

# Bootheel Plaza

1740-1780 1<sup>st</sup> STREET

KENNETT, MO 63857

**FOR LEASE**

RETAIL CENTER



**CONTACT  
INFORMATION**

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WWW.BOOTHEEL-PLAZA.COM

# Bootheel Plaza

Walmart 

1ST ST - 15,580 VPD

INDEPENDENCE AVE - 9,274 VPD



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## PROPERTY FEATURES

# Bootheel Plaza

## PROPERTY FEATURES

- Tenant Improvement Funds Available
- Best corner in town
- Property located adjacent to a Walmart Supercenter shadow anchored
- Co-tenants include Tractor Supply, Bealls, Dollar Tree, AT&T, AutoZone, Shoe Sensation, Hibbett Sports, Scooters Coffeehouse, and more
- Spaces available 924 SF to 24,669 SF
- Low NNNs of \$1.60/SF
- Daily Traffic Counts 15,580
- Center visits 863,100 in 2025  
(PLACER.AI)



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## PROPERTY DETAILS

# Bootheel Plaza

The property is located directly adjacent to a Walmart Supercenter and is supported by well-known national retailers like Tractor Supply, Bealls, Dollar Tree, AT&T, AutoZone, Shoe Sensation, Hibbett Sports, Scooters Coffeehouse, and more.

Kennett is the largest city in the region and hosts the only Walmart serving Missouri's Bootheel, an area spanning more than 1,700 square miles. As a result, the property benefits from an expansive trade area, drawing shoppers from surrounding communities who rely on centrally located Kennett for their retail needs.



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PROPERTY PHOTOS

# Bootheel Plaza



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PROPERTY PHOTOS

**Bootheel Plaza**



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NEIGHBORS

# Bootheel Plaza



## Bootheel Plaza

Walmart

Aaron's  
Easy. Beautiful. Affordable.

Wendy's

TACO BELL

BURGER KING

DQ

O'Reilly AUTO PARTS

McDonald's

First State Community Bank

EconoLodge

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THE PROPERTY

# Bootheel Plaza



**HIBBETT**  
SPORTS

**RENT ONE**  
APPLIANCES • FURNITURE • ELECTRONICS • MATTRESSES

**Pizza**  
**HUT**

**bealls**

**AT&T**

**Auto**  
**Zone**

**SHOE**  
sensation

**TSC** **TRACTOR**  
**SUPPLY CO**

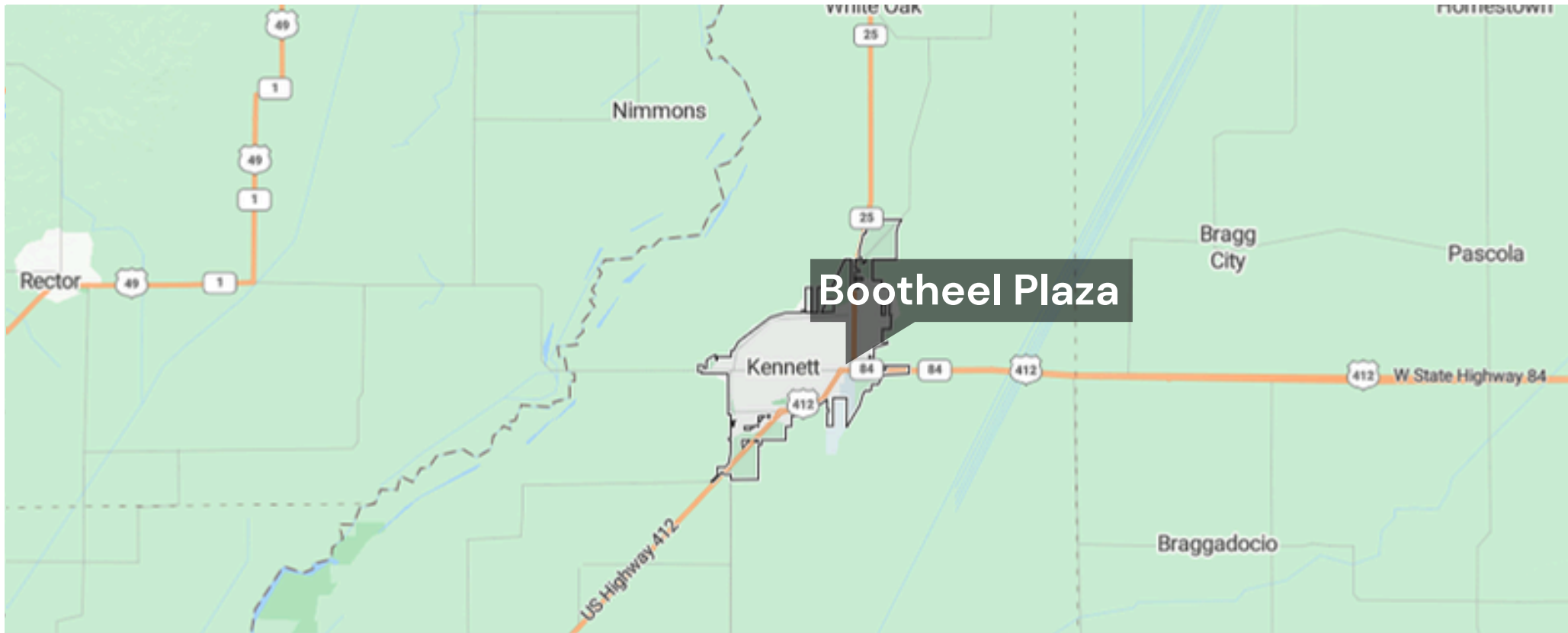
**DOLLAR TREE**

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# Bootheel Plaza

## DEMOGRAPHICS



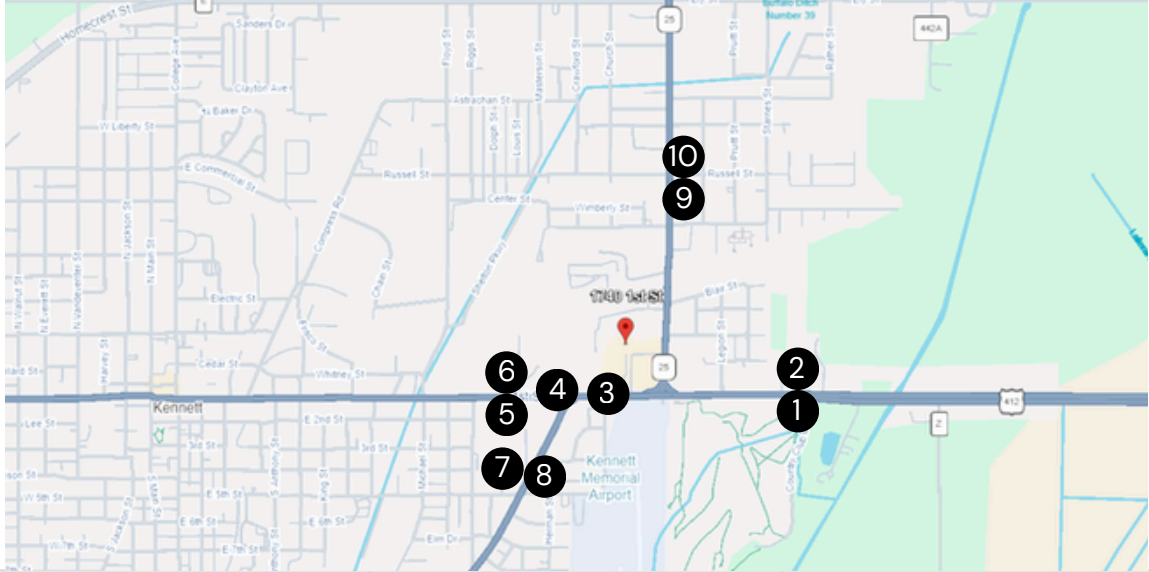
Distance from Subject:	1 Mile	3 Mile	5 Mile
2024 Population	3,015	10,625	11,452
Households	1,259	4,272	5,074
Median Age	35.9	39	40
Average HH Income	\$59,595	\$69,178	\$68,818

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# Bootheel Plaza

## TRAFFIC COUNT



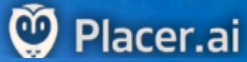
Collection Street:	Cross Street - Direction	Traffic Count	Count Year	Dist from Subject
1st Street	Country Club Dr	9,080	2023	0.12 mi
1st Street	Country Club Dr	9,395	2025	0.12 mi
1st Street	Airport Rd	15,580	2022	0.13 mi
1st Street	Williams St	11,763	2025	0.26 mi
1st Street	S Main St	9,686	2023	0.29 mi
1st Street	S Main St	9,638	2025	0.29 mi
US Hwy 412	Barbara Dr	8,064	2022	0.31 mi
US Hwy 412	Barbara Dr	7,061	2023	0.32 mi
Independence Ave	Russell St	8,897	2023	0.40 mi
Independence Ave	Russell St	9,274	2025	0.40 mi

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## PLACER STATISTICS - VISITS RANKINGS

# Bootheel Plaza



863,100 visits  
in the last year



91,600 visitors in  
the last year



9.42 Visit  
Frequency

10/24  
Missouri

62%

59/121  
Missouri

52%

44/100  
Missouri

56%

135/193  
Missouri

30%

36/73  
Missouri

52%

17/68  
Missouri

76%

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PROPERTY

# Bootheel Plaza



bealls



VACANT  
18,414 SF

\$8/SF

VACANT  
6,255 SF

\$10/SF



VACANT  
1,470 SF

\$12/SF

VACANT  
8,580 SF

\$10/SF



SHOE sensation



#1 Chinese Buffet

DIVA NAILS

VACANT  
924 SF

\$12/SF



VAPOR MAVEN

VACANT  
3,348 SF

\$12/SF

sunloan



HIBBETT  
SPORTS

VACANT  
2,381 SF

\$12/SF



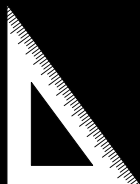
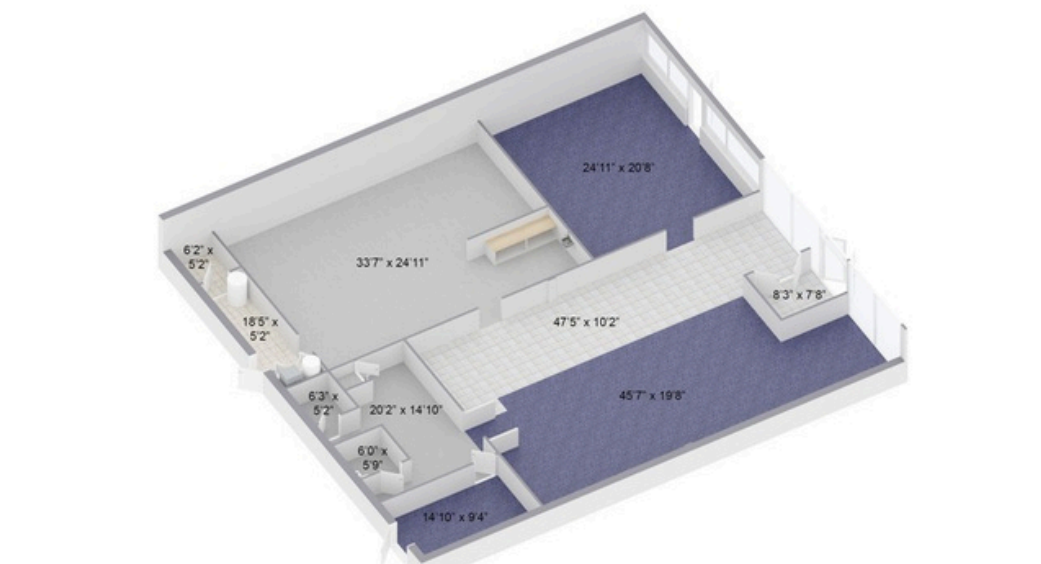
25

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SUITE 121

# Bootheel Plaza



3,348 SF



\$12/SF



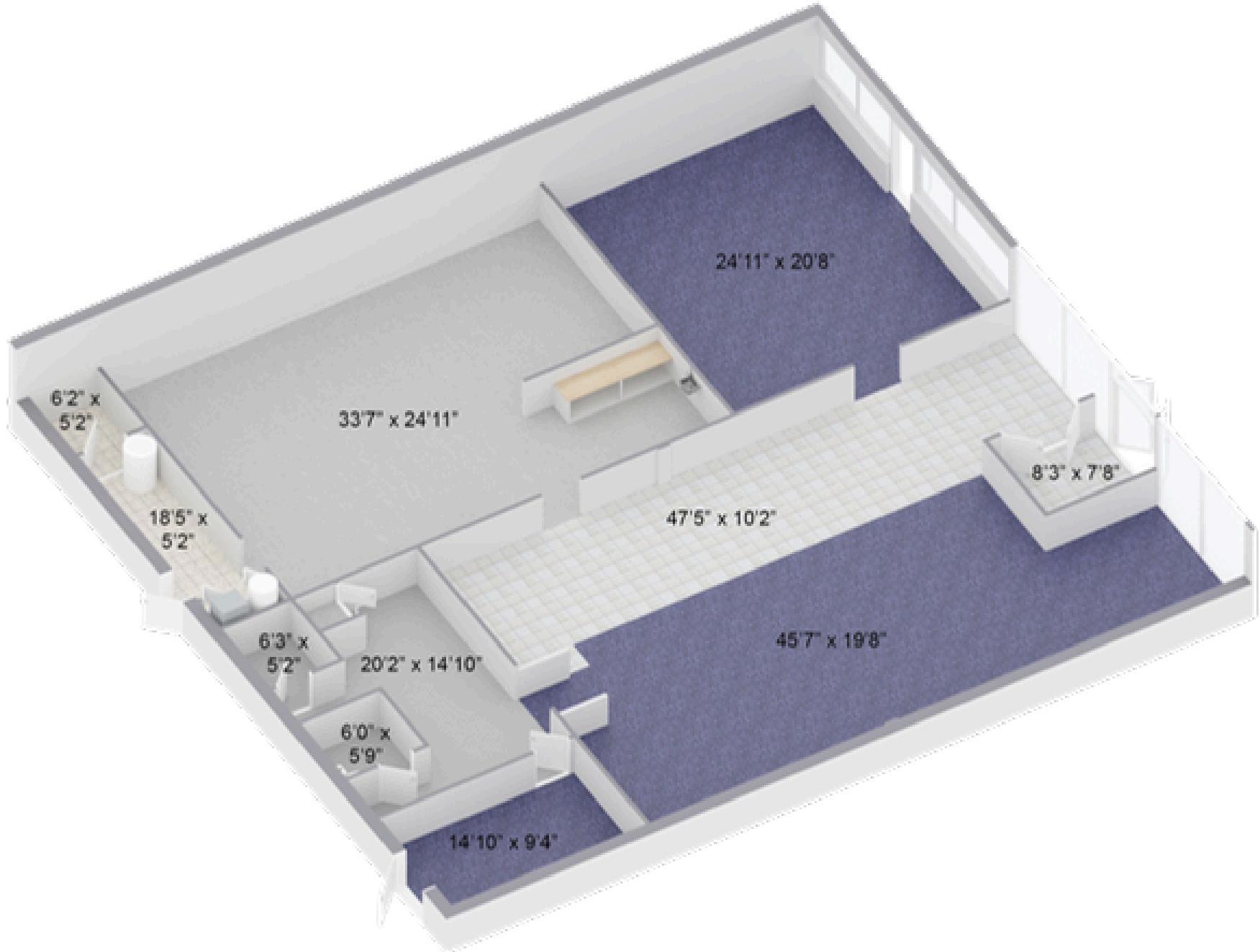
Virtual Tour

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SUITE 121 - FLOOR PLAN

# Bootheel Plaza

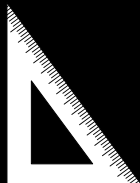
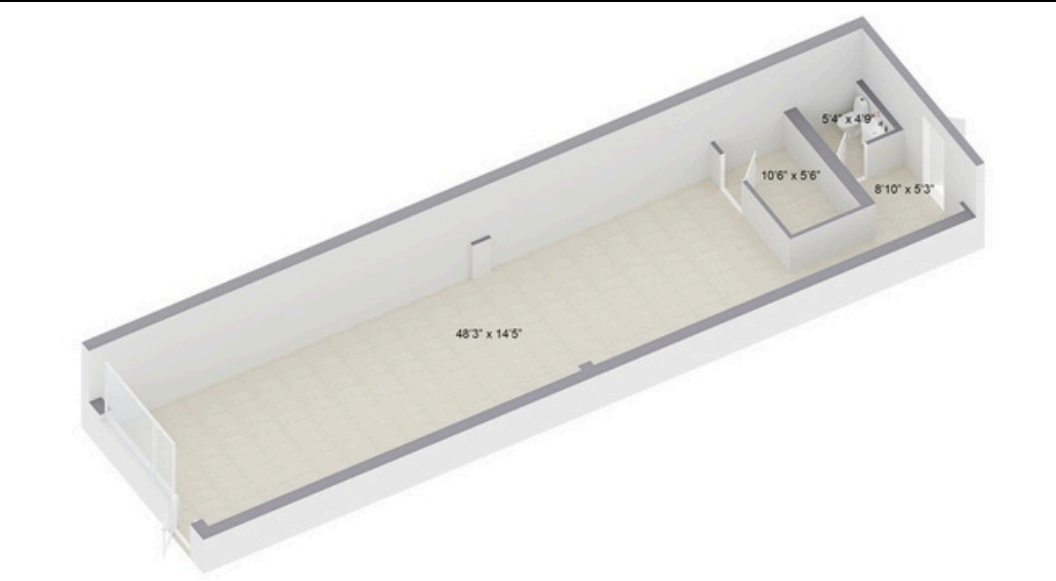


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SUITE 127

# Bootheel Plaza



924 SF



\$12/SF



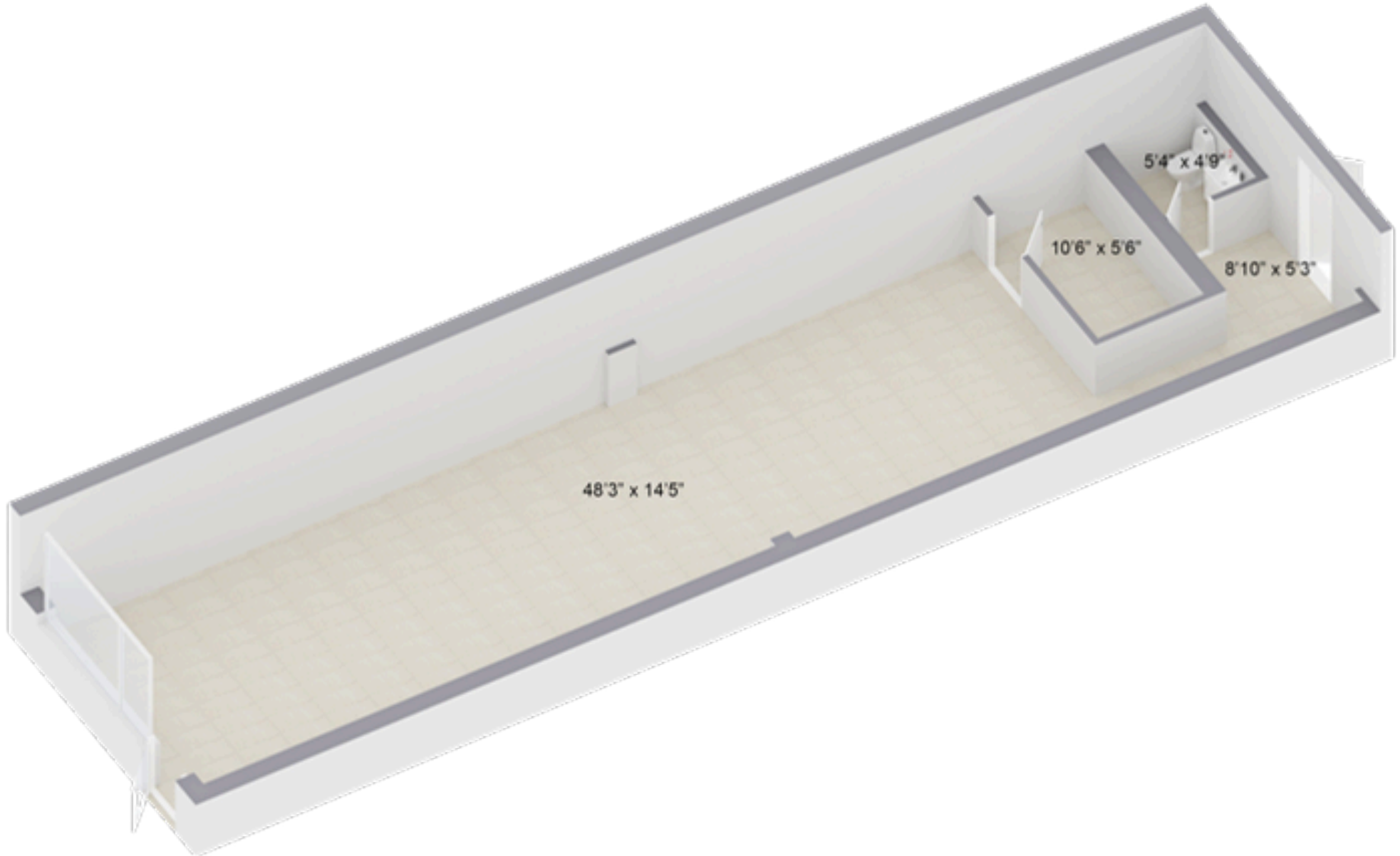
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SUITE 127 - FLOOR PLAN

## Bootheel Plaza

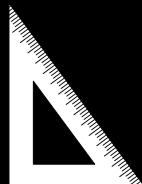
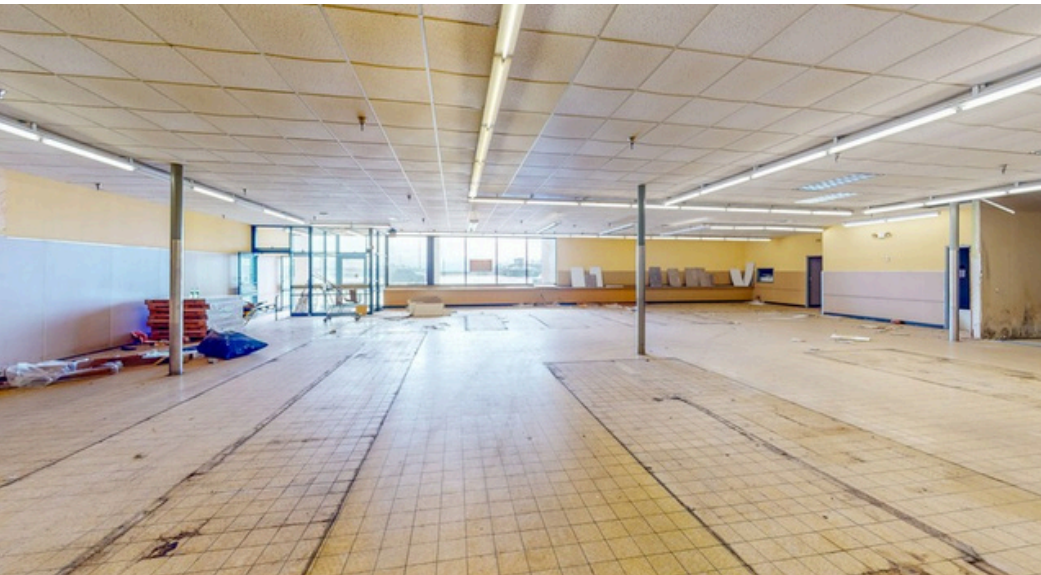
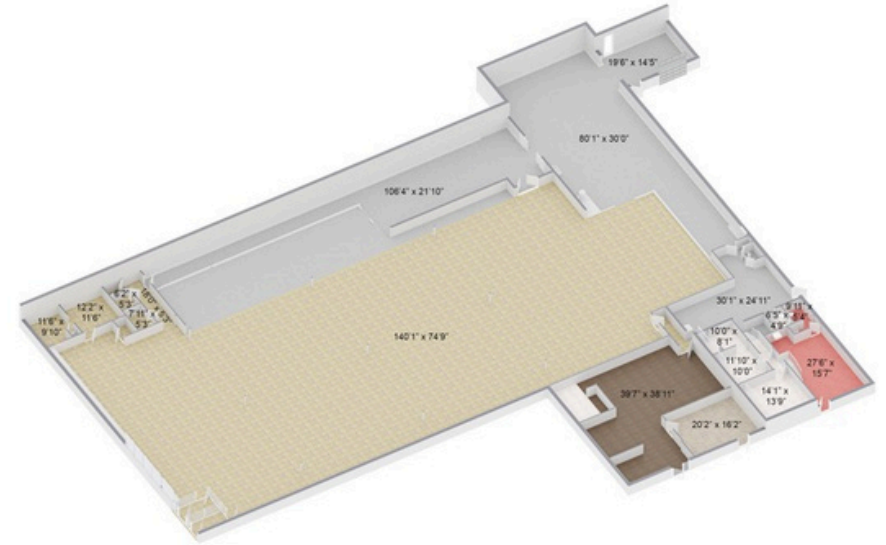


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SUITE 1714

# Bootheel Plaza



18,414 SF



\$8/SF



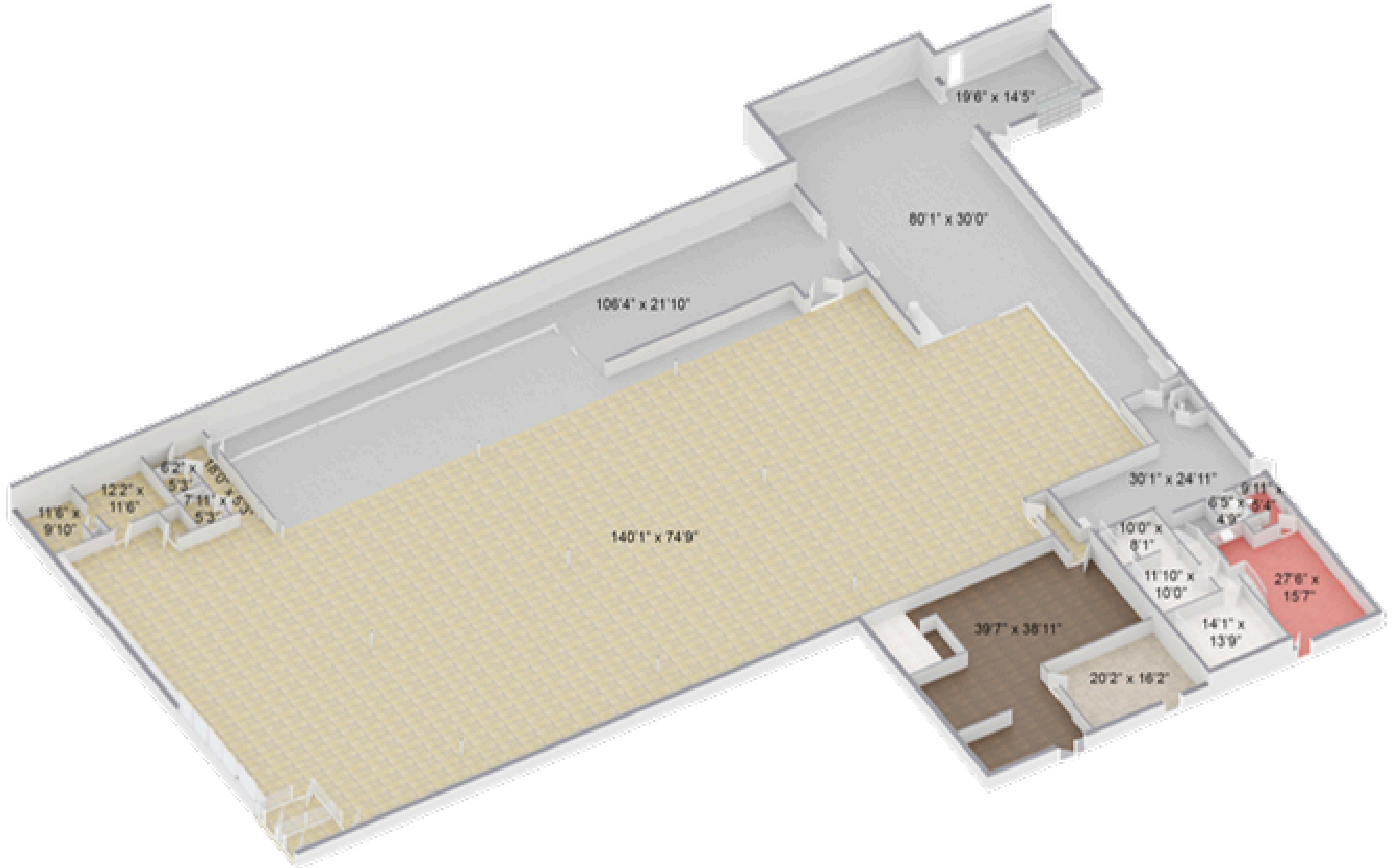
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SUITE 1714 - FLOOR PLAN

# Bootheel Plaza

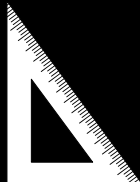
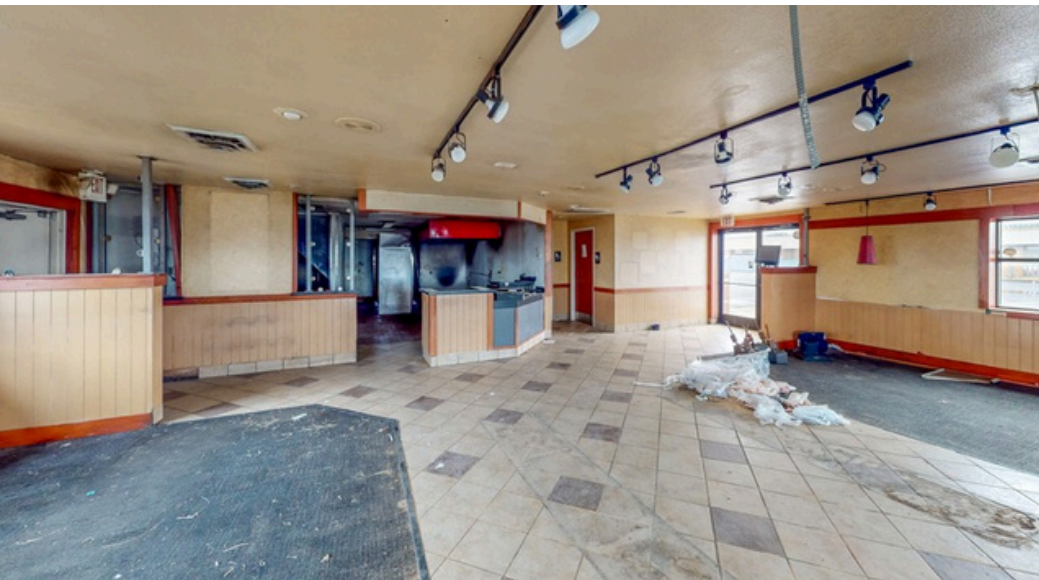
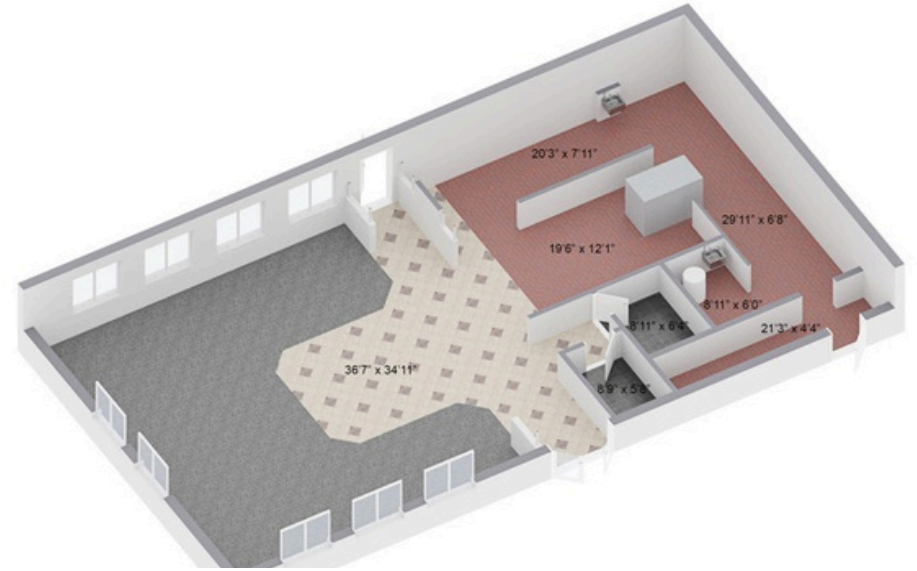


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SUITE 1720

# Bootheel Plaza



2,381 SF



\$12/SF



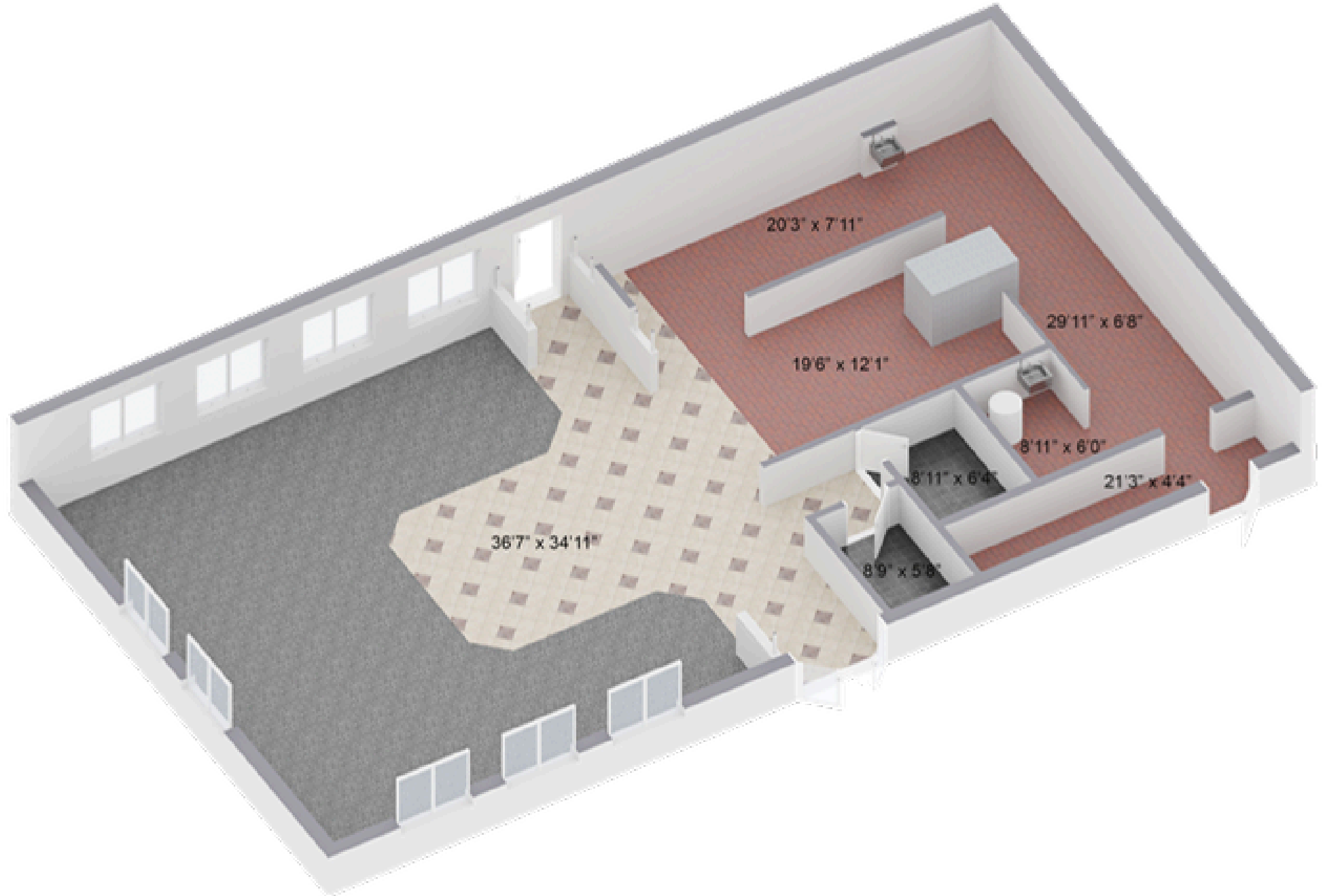
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SUITE 1720 - FLOOR PLAN

# Bootheel Plaza

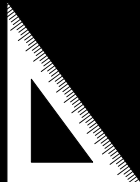
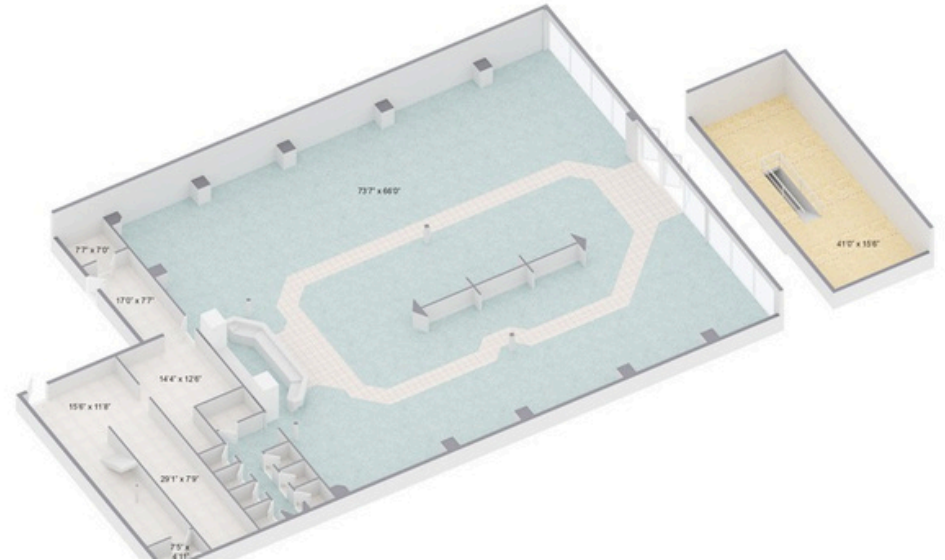


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SUITE 1750

# Bootheel Plaza



6,255 SF



\$10/SF



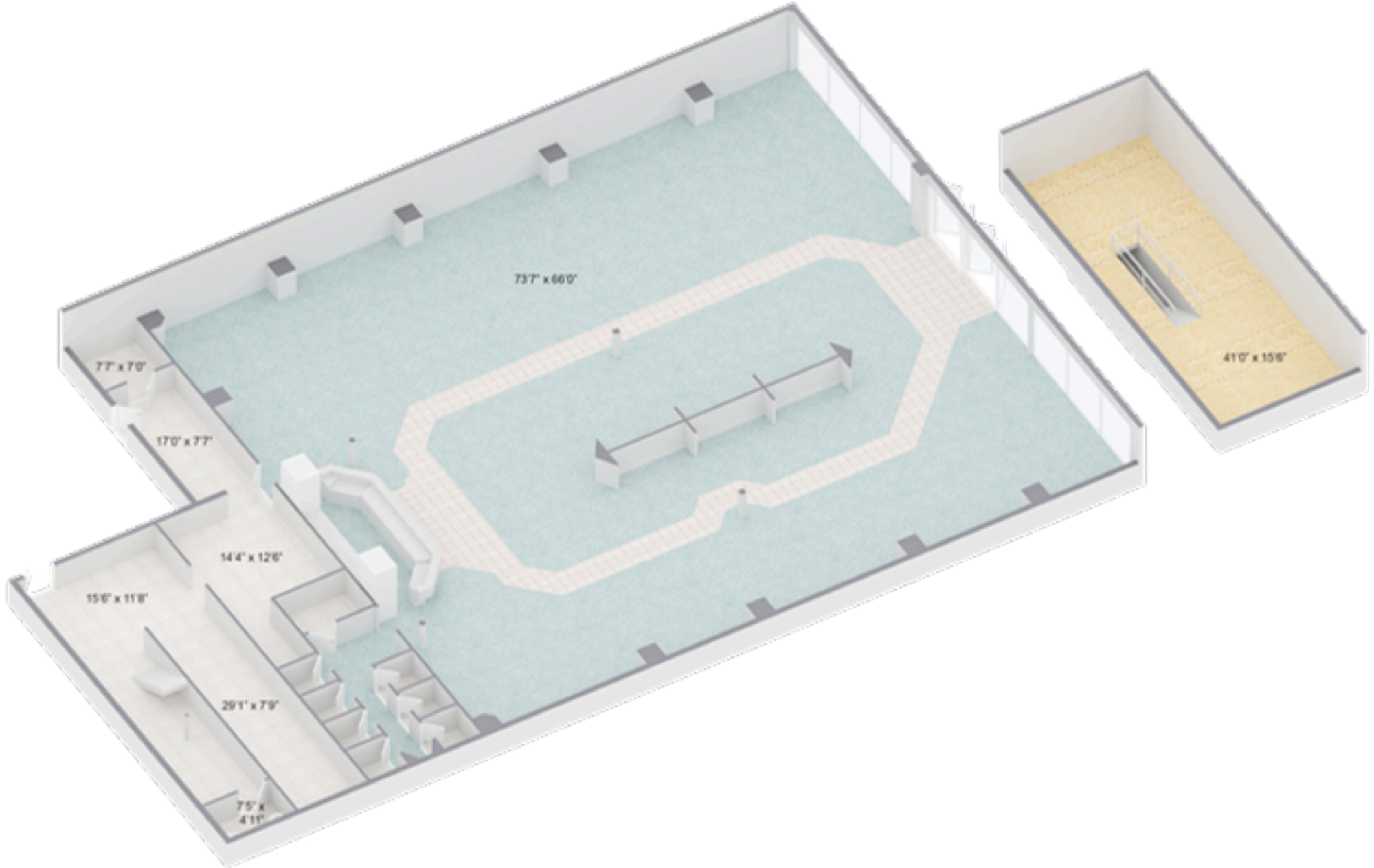
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SUITE 1750 - FLOOR PLAN

# Bootheel Plaza

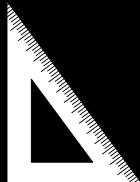
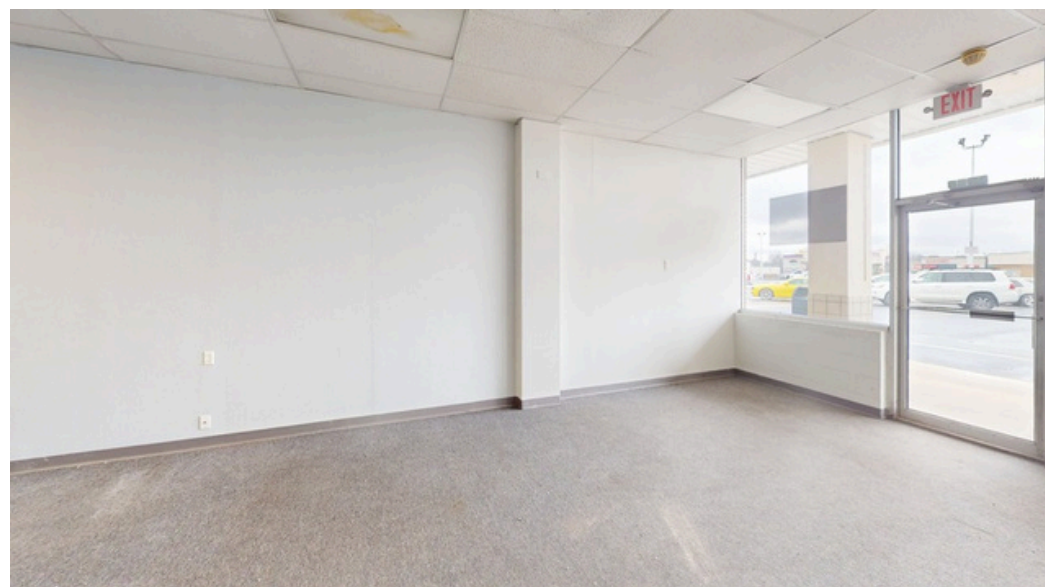
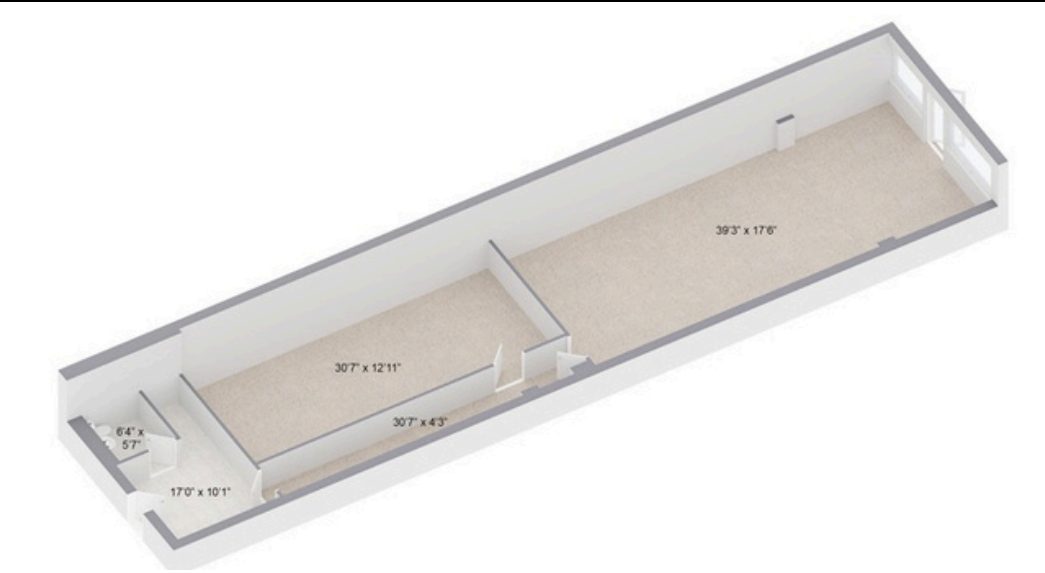


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SUITE 1756

# Bootheel Plaza



1,470 SF



\$12/SF



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SUITE 1756 - FLOOR PLAN

## Bootheel Plaza

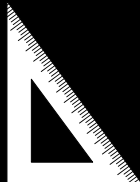
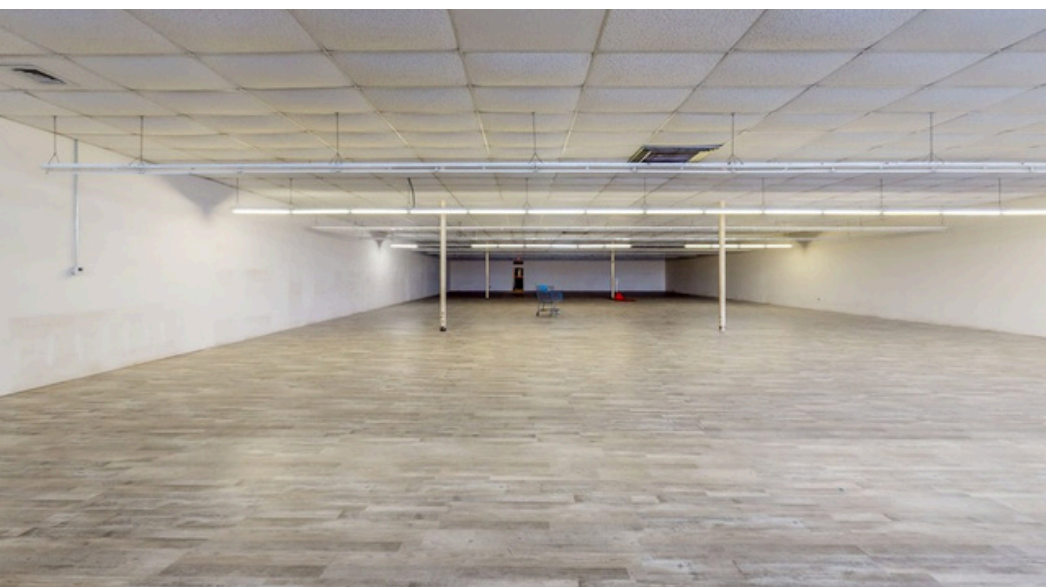


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SUITE 1766

# Bootheel Plaza



8,580 SF



\$10/SF



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SUITE 1766 - FLOOR PLAN

# Bootheel Plaza

