

# ***FREESTANDING THE CAFÉ RESTAURANT***

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



- ▶ 8,511+- sf
- ▶ 107 – Total Parking
- ▶ Zoned - HC
- ▶ ~~\$9000/mo~~ NNN
- ▶ 192+ Seating
- ▶ Equipment package negotiable

**REDUCED TO \$7500/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.

**AVAILABLE NOW!!!**



**Plaza Realty &  
Management Services, Inc.  
THE HAMMONS TOWER  
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Springfield, MO 65806  
(417) 864-4544**

**For More Information Contact:**

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417-849-8880**

If you wish to NOT receive this information in the future, please email or call our office at 417-864-4544. 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.