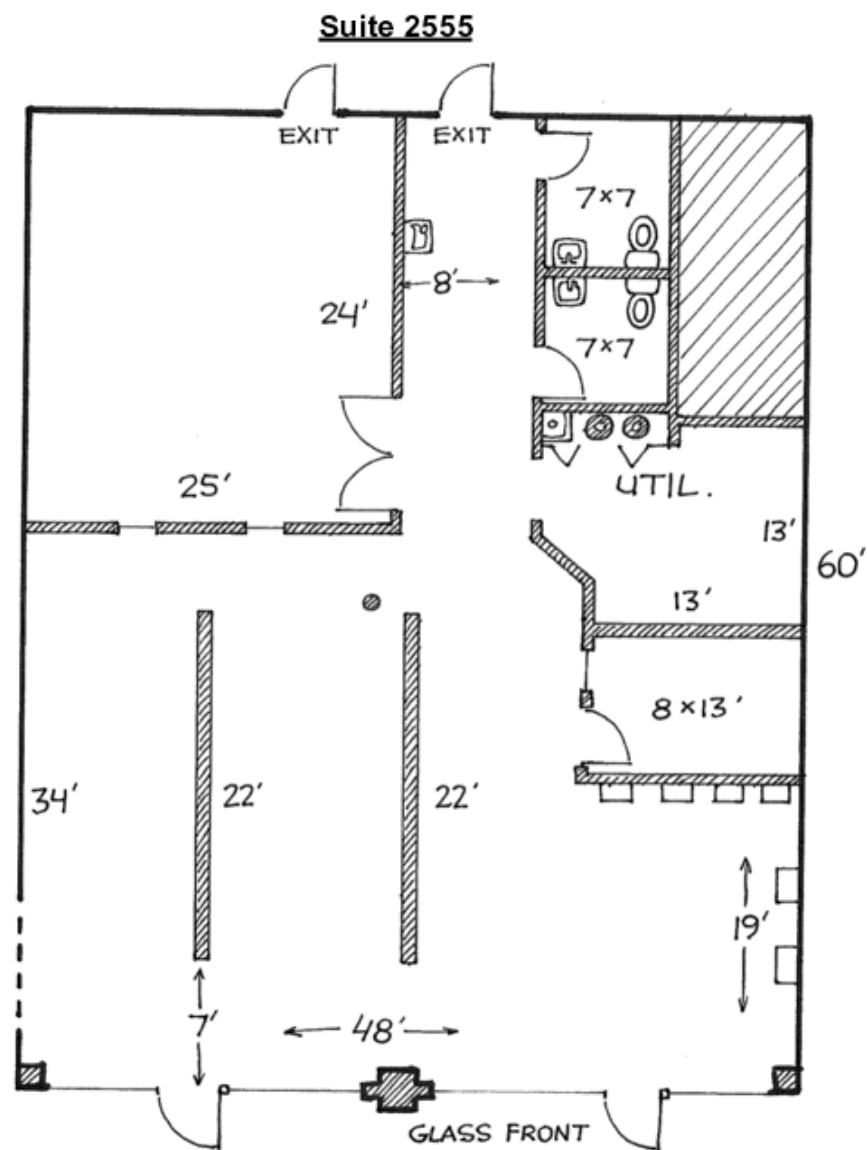
## PROPERTY DESCRIPTION

±12,000 SF Shopping Center with 2,922/sf Available Space.  
This Community Shopping Center services high density neighborhoods in the Kansas Expressway and Kearney Street area.  
At \$9.00 psf NNN and current NNN charges of \$3.98/psf Golden Hills Center offers a tremendous value for a center built in 2000.

# Suite 2555 Photos



# Suite 2555 Floor Plan



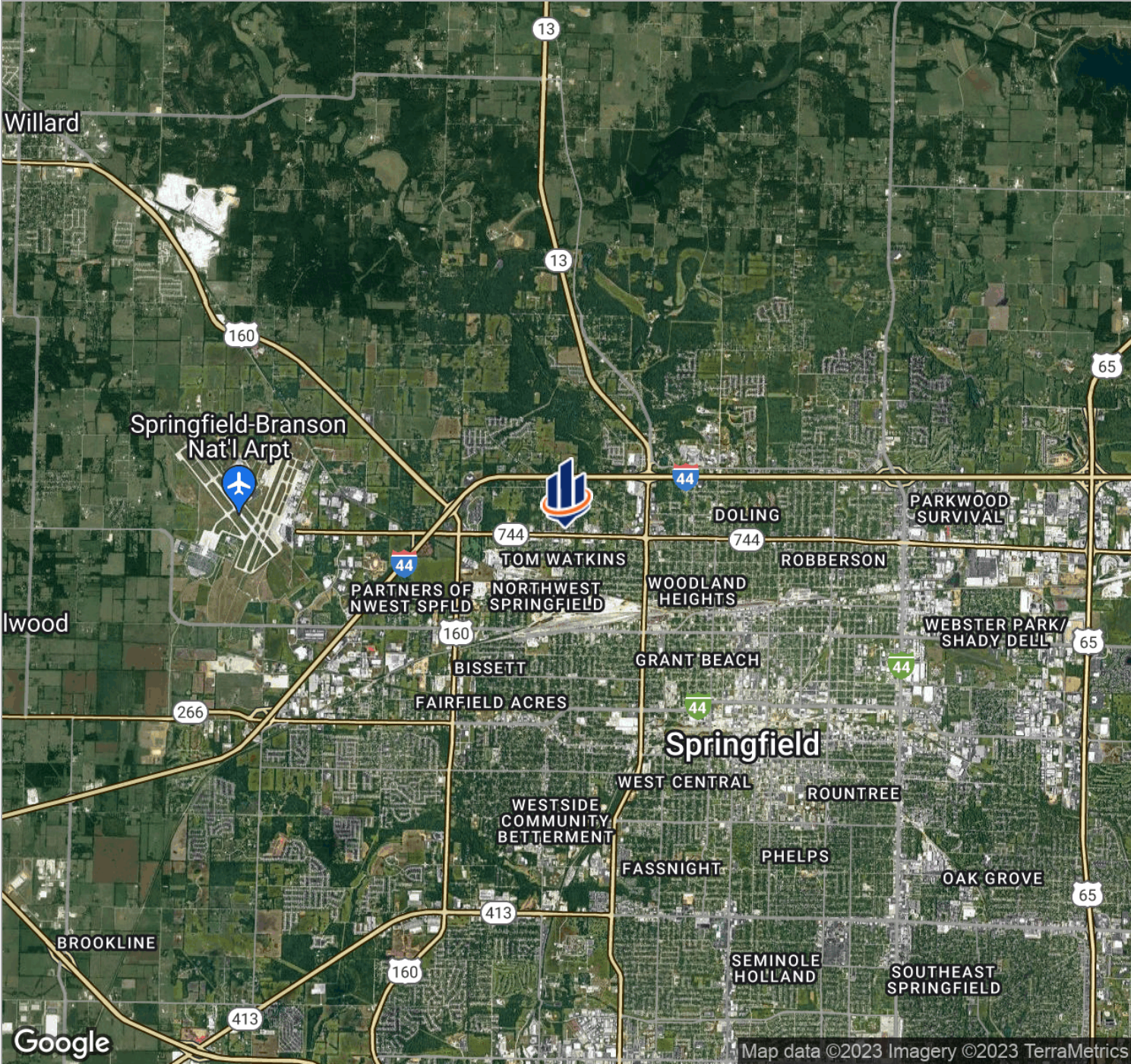


# Aerial Map



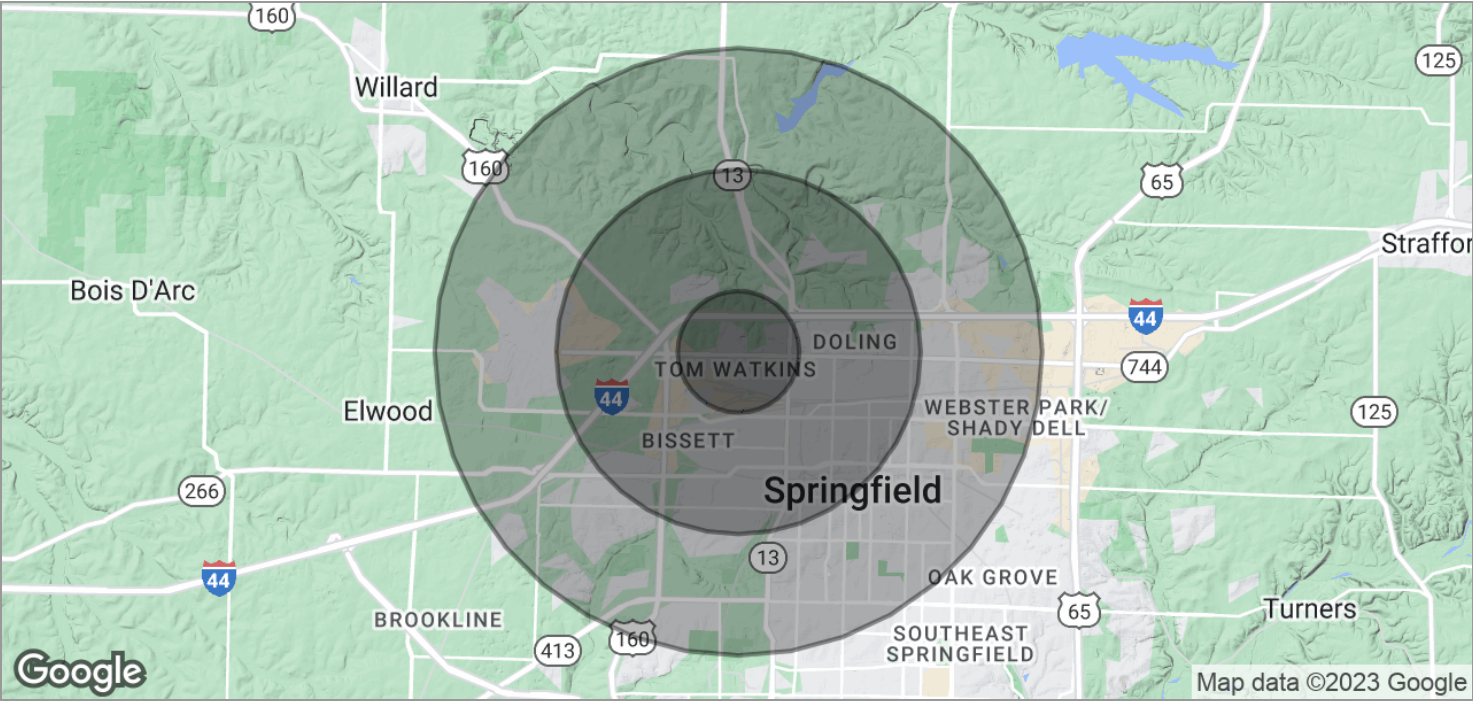


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,399	42,812	113,368
MEDIAN AGE	37.7	35.9	32.2
MEDIAN AGE (MALE)	37.4	34.8	31.6
MEDIAN AGE (FEMALE)	40.1	37.2	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,987	17,851	45,881
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$35,908	\$36,267	\$38,341
AVERAGE HOUSE VALUE	\$93,463	\$99,857	\$113,280

# Advisor Bio & Contact 1



## Arch Watson

Senior Advisor  
SVN | Rankin Company, LLC

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.

### Memberships & Affiliations

Springfield Board of Realtors  
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GOLDEN HILLS CENTER | 12,000 SF | SPRINGFIELD, MO

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