

431 W WALNUT ST
SPRINGFIELD, MO 65806



DIFFENDERFFER BUILDING



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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Discover a prime investment opportunity at 431 W Walnut St, Springfield, MO. This 21,000 SF historic building, originally built in 1925 and renovated in 2008, is ideal for office, creative, or loft space. Zoned for commercial use, this property offers a perfect blend of historic charm and modern amenities. Positioned in a vibrant setting, this property presents a rare chance to invest in a thriving market and capitalize on strong rental demand. Don't miss your opportunity to own a piece of Springfield's history while securing a solid, income-generating asset.

PROPERTY HIGHLIGHTS

- 21,000 SF historic building.
- Built in 1925, renovated in 2008.
- Zoned for commercial use.
- Fully Leased.
- Ideal for office or creative/loft space.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.18 Acres
Building Size:	21,000 SF
NOI:	\$123,087.00
Cap Rate:	8.21%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,241	38,482	78,684
Total Population	15,479	92,924	180,415
Average HH Income	\$27,101	\$37,666	\$41,636

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



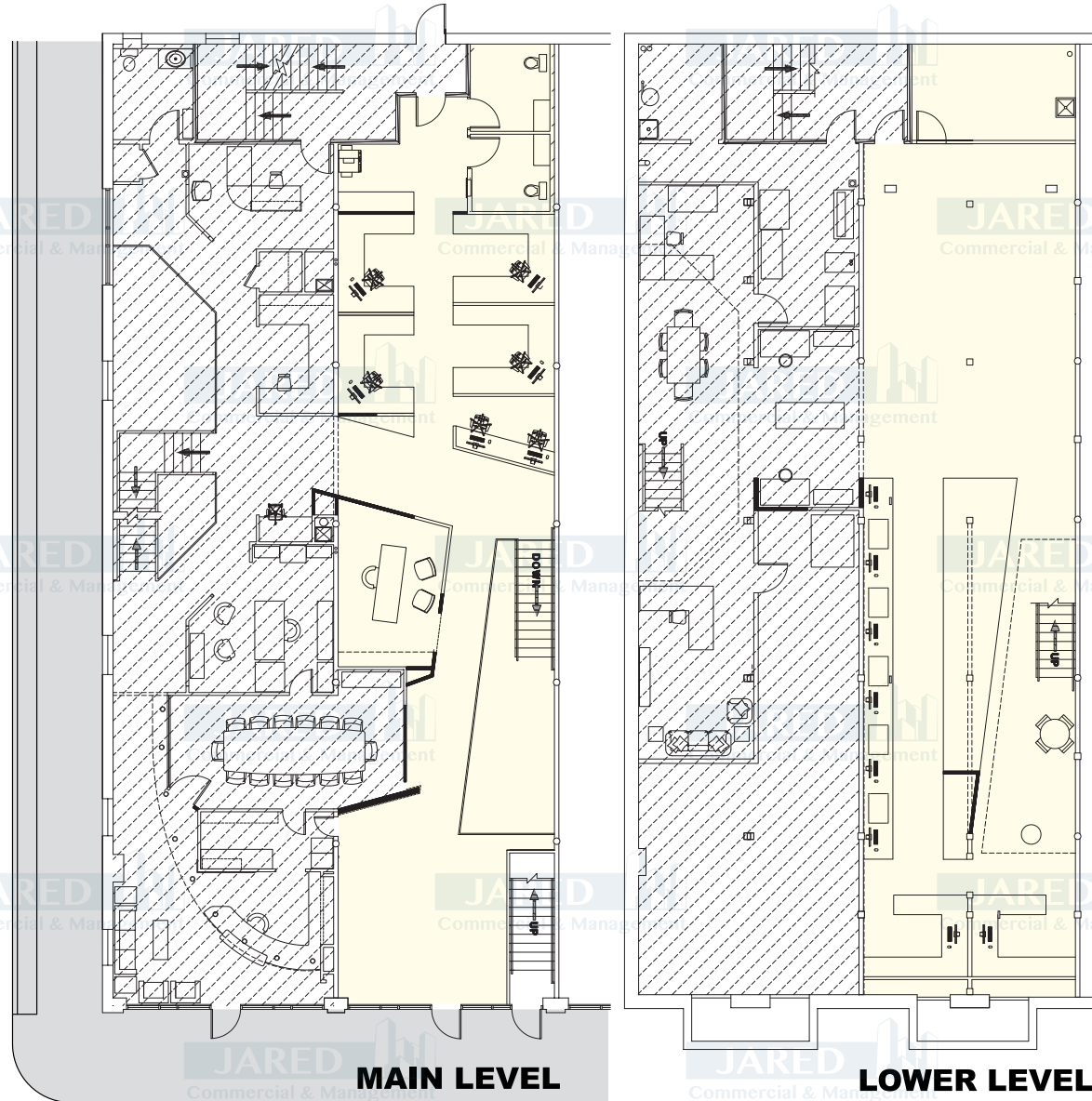
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SUITE 433 - FLOOR PLAN

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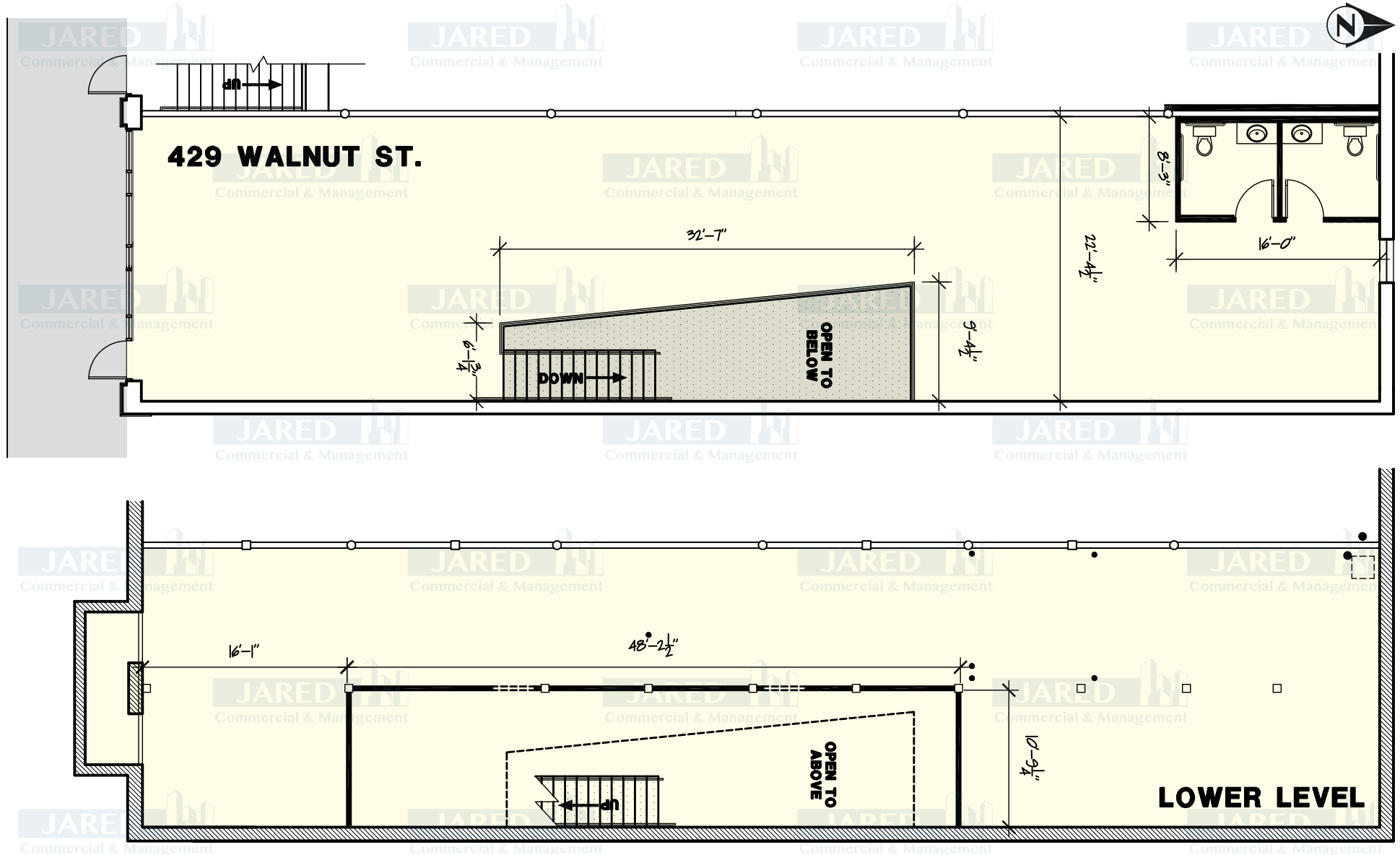
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SUITE 431 - FLOOR PLAN

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SUITE 429 - FLOOR PLAN



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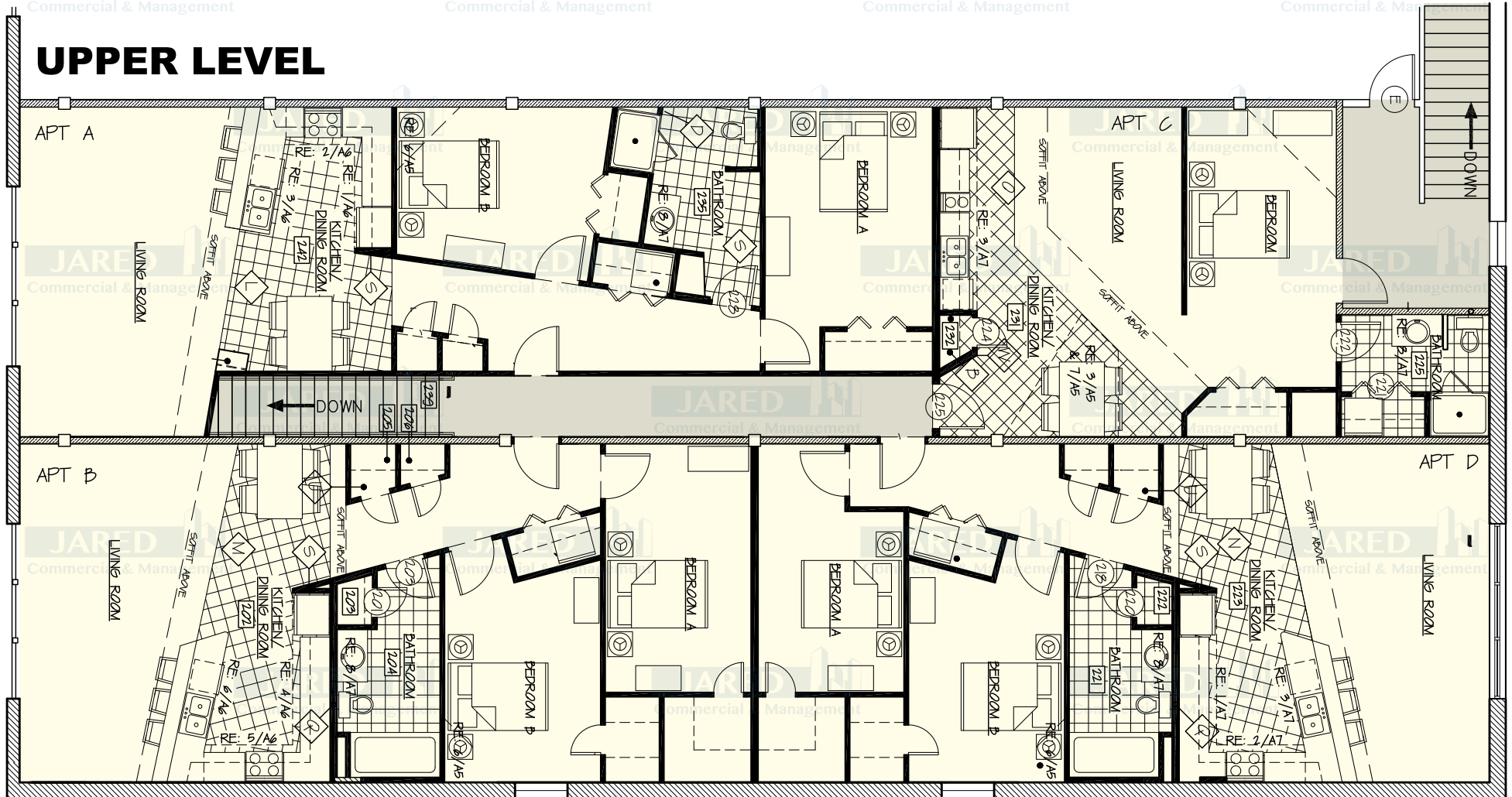
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UPPER LEVEL



LOFTS - FLOOR PLAN

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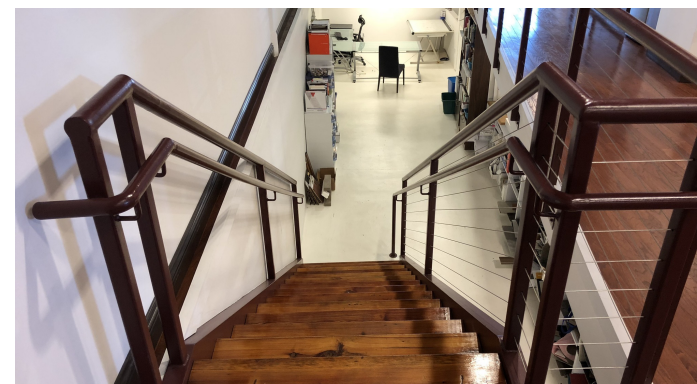
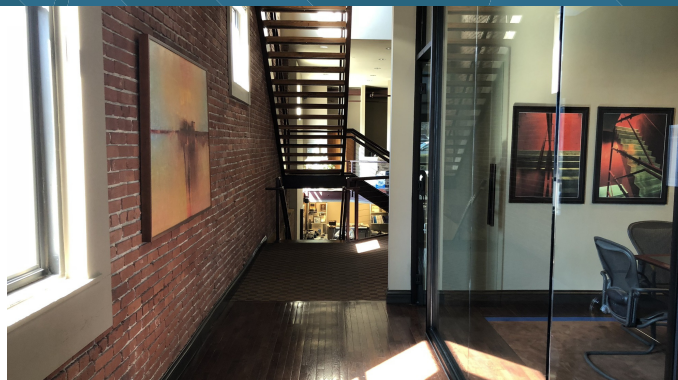
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RETAILER MAP

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SUITE 433 PHOTOS

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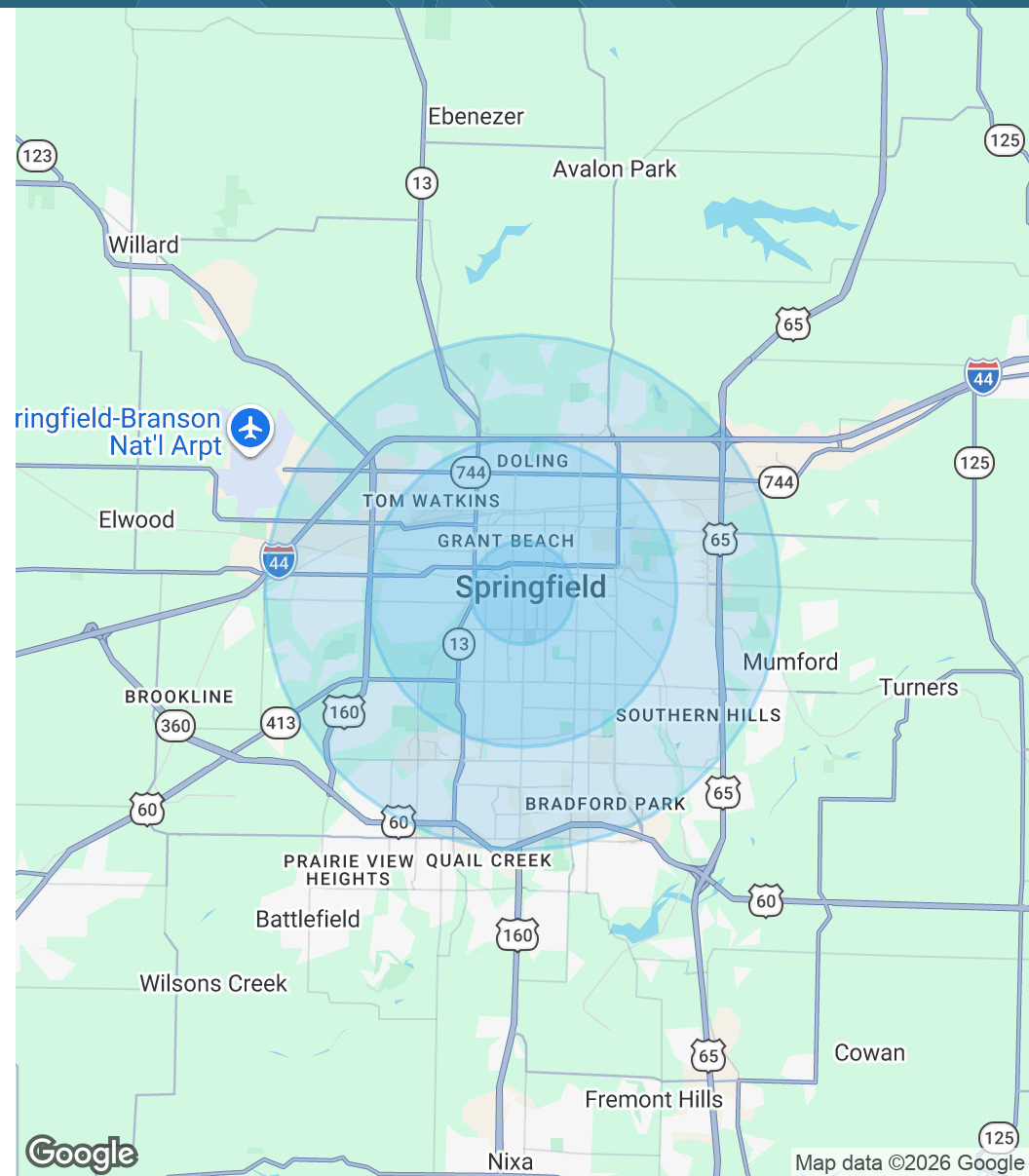
SUITE 431 PHOTOS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,479	92,924	180,415
Average Age	26.6	31.1	34.2
Average Age (Male)	27.1	30.3	32.9
Average Age (Female)	26.5	32.2	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,241	38,482	78,684
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$27,101	\$37,666	\$41,636
Average House Value	\$113,145	\$115,959	\$117,481

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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