



FRESENIUS MEDICAL CARE
Kennett Home Dialysis

**2 COTTONWOOD
502 PLAZA**

FORMER FRESENIUS MEDICAL CARE FOR SUBLEASE

KENNETT, MO



LOCATION.
commercial real estate

502 COTTONWOOD PLAZA (FORMER FRESenius MEDICAL)

NEIGHBORHOOD VIBE

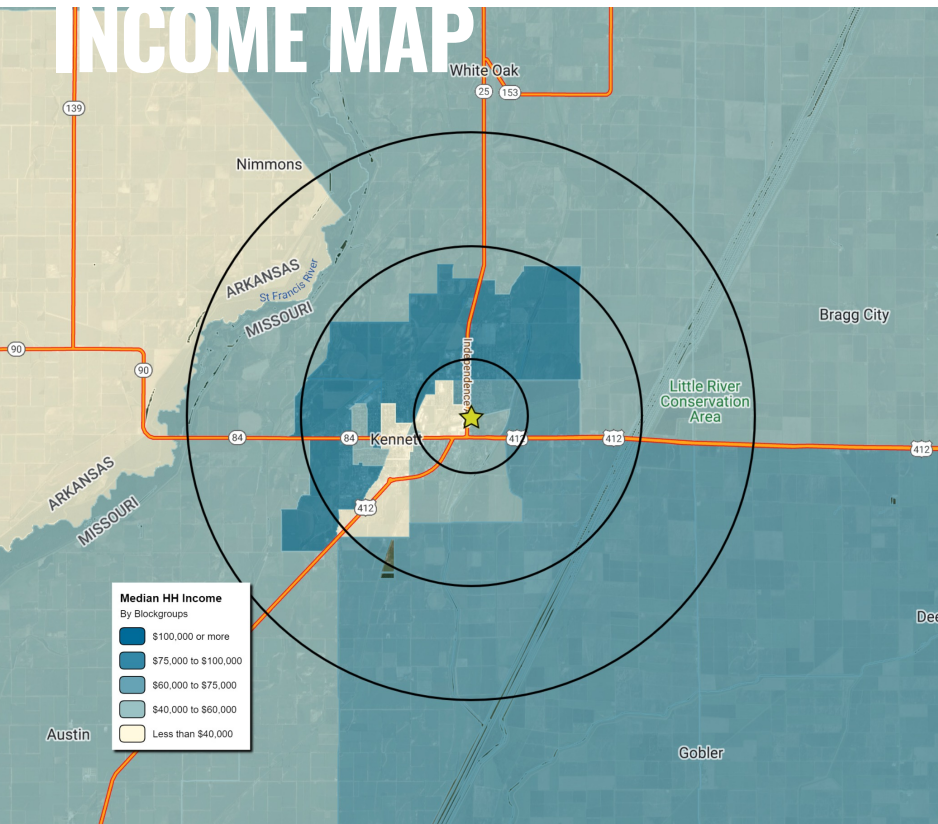
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INCOME MAP



Located in Dunklin County, Missouri, Kennett is a small but thriving city with a population of over 10,000 residents. This charming city is nestled in the heart of the Bootheel region, which is renowned for its fertile soil and agricultural production. As such, Kennett boasts a strong agricultural heritage that is celebrated each year with the annual Delta Fair and Music Festival. This event, which features live music, livestock shows, and agricultural exhibits, draws people from all over the state and beyond.

Kennett also offers a range of recreational activities that cater to a variety of interests. The city has several parks and green spaces, including the Kennett Walking Trail, which is a popular spot for walking and jogging. The Little River, which runs through the city, provides picturesque views and opportunities for fishing and water-based activities. Additionally, Kennett has a community center with a gymnasium, an indoor pool, and fitness classes that cater to all ages and fitness levels.

One of Kennett's most famous residents is singer-songwriter, Sheryl Crow, who was born and raised in the city. Crow's music has earned her nine Grammy Awards and numerous other accolades. She is also known for her philanthropic work, particularly in the areas of environmentalism and education. Despite her success, Crow remains connected to her hometown and is actively involved in promoting and supporting the Kennett community.

Kennett's downtown area is home to several historic buildings, including a theater that dates back to the early 1900s. The Kennett Downtown Revitalization Committee is dedicated to preserving and revitalizing this part of the city. In addition to these historic buildings, Kennett has a variety of shopping and dining options. Visitors can explore locally owned shops and boutiques, as well as chain stores and restaurants.

Overall, Kennett is a friendly and welcoming community that is proud of its agricultural heritage and its many recreational opportunities. Whether you're looking to live, work, or visit, Kennett has something to offer everyone.

ANNUAL DEMOGRAPHICS

POPULATION



1 MILE
2,801

3 MILES
10,451

5 MILES
11,317

HOUSEHOLDS



1 MILE
1,160

3 MILES
4,212

5 MILES
4,567

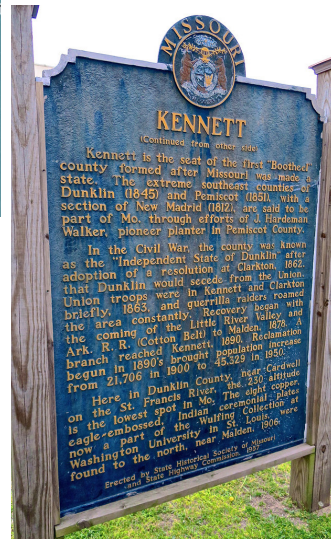
AVG HH INCOME

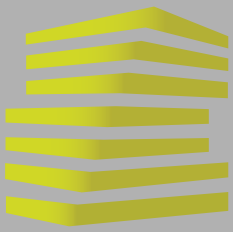


1 MILE
\$72,864

3 MILES
\$84,857

5 MILES
\$84,291





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PHOTOS + DETAILS

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- **3,756 SF SUBLEASE OPPORTUNITY OF FORMER FRESENIUS MEDICAL CARE IN KENNETT, MO**
- **HIGHLY DESIRABLE END CAP SPACE AT COTTONWOOD PLAZA**
- **AMPLE PARKING**
- **EXCELLENT VISIBILITY TO OVER 10,000 VPD ON HIGHLY TRAVELED INDEPENDENCE AVE**
- **NEARBY MAJOR RETAIL INCLUDES WALMART, TRACTOR SUPPLY CO, AUTO ZONE, AND DOLLAR TREE**
- **CALL BROKER FOR PRICING**



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