

Bootheel Plaza

1740-1780 1st STREET

KENNETT, MO 63857

FOR LEASE

RETAIL CENTER



**CONTACT
INFORMATION**

SAM HEINEMAN - OWNER

(402) 880-4864

SHEINEMAN@HEINEMANMANAGEMENT.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

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.

Bootheel Plaza



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PROPERTY PHOTOS

Bootheel Plaza



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NEIGHBORS

Bootheel Plaza



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THE PROPERTY

Bootheel Plaza

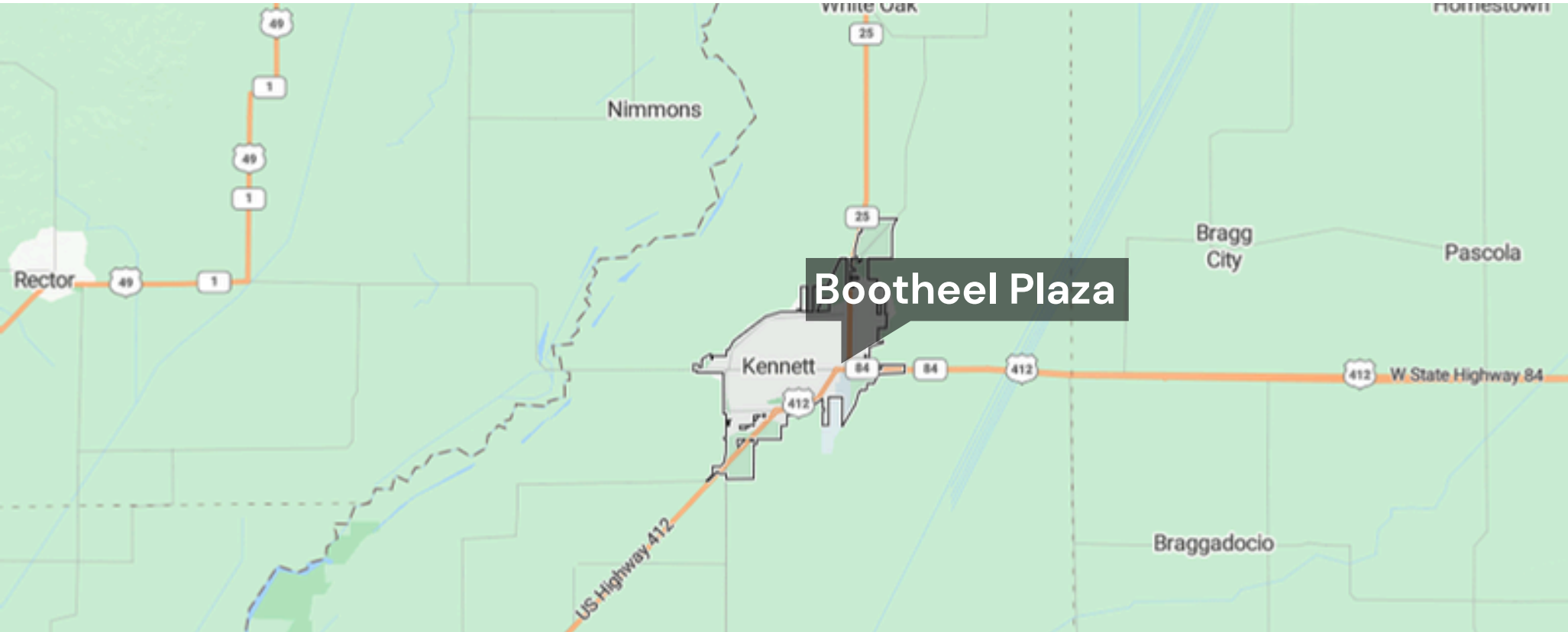


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DEMOGRAPHICS

Bootheel Plaza



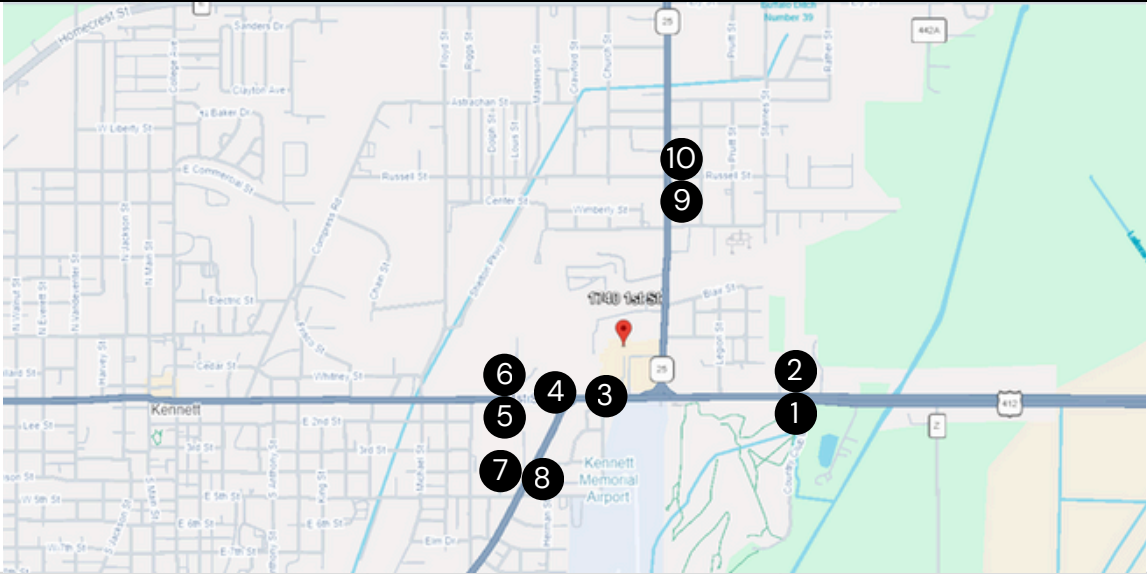
Distance from Subject:	1 Mile	3 Mile	5 Mile
2024 Population	3,015	10,625	11,452
Households	1,259	4,272	5,074
Median Age	35.9	39	40
Average HH Income	\$59,595	\$69,178	\$68,818

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TRAFFIC COUNT

Bootheel Plaza



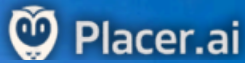
Collection Street:	Cross Street - Direction	Traffic Count	Count Year	Dist from Subject
1st Street	Country Club Dr	9,080	2023	0.12 mi
1st Street	Country Club Dr	9,395	2025	0.12 mi
1st Street	Airport Rd	15,580	2022	0.13 mi
1st Street	Williams St	11,763	2025	0.26 mi
1st Street	S Main St	9,686	2023	0.29 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

RENT ONE
APPLIANCES • FURNITURE • ELECTRONICS • MATTRESSES

10/24
Missouri

62%

Walmart

59/121
Missouri

52%

AT&T

44/100
Missouri

56%

DOLLAR TREE

135/193
Missouri

30%

SCOOTER'S
COFFEEHOUSE

36/73
Missouri

52%

TSC TRACTOR SUPPLY CO

17/68
Missouri

76%

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PROPERTY

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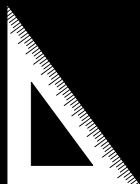
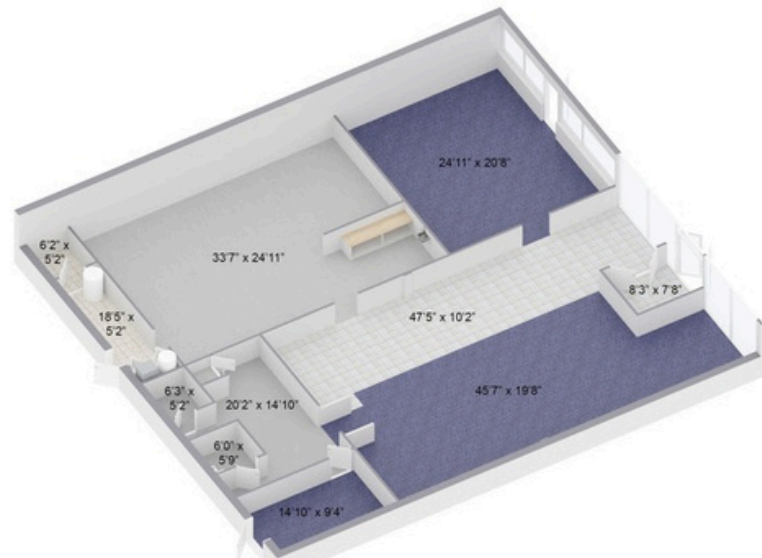


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1740-1780 1st STREET, KENNETT, MO 63857

SUITE 121

Bootheel Plaza



3,348 SF



\$12/SF



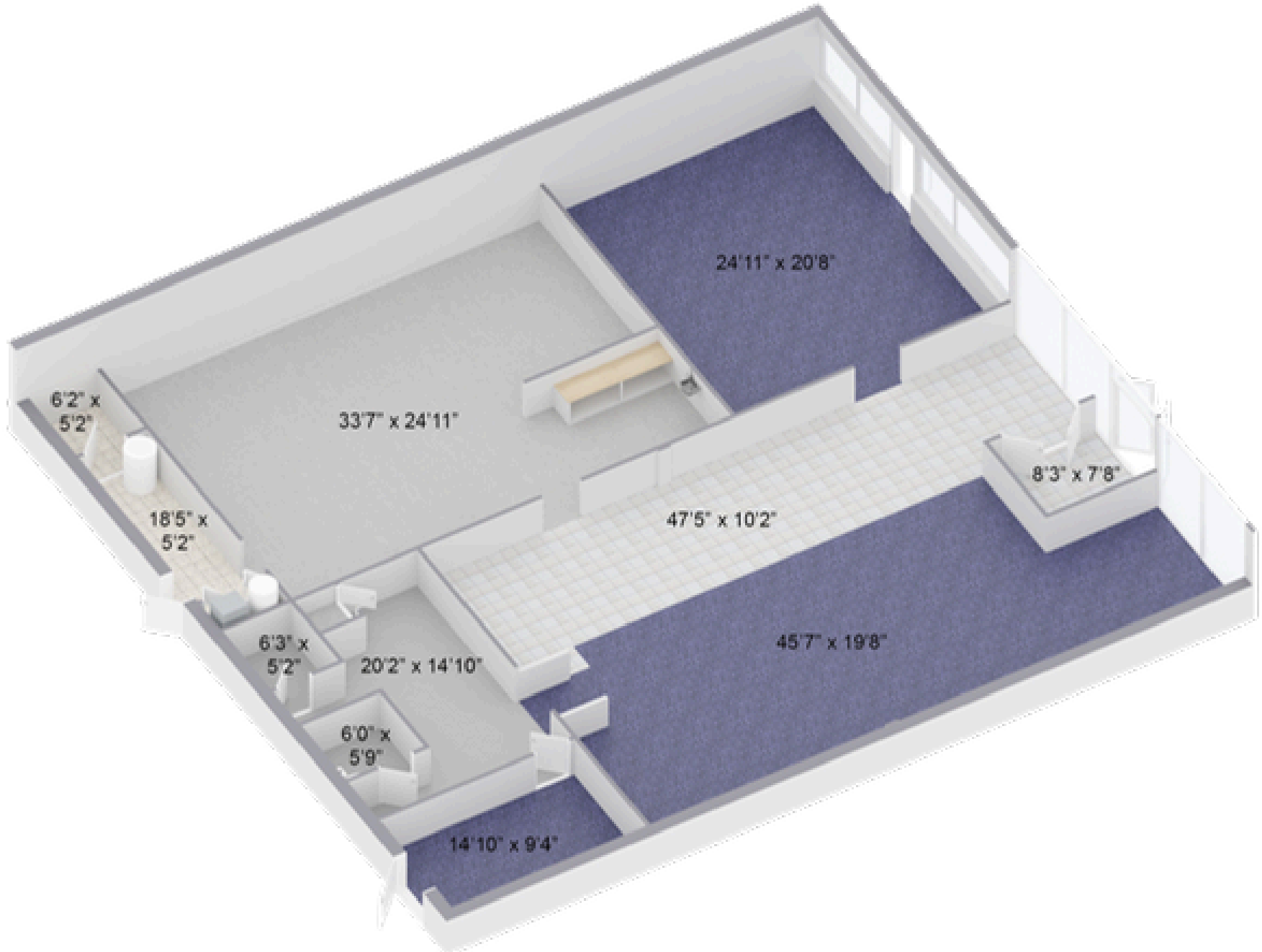
Virtual Tour

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SUITE 121 - FLOOR PLAN

Bootheel Plaza

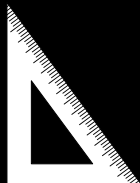
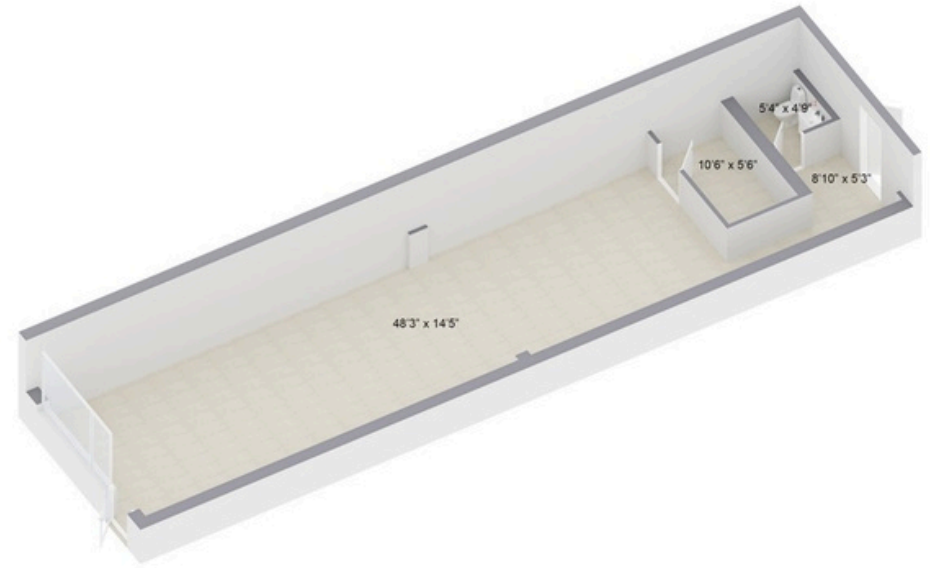


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1740-1780 1st STREET, KENNETT, MO 63857

SUITE 127

Bootheel Plaza



942 SF



\$12/SF



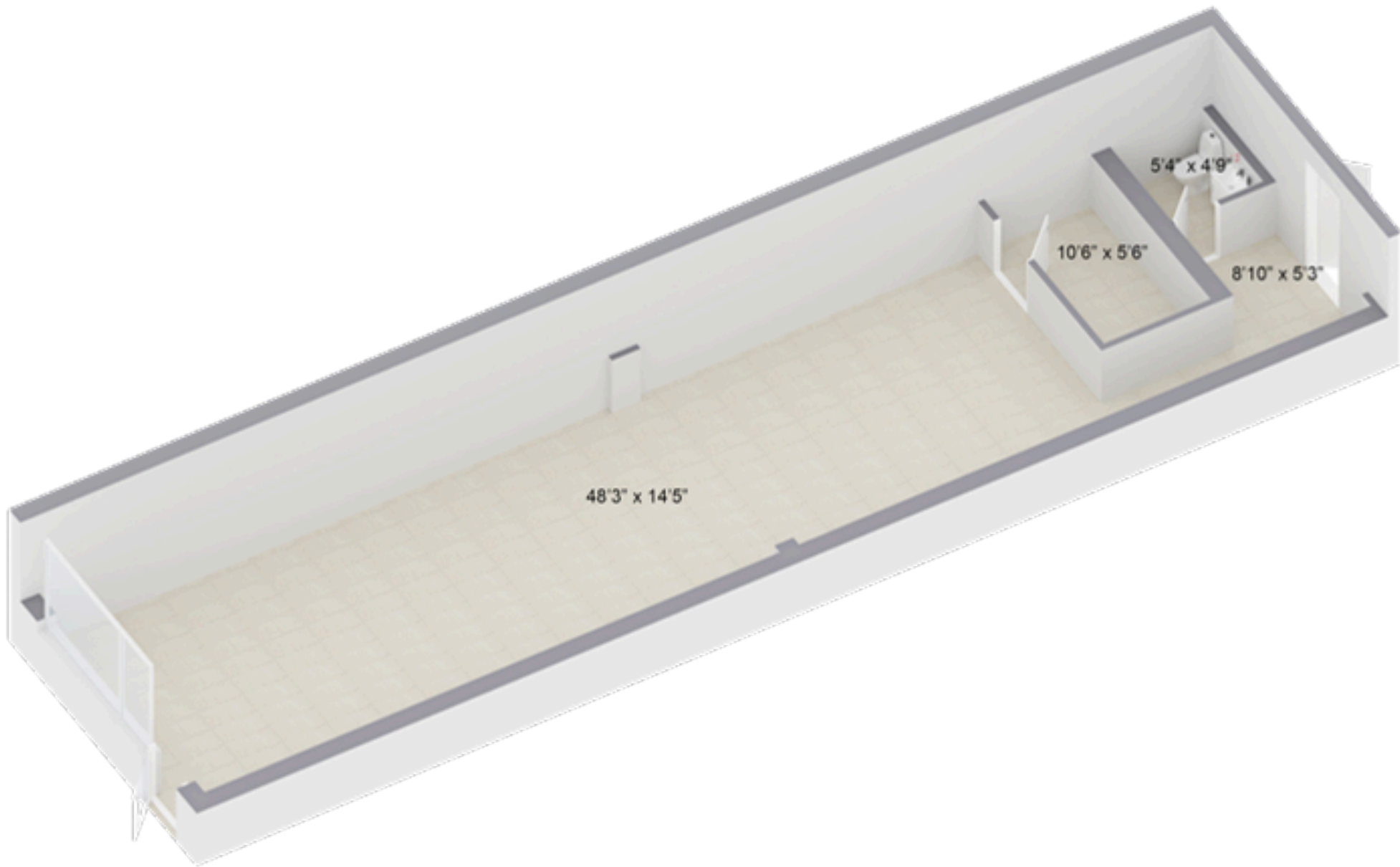
Virtual Tour

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SUITE 127 - FLOOR PLAN

Bootheel Plaza

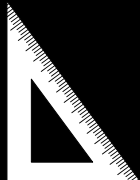
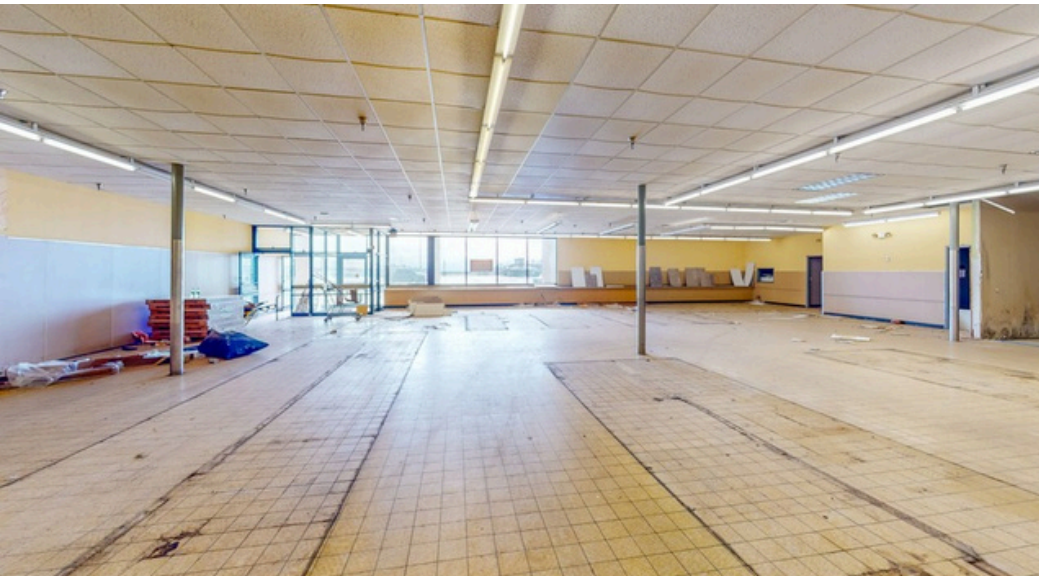
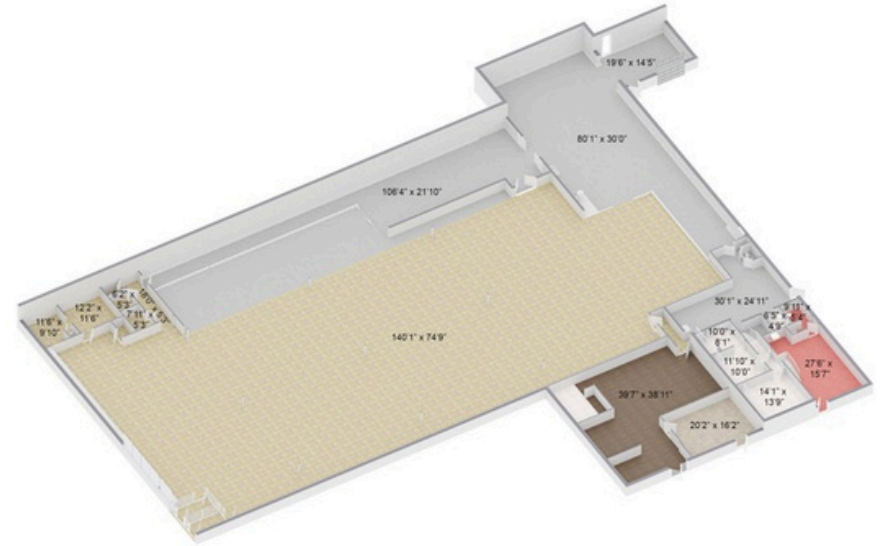


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SUITE 1714

Bootheel Plaza



18,414 SF



\$8/SF



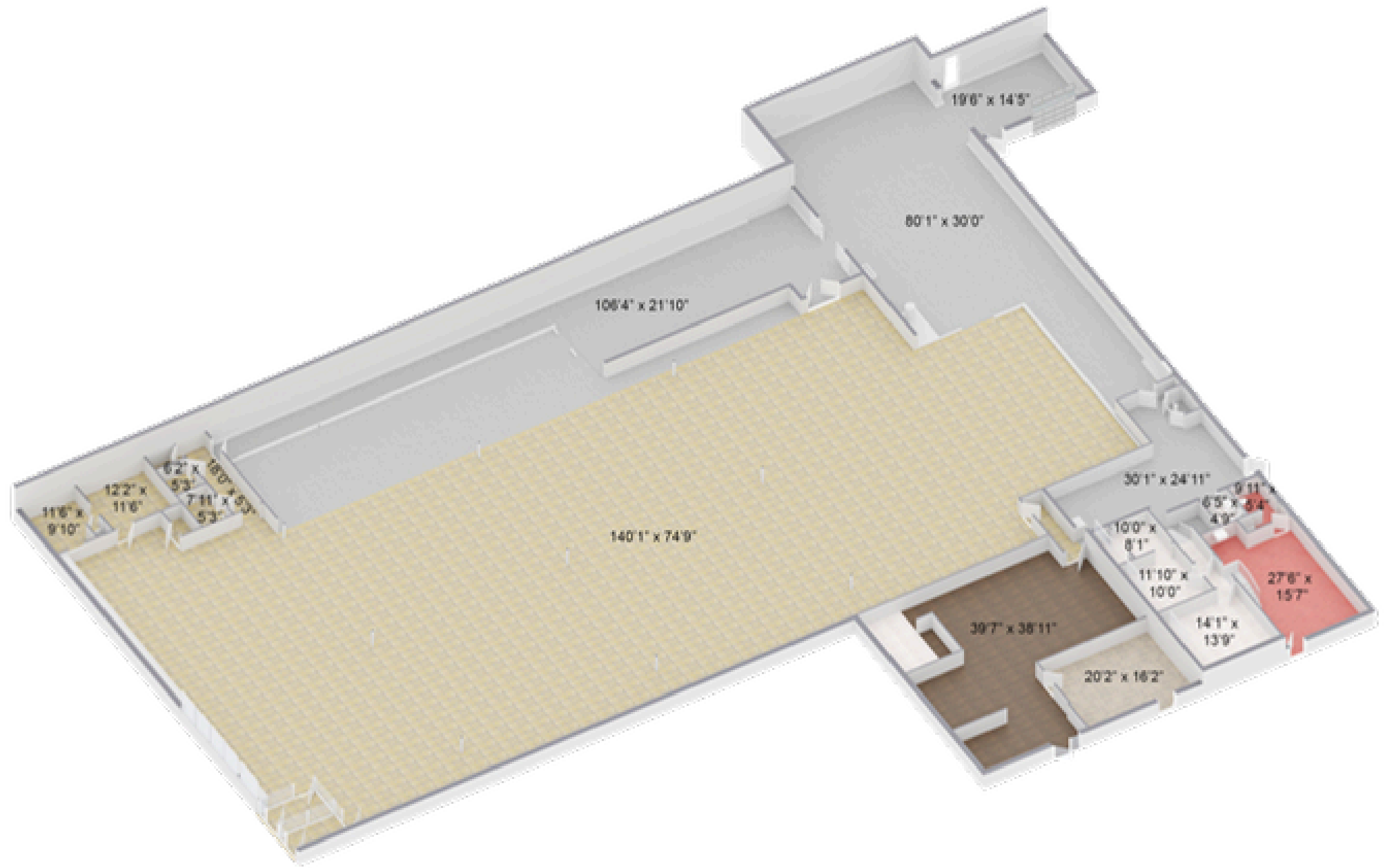
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SUITE 1714 - FLOOR PLAN

Bootheel Plaza

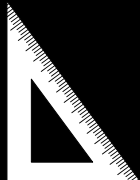
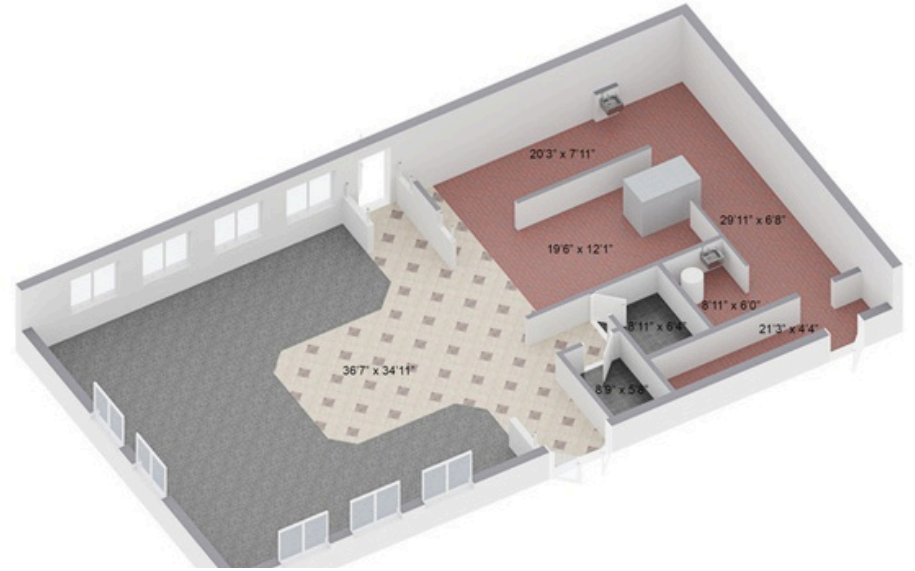


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SUITE 1720

Bootheel Plaza



2,381 SF



\$12/SF



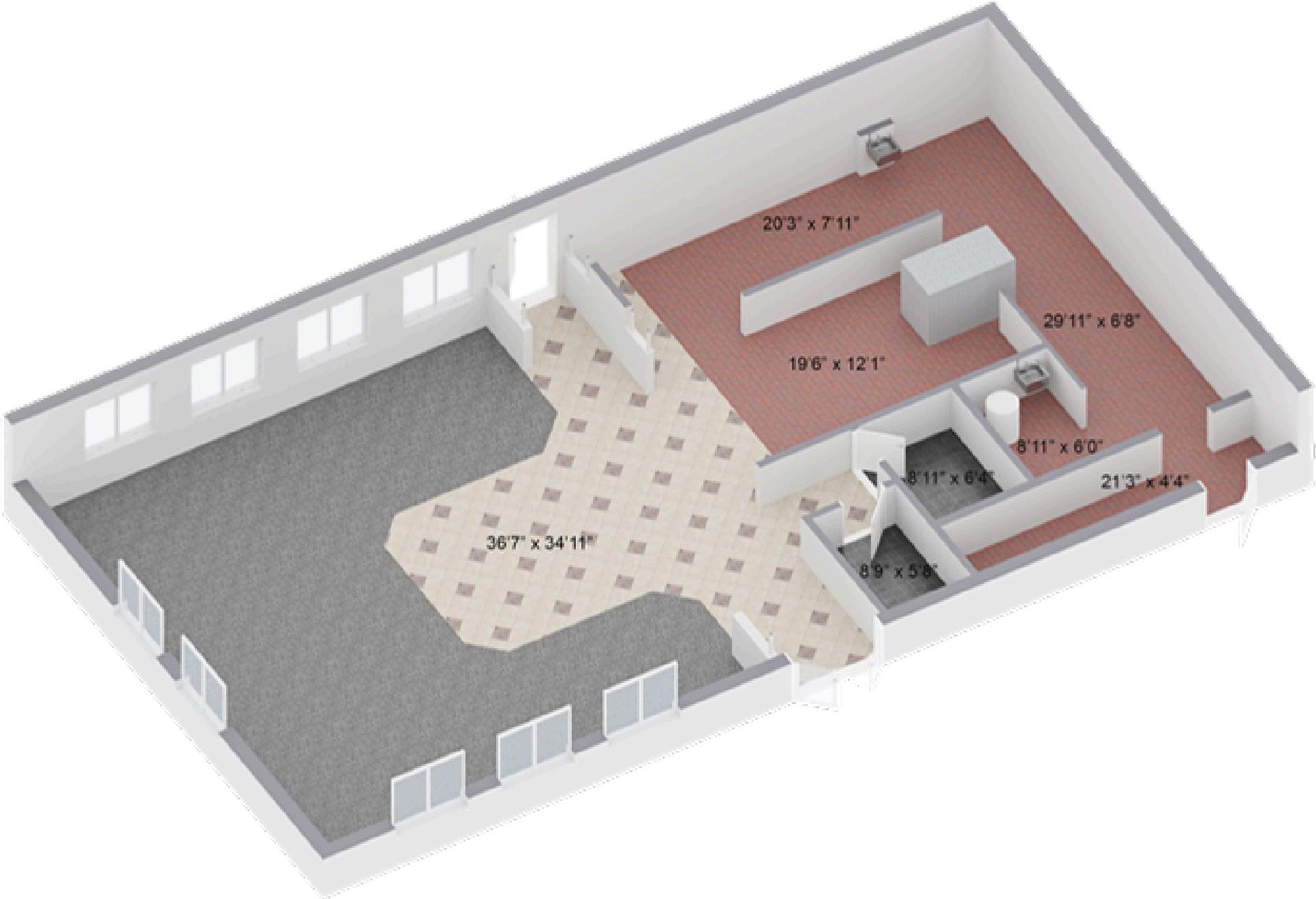
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SUITE 1720 - FLOOR PLAN

Boothel Plaza

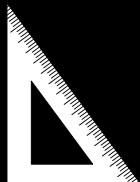
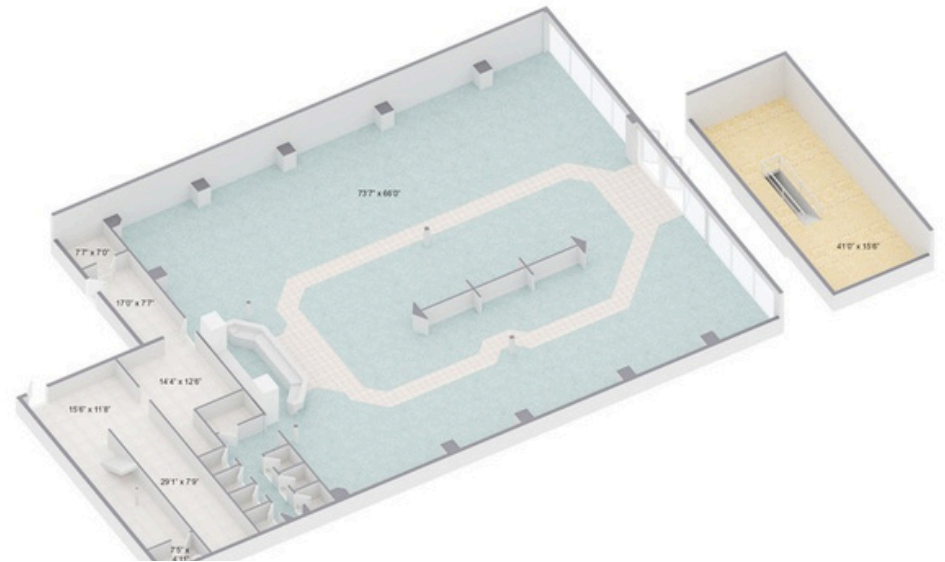


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SUITE 1750

Boothel Plaza



6,255 SF



\$10/SF



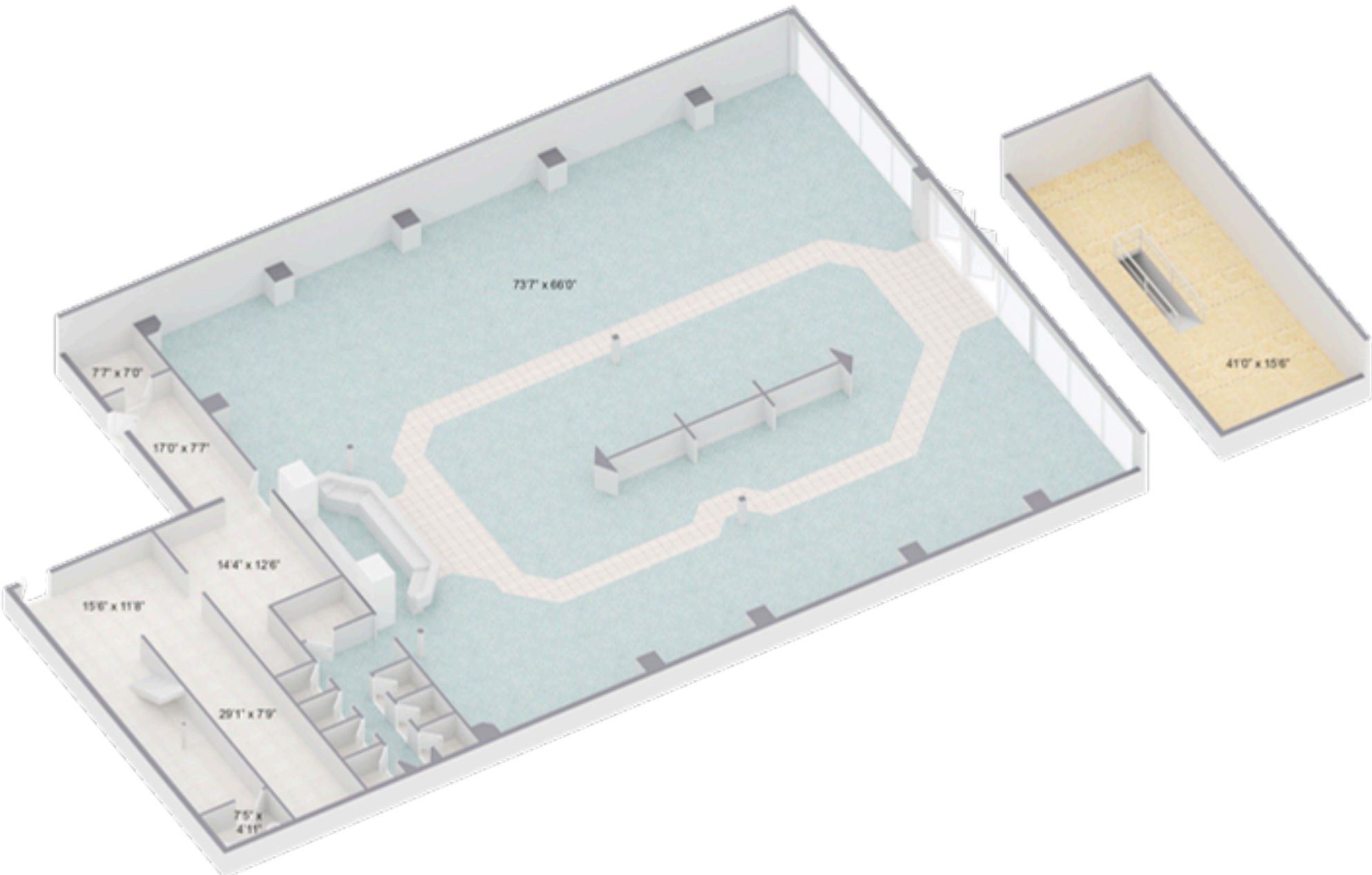
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SUITE 1750 - FLOOR PLAN

Bootheel Plaza

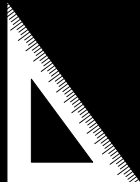


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SUITE 1756

Bootheel Plaza



1,470 SF



\$12/SF



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SUITE 1756 - FLOOR PLAN

Bootheel Plaza

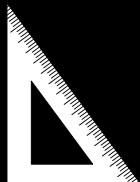
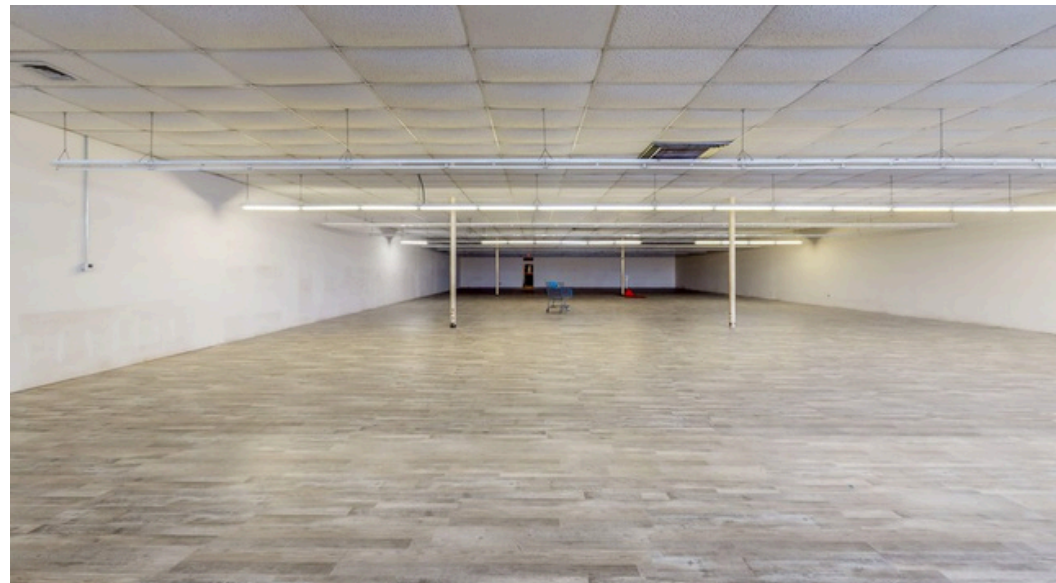
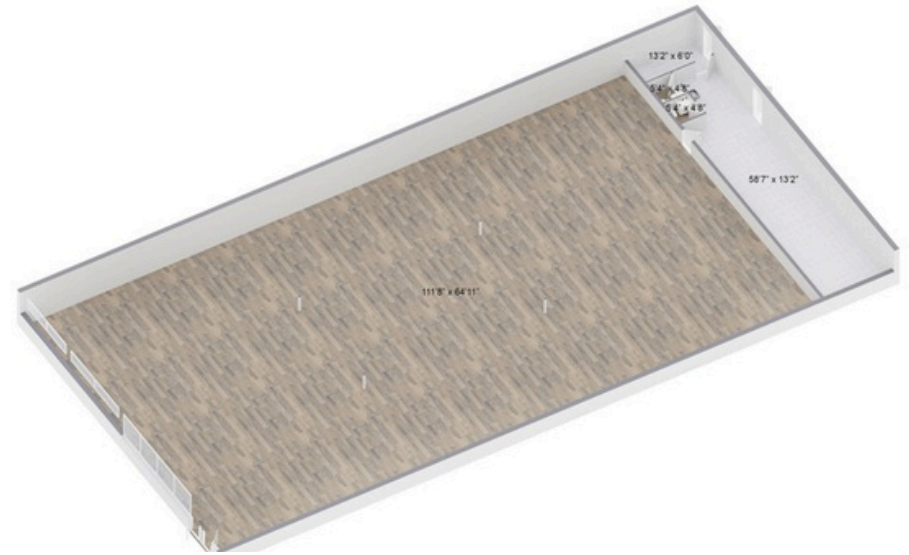


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SUITE 1766

Boothel Plaza



8,450 SF



\$10/SF



Virtual Tour

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SUITE 1766 - FLOOR PLAN

Bootheel Plaza

