

# 400 South Ave



Wilhoit Properties - Ken Schwab

1329 E. Lark St. Springfield, MO 65804 | 417-890-3227

## Retail For Sale: 400 South Ave

400 South Ave, Springfield, MO 65806

Listing ID: **23729181**  
Status: **Available**  
Property Type: **Retail**  
Space Type: **Retail**  
Size: **18,175 SF**  
Sale Price: **\$1,299,000.00**  
Price Per SF: **\$71.47 Per SF**  
Terms:  
Lot Acres: **0 Acres**



### Overview/Comments

The corner of South and Walnut is the heartbeat of Downtown Springfield. This historic building has hardwood floors, exposed brick walls, and multiple tenants. Basement offers additional storage. As the regional hub for higher education, health care, and cultural facilities for southwest Missouri, downtown Springfield has 25,000 persons working in the central business district each day. Center City houses three universities with a total of 40,000 students, boasts five live theaters, two libraries, two museums, 16 movie screens, 20 art galleries, 35 restaurants, and hosts dozens of events per year. With recent loft apartment developments, downtown Springfield is also home to more than 1,000 residents.\* Public parking, over 6000 spaces within walking distance of downtown. To schedule a tour contact Anita Zimmerman at 417.890.3229 or [azimmerman@wilhoitproperties.com](mailto:azimmerman@wilhoitproperties.com)  
\*paragraph courtesy of [www.itsalldowntown.com](http://www.itsalldowntown.com)

### General Information

Tax ID/APN:	<b>881324226019</b>	Gross Building Area:	<b>18,175 SF</b>
RetailType:	<b>Mixed Use</b>	Building/Unit Size (RSF):	
Zoning:	<b>CC</b>	Usable Size:	<b>18,175 SF</b>
Building Name:	<b>400 South Ave</b>	Condo:	<b>No</b>

### Available Space

Floor/Suite:		Date Available:	<b>Now</b>
Space Available:	<b>18,175 SF</b>	Lease Rate:	<b>18,175 SF</b>
Minimum Divisible:		Lease Type:	
Maximum Contiguous:	<b>18,175 SF</b>	Parking Total:	
Space Type:	<b>Direct</b>	Parking Ratio:	

### Building Related

Total Number of Buildings:		Investment:	<b>No</b>
Number of Stories:	<b>3</b>	Elevators:	<b>1</b>
Typical SF / Floor:		Sprinklers:	
Year Built:		Parking Ratio:	
Year Renovated:		Parking Total:	



Lyndie Rush  
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Construction:

Building Status:

**EXISTING**

## Land Related

Zoning: **CC**

Sewer Type:

Water Service:

Land Area SF:

**0 SF**

## Location

Address: **400 South Ave**

County: **Greene**



## Property Contacts



**Anita Zimmerman**

417-890-3229

azimmerman@wilhoitproperties



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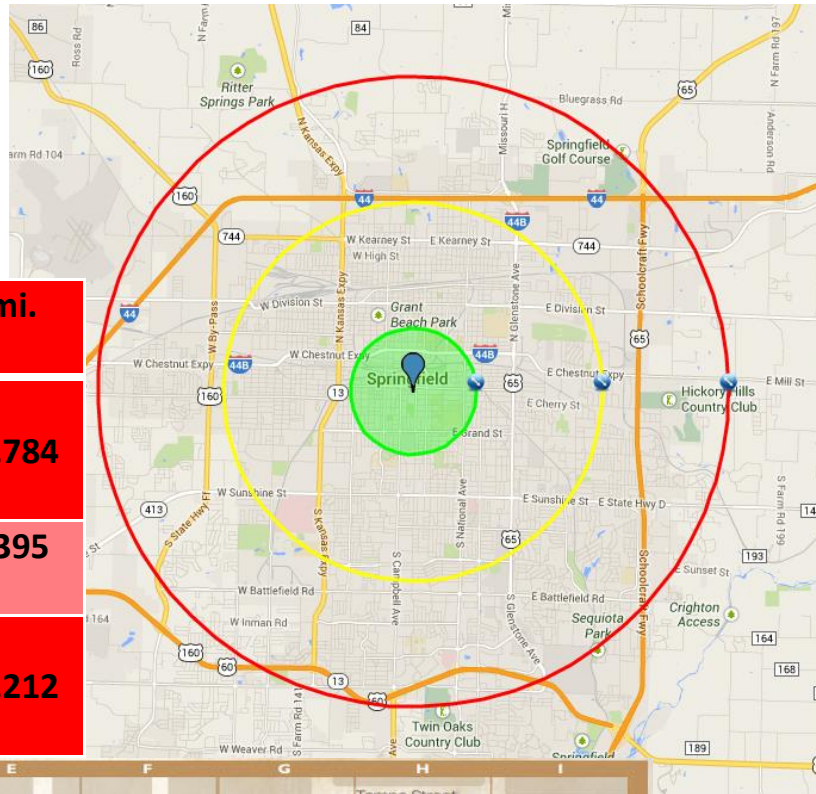


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**DEMOGRAPHICS**

**2019 Total  
Population**

	1-mi.	3-mi.	5-mi.
2019 Total Population	19,565	99,745	176,784
2019 Households	7,810	42,136	76,395
2019 Household Income: Average	\$16,191	\$29,568	\$34,212

**2019 Households**

**2019 Household  
Income: Average**

