

# ***FREESTANDING THE CAFÉ RESTAURANT***

*3521 W. Kearney Street  
(Adjacent to the Courtyard Marriott - Airport)  
**FOR LEASE***



- ▶ 8,511+- sf
- ▶ \$9000/mo NNN
- ▶ Great location – near Interstate 44 and Hwy 160/West ByPass. Tenant to pay real estate taxes, utilities, property and casualty insurance and maintain parking areas and grounds. Hotel will need arrangements for use of banquet/meeting space.
- ▶ 107 – Total Parking
- ▶ 192+ Seating
- ▶ 227 x 260 m/l – lot size
- ▶ Equipment package negotiable

**AVAILABLE NOW!!!**



**Plaza Realty &  
Management Services, Inc.  
THE HAMMONS TOWER  
901 St. Louis Street, Suite 106  
Springfield, MO 65806  
(417) 864-4544**

**For More Information Contact:**

**MARK HARRELL  
417-849-8880**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results. Rates quoted may be base rent. Additional charges for taxes, insurance, common area maintenance, etc. may apply. Please call for current availability - subject to prior sale or lease.