



**S O U T H P I E R P L A C E**

317 South Ave | Springfield, MO 65806



UNIT 201

# CONTENTS

## South Pier Place Summary



## Downtown Springfield



# SOUTH PIER PLACE SUMMARY

South Pier was originally built as Pier hardware in the late nineteenth century. It was then renovated and placed into service as South Pier Place in 2010. It was designed by the same award winning architects who have done several projects in the area including the Hotel Vandervort which is just around the corner. The building is in the heart of downtown Springfield and a part of the historic district and is a historic property. This building is a true Springfield landmark and arguably in the best location in the downtown.

The developers went ahead and turned the entire building into a condominium in the event they wanted to sell individual units. Currently the building is being offered for sale in its entirety.

**South Pier LLC**  
**317 S. South Ave.**  
**Springfield, MO 65806**

Building Footprint: .2429 acre  
Square Footage: Approx. 33,000 sq. ft.

Bathrooms: 3 Retail Restrooms (half baths)  
Residential Condos: 17 Full Baths + 1 Half Bath  
Residential Bedrooms: 17



## Residential Units

Approx. Sq. Ft.

UNIT 201 - 1644 sq. ft.

UNIT 202 - A and 202B - 2121 sq. ft.  
(202A is now larger than 202B, the in-law suite was bumped out into the hall to accommodate the laundry area)

UNIT 203 - 2031 Sq. Ft.

UNIT 204 - 1760 sq ft.

UNIT 301 - 1504 sq. ft

UNIT 302 - 1747 sq. ft

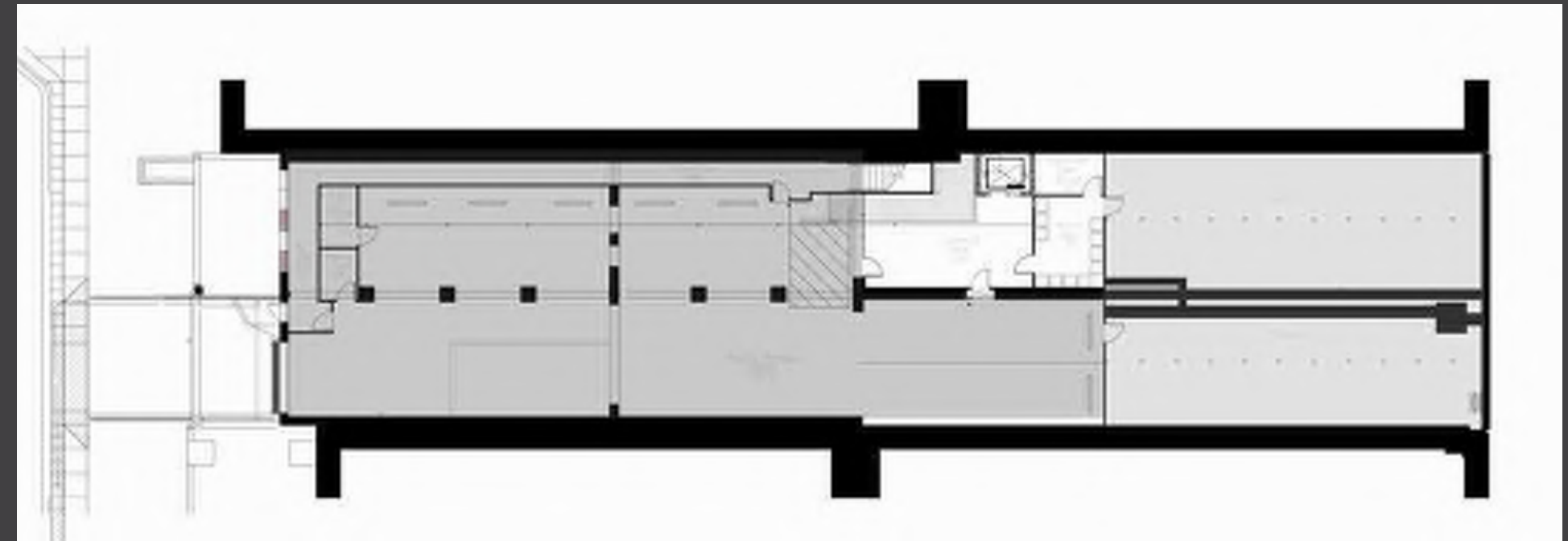
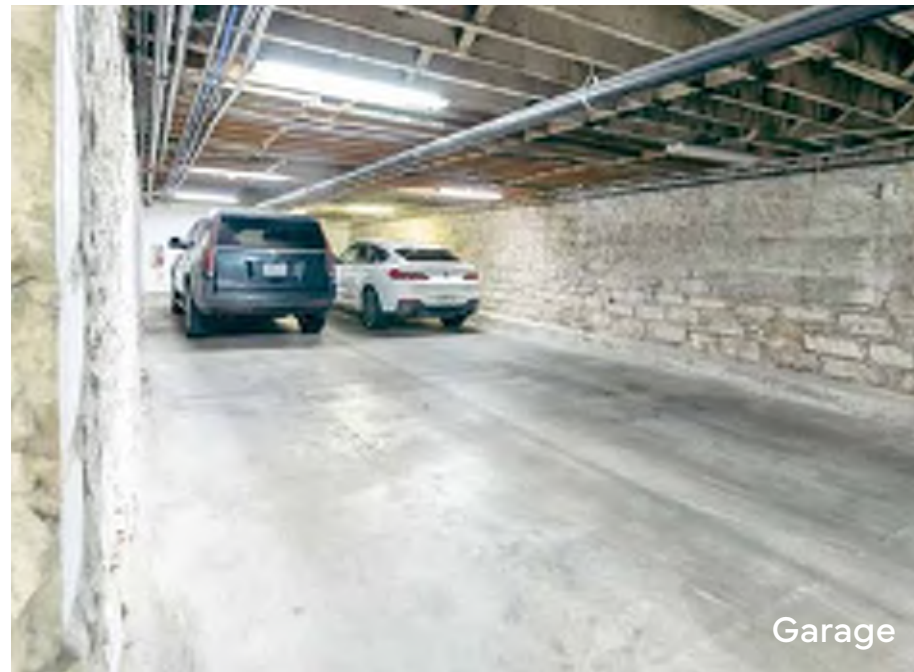
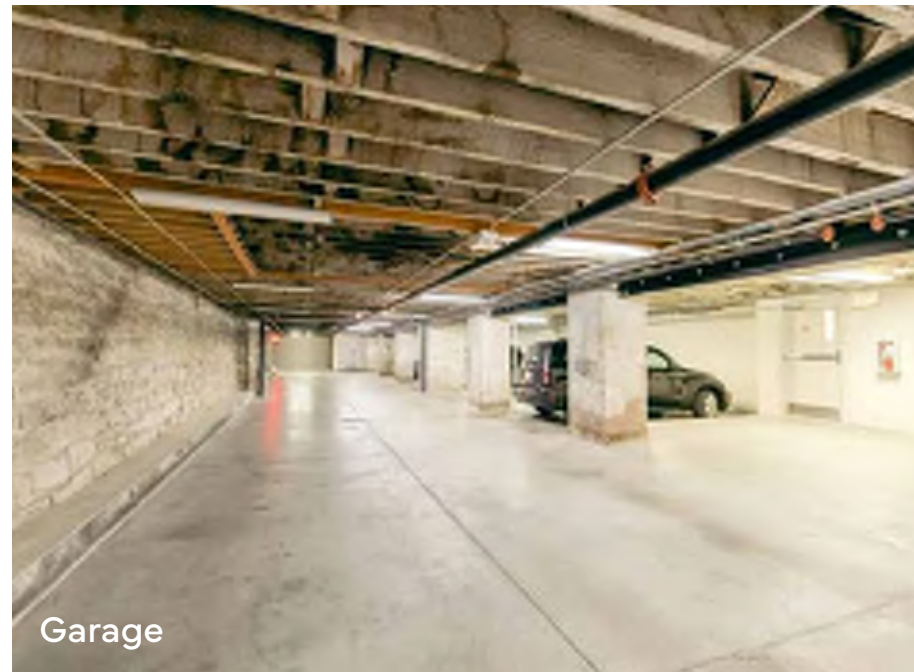
UNIT 303 - 1836 sq. ft. plus veranda

UNIT 304 - 1585 sq. ft. plus veranda

(These dimensions may have been calculated before infill of the unit occurred.)

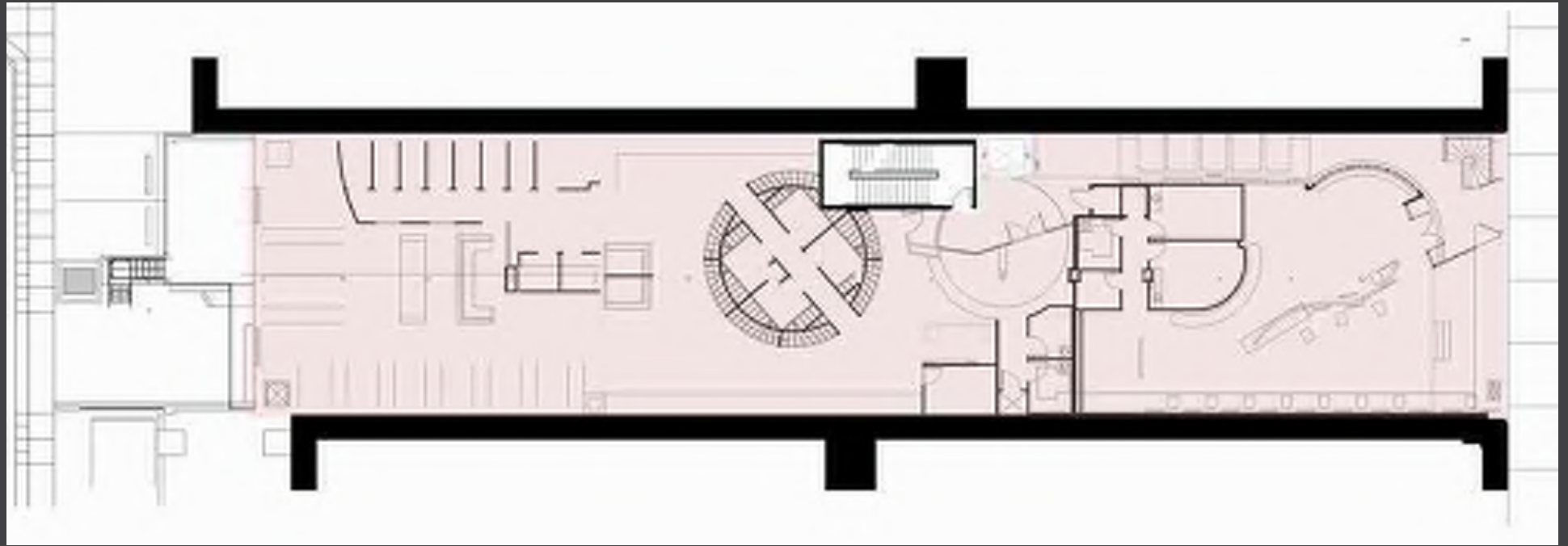
# BASEMENT & PARKING

Secure drive in access off the Patten Alley entrance and a private elevator to your floor are a convenient way to get directly to your unit from your car. The parking garage is one of the special features of this property. There are 12 private parking spaces for the units, as well as a private entry lobby for the condos. In addition to the parking and elevators to the units, there are 10 storage lockers for the units and retail space that is currently leased as storage for Norman's Bridal, but which was previously a day spa.



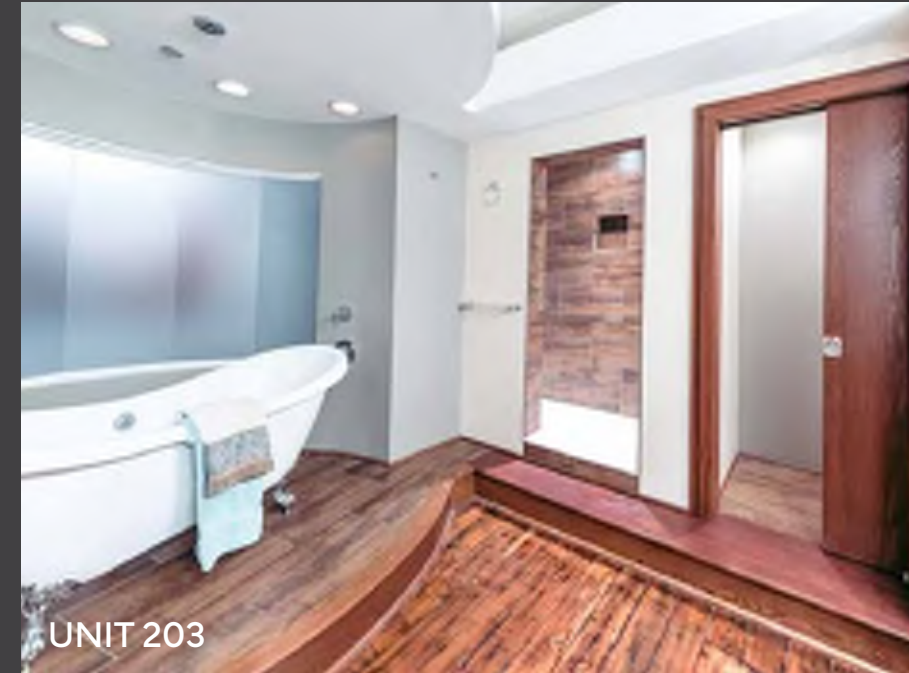
# 1st Floor RETAIL

South Pier has retail frontage along both South Street and Patton Alley, both locations are well known for business, shopping and nightlife in Springfield. Currently Norman's Bridal, leases the entire retail on the first floor. The entire first floor has a pressed tin ceiling, and hardwood floors that have been restored and are original to the building. The Residential units have a pedestrian access to South Street and an elevator lobby that supports that access.

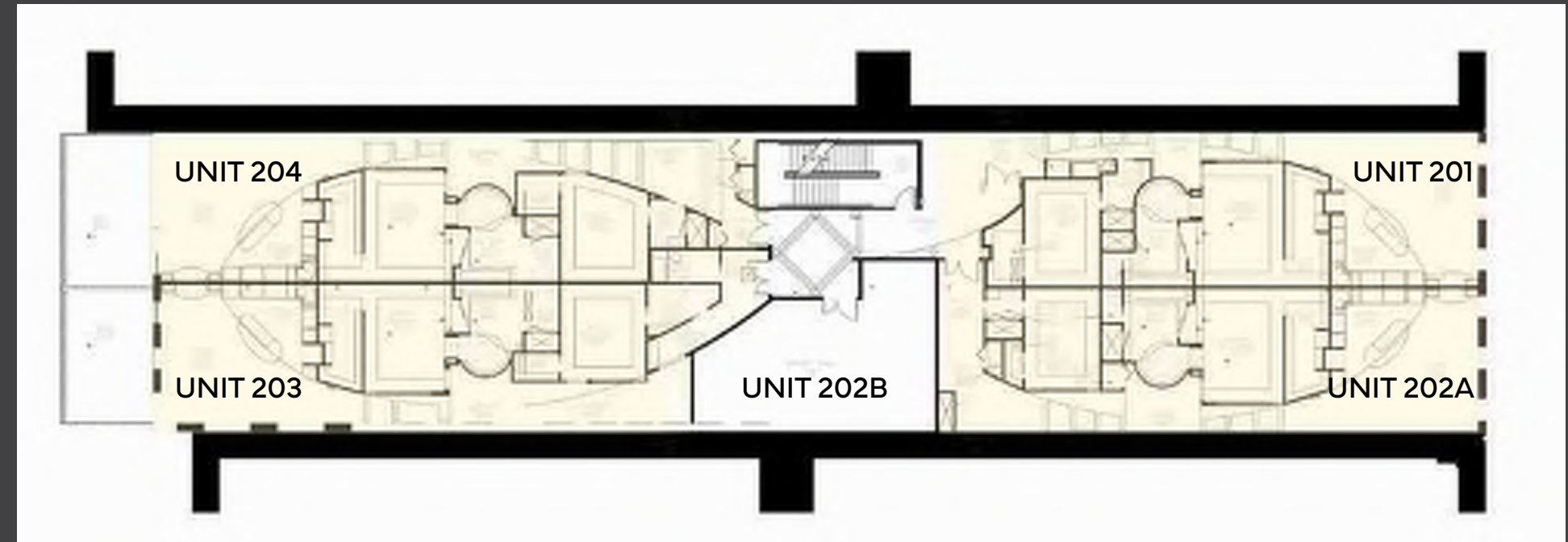
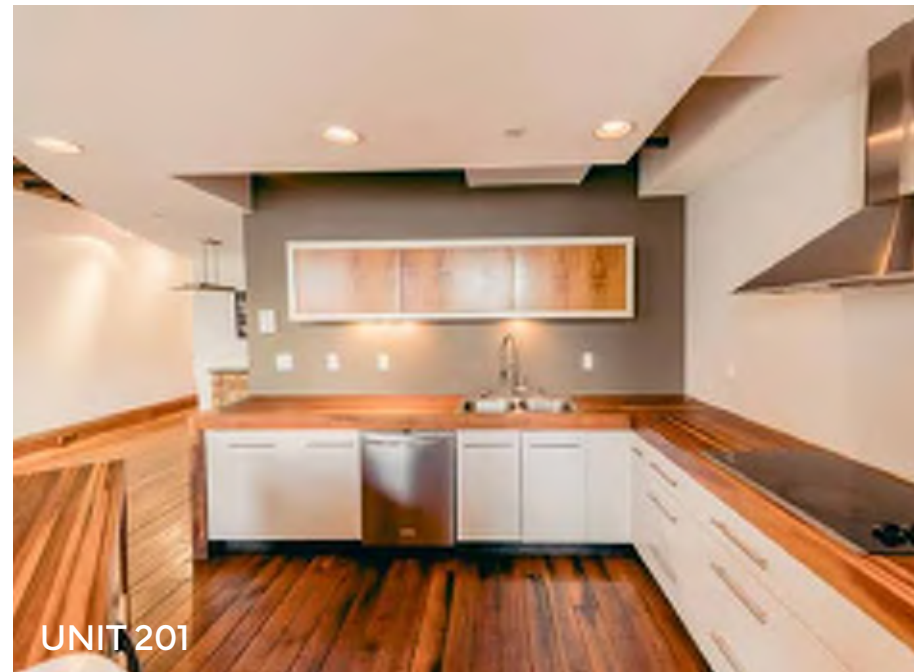


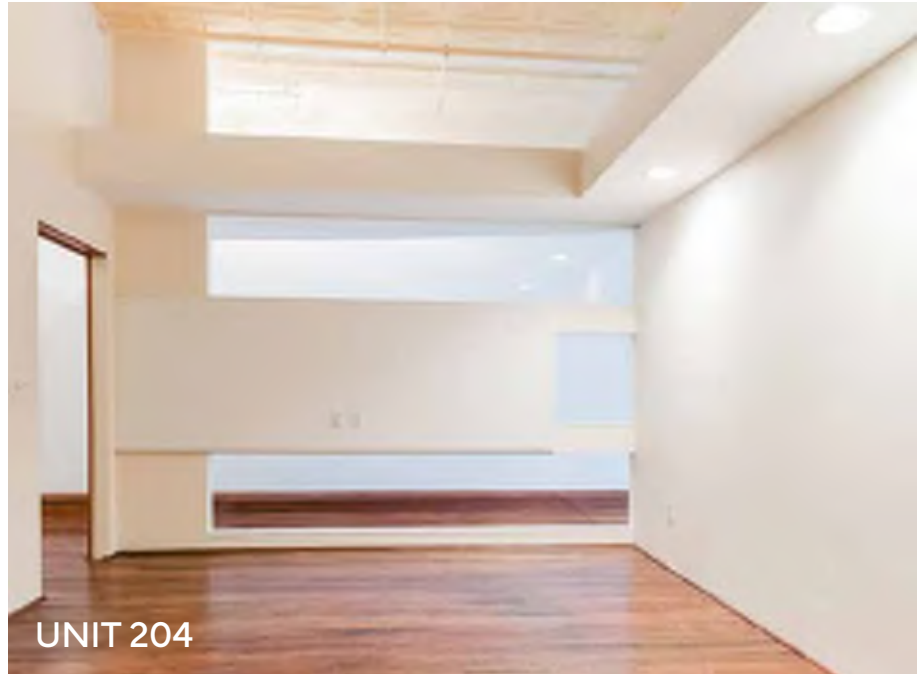
# 2nd Floor RESIDENTIAL

The second floor has five units that all open directly to the elevator lobby. Unit 202 A and B we conceptualized as a potential Air BnB unit and can be a two bedroom with a separate lock out studio apartment or all used as one three bedroom apartment. Units 203 is the property's only three bedroom unit and features large windows and exposed brick walls. All the floors are hardwood, some are historic but much of the hardwood floors have been restored. All the second floor ceilings are pressed tin and are historic to the original building.



**Unit Summary**  
UNIT 201 - 1644 sq. ft. Two Bedroom  
UNIT 202 - A and 202B - 2121 Two Bedroom  
UNIT 203 - 2031 Sq. Ft. Three Bedroom  
UNIT 204 - 1760 sq ft Two Bedroom

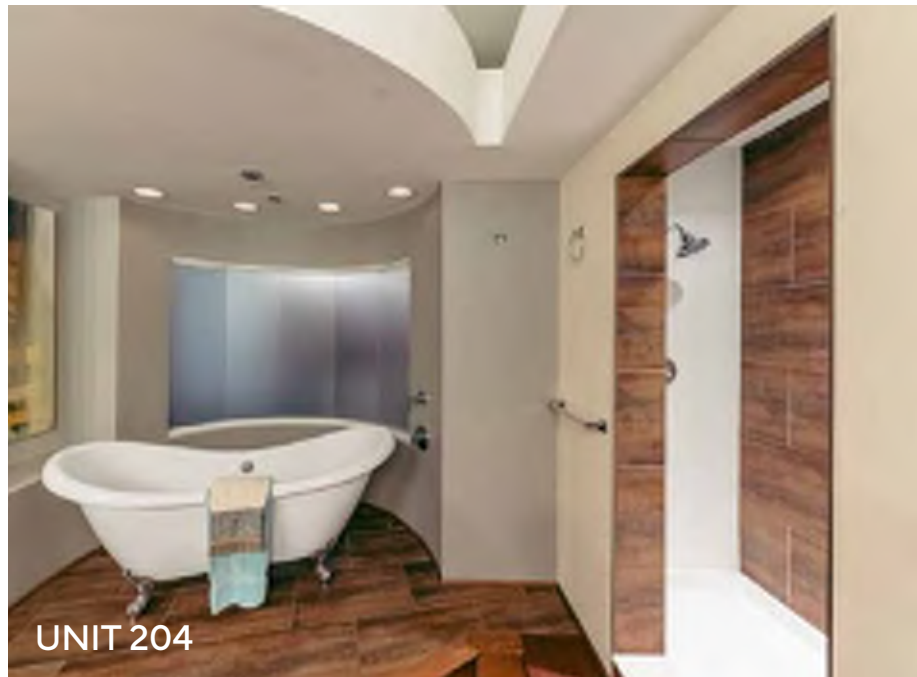




UNIT 204



UNIT 202



UNIT 204



UNIT 201



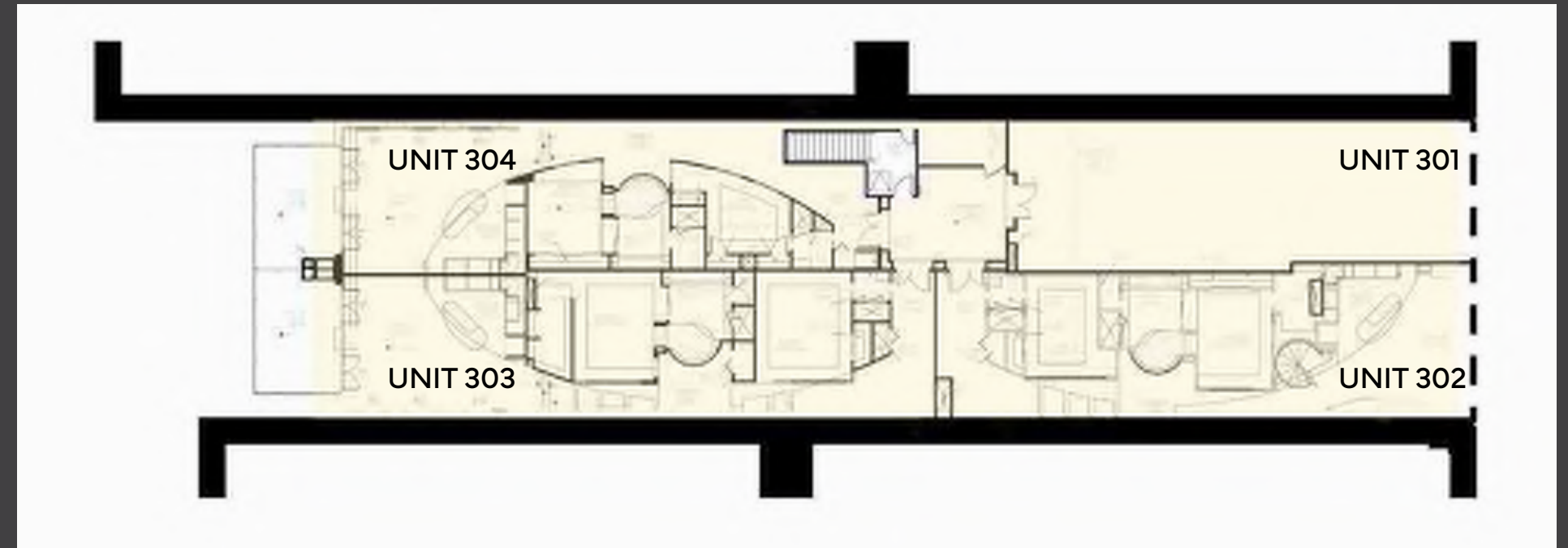
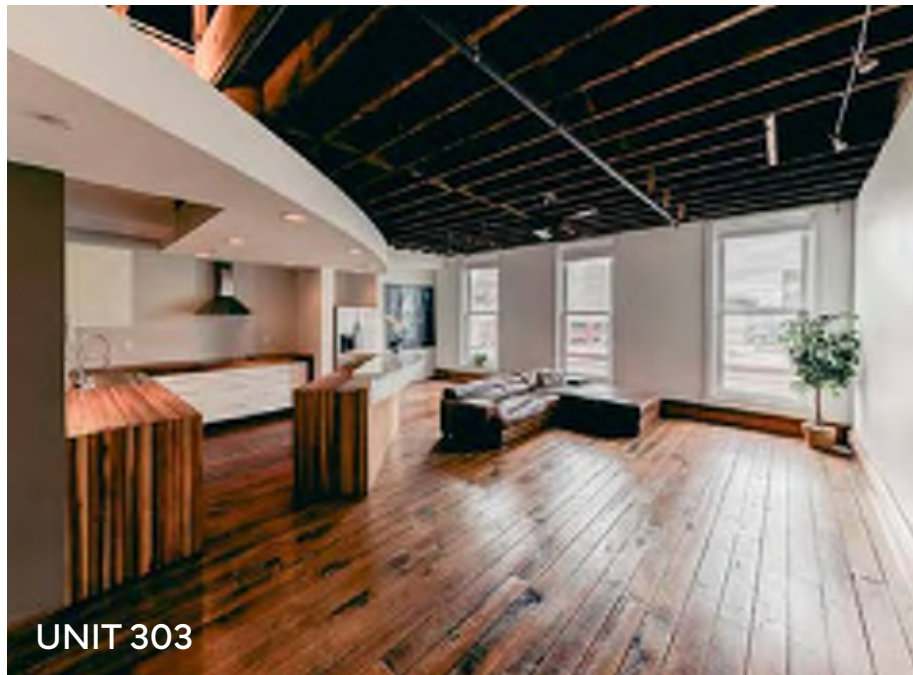
UNIT 201

# 3rd Floor RESIDENTIAL

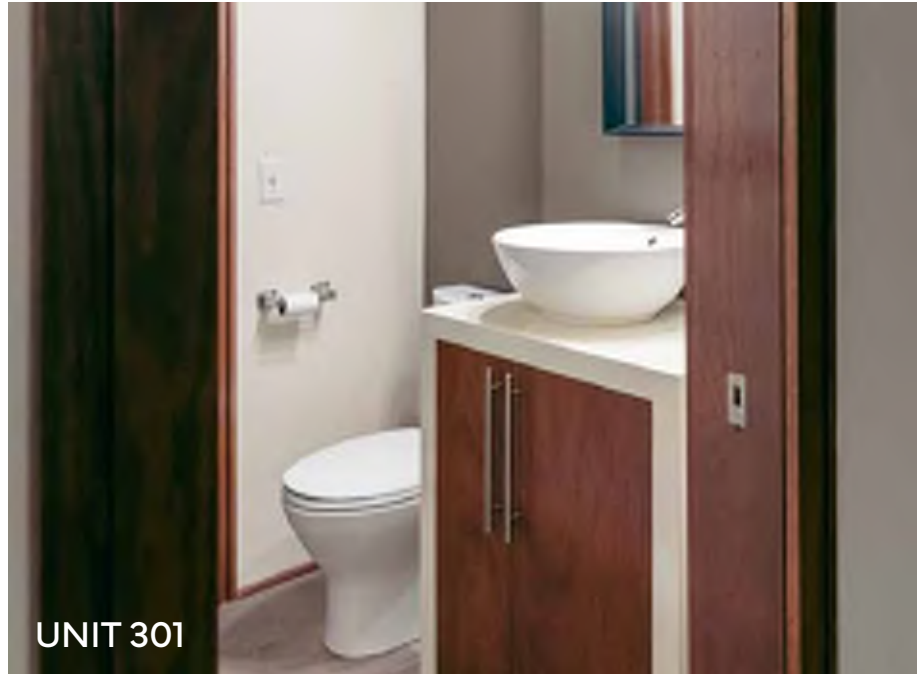
The penthouse level has four units, 301 is the only one bedroom in the building the rest are two bedrooms. The western facing units also have private outdoor terraces.



**UNIT SUMMARY**  
UNIT 301 - 1504 sq. ft One Bedroom  
UNIT 302 - 1747 sq. ft Two Bedroom  
UNIT 303 - 1836 sq. ft. plus veranda Two Bedroom  
UNIT 304 - 1585 sq. ft. plus veranda Two Bedroom



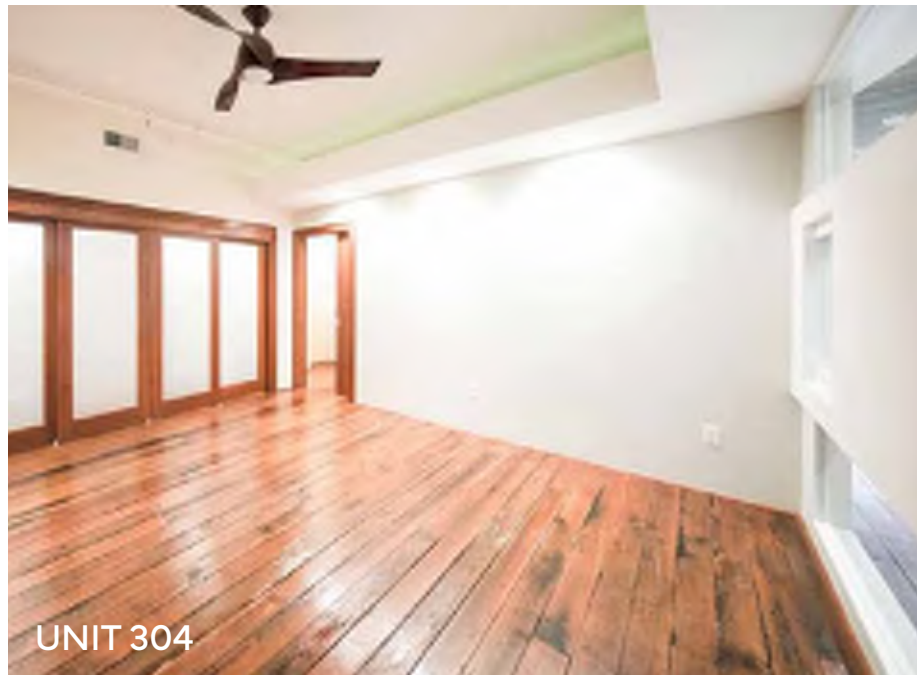




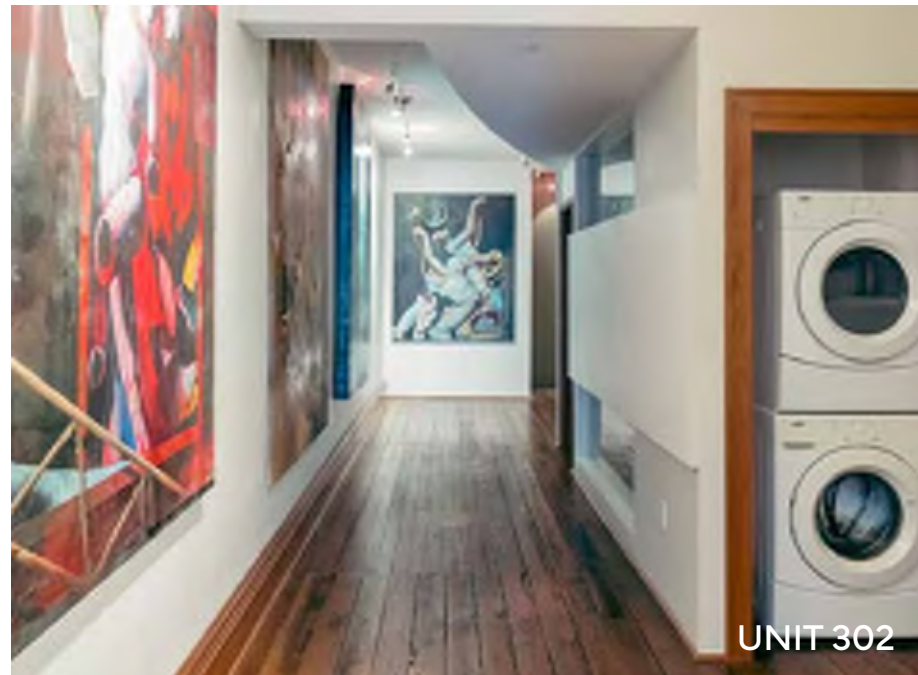
UNIT 301



UNIT 302



UNIT 304



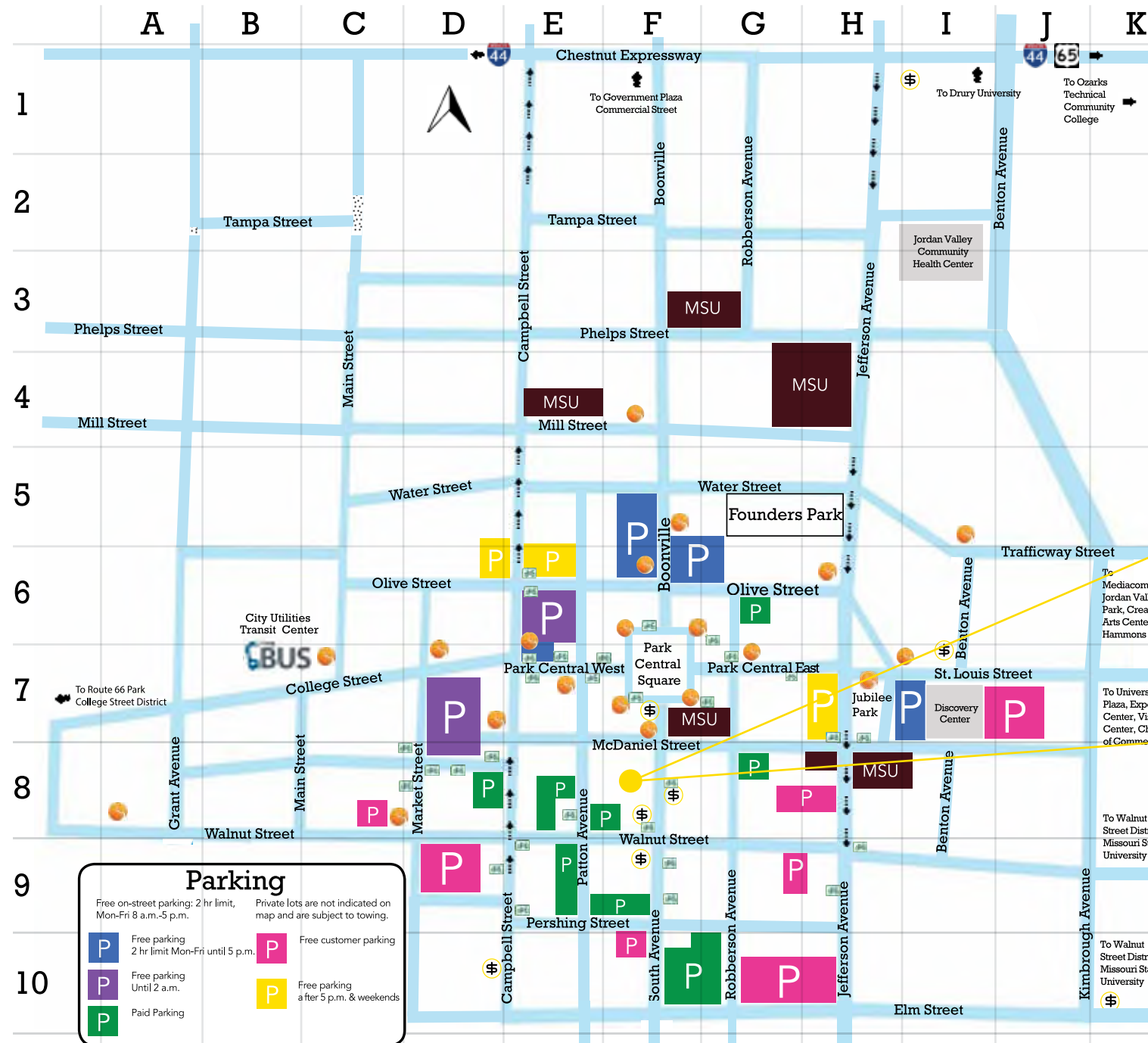
UNIT 302



UNIT 302

# DOWNTOWN SPRINGFIELD





### Parking

Free on-street parking: 2 hr limit, Mon-Fri 8 a.m.-5 p.m.	Private lots are not indicated on map and are subject to towing.
Free parking 2 hr limit Mon-Fri until 5 p.m.	Free customer parking
Free parking until 2 a.m.	Free parking after 5 p.m. & weekends
Paid Parking	

### CINEMA, THEATRE & COMEDY

- J7 **Blue Room at Billiards** | 541 E St. Louis | 417-866-4319
- E7 **Hollywood/Regal Theaters** | College & Campbell | 417-799-FILM
- D8 **Moxie Cinema** | 305 S Campbell | 417-429-0800
- G9 **Queen City Conservatory** | 320 E Walnut | info@eljenkocomedy.com
- G10 **Springfield Contemporary Theatre** | Pershing & Robberson | 417-831-8001
- F7 **Springfield Improv** | 308 South Ave | 417-872-2658
- G8 **Springfield Little Theatre** | 311 E Walnut | 417-869-3869

### HOTELS

- G8 **Hotel Vandivort** | 305 E Walnut | 417-832-1515
- K7 **University Plaza Hotel & Convention Center** | 333 John Q Hammons Pkwy | 417-864-7333
- K10 **Walnut Street Inn** | 900 E Walnut | 417-864-6346

This brochure reflects information available as of October 2017 and is subject to change. For more information, contact Downtown Springfield Community Improvement District at 417-812-6101.



# CID DOWNTOWN

Springfield Community Improvement District

**Downtown Springfield Community Improvement District**  
304 W McDaniel  
Springfield, MO, 65806  
**417-812-6101**

### FOOD & DRINK

- H9 **417 Taphouse** | 431 S Jefferson, Suite 160 | 417-942-0958
- H8 **Aviary Café & Creperie** | 400 E Walnut, Suite 100 | 417-866-NEST
- H6 **Big Whiskey's** | 311 Park Central East | 417-862-2449
- H6 **Billiards** | 541 E St. Louis | 417-866-4319
- F8 **Black Sheep Burgers & Shakes** | 209 E Walnut | 417-319-5905
- F7 **Anvil Customs Leather** | 134 Park Central Square | 417-720-1329
- H9 **BYOPizza** | 431 S Jefferson #100 | 417-862-2967
- G8 **Casper's Chill** | 601 W Walnut | 417-866-9750
- E8 **CB Social House** | 314 S Patton Ave | 417-368-0778
- D8 **Chicago Cheese Steak Co.** | 1319 1/2 E Walnut | 417-865-1775
- F7 **Civil Kitchen** | 107 Park Central Square | 417-501-8456
- F6 **The Coffee Ethic** | 124 Park Central Square | 417-866-6645
- H7 **Druff's** | 331 Park Central East | 417-719-1719
- G7 **Dublin's Pass Irish Pub** | 317 Park Central East | 417-862-7625
- G7 **European Café** | 207 Park Central East
- E7 **Falstaff's Local** | 311 Park Central West | 417-720-4646
- J10 **Firehouse Subs** | 401 S Kimbrough | 417-862-0591
- F8 **Finnegan's Wake** | 305 South Ave | 417-869-1500
- E8 **Flame Steakhouse & Wine Bar** | 314 W Walnut | 417-862-4444
- G8 **Galley's Breakfast Cafe** | 220 E Walnut | 417-866-5500
- F6 **The Golden Girl Rum Club** | 137 Park Central Square | 417-425-5162
- G7 **The Greek Belly** | 320 E Walnut | 417-597-3382
- H9 **Grad School** | 434 S Jefferson | 417-866-8163
- E7 **Harbell's Grill & Sports Bar** | 315 Park Central West | 417-862-0477
- E7 **Hurts Donut Co.** | 320 Park Central West | 417-719-4119
- J9 **Insomnia Cookies** | 401 S Kimbrough | 417-632-6654
- G8 **Izumi Hatake Sushi Grill** | 302 E Walnut | 417-865-0366
- H8 **Jimmy John's** | 322 E Walnut | 417-832-0500
- J.O.B. **Public House** | 319 E Walnut | 417-831-1158
- E9 **Kai Modern Japanese Cuisine** | 306 S Campbell | 417-865-0366
- D9 **Kingdom Coffee & Cycles** | 211 S Market | 417-350-1234
- B7 **Lost Signal Brewing Co.** | 610 W College | 417-869-4755
- H8 **Maes Gelateria** | 334 E Walnut | 417-351-5969
- F9 **Maria's Mexican Restaurant** | 406 South Ave | 417-831-9339
- D9 **Missouri Spirits** | 507 W Walnut | 417-501-4674
- D8 **Mo' Beef** | 405 W Walnut | 417-771-5111
- A8 **Mother's Brewing Company** | 215 S Grant | 417-862-0423
- F7 **Mud House Coffee** | 323 South Ave | 417-832-1720
- G8 **Mud Lounge Coffee & Cocktails** | 321 E Walnut | 417-865-6964
- F7 **Nonna's Italian American Cafe** | 306 South Ave | 417-831-1222
- G8 **The Order** | 305 E Walnut | 417-832-1515
- G8 **PaPpo's Pizzeria** | 221 E Walnut | 417-866-1111
- H8 **Pickdeman's Gourmet Subs** | 333 E Walnut | 417-851-6900
- J9 **Odoba Mexican Grill** | 401 S Kimbrough | 417-866-1388
- D9 **Riad** | 400 South Ave | 417-720-1018
- F6 **The Riksha** | 222 Park Central Square | 417-831-9499
- F7 **Scotch & Soda** | 310 South Ave | 417-719-4224
- F7 **Slider's** | 208 W McDaniel | 417-864-5565
- E8 **Skinny Slim's Public House** | 323 S Patton | 417-987-0146
- D9 **Springfield Brewing Co.** | 305 S Market | 417-832-TAPS
- E8 **Star Cakes** | 310 S Campbell | 417-920-9480
- F9 **Starbucks** | 401 South Avenue | 417-869-1840
- F8 **St. Michael's** | 301 South Ave | 417-865-2315
- D7 **Sub Shop** | 456 W McDaniel | 417-831-8077
- J5 **Taylor's Drive In** | 139 Memorial Plaza | 417-862-3278
- E8 **Tinga Tacos** | 308 W McDaniel | 417-831-8007
- G7 **The Traveling Chef** | 318 Park Central East #105 | 417-459-2682
- E9 **Tropical Liqueurs** | 420 S Campbell, Suite 100 | 417-501-1771
- G8 **The Urban Cup** | 325 E Walnut | 417-865-2287
- H8 **Vito's Kitchen** | 307 S Jefferson | 417-569-7555
- F7 **The Wine Dive** | 105 Park Central Sq
- H10 **Yoselin's** | 431 S Jefferson #172 | 417-771-5059
- H8 **Zayka Indian Cuisine** | 311 S. Jefferson | 417-351-4400

### EVENT VENUES

- E8 **Clocktower at 319 Event Center** | 319 W Walnut | 417-379-6745
- D8 **425 Downtown** | 425 W Walnut | 417-888-3025
- E7 **Greyrocks at 319 Events Center** | 505 E. Trafficway | 417-379-6745
- G7 **The Gallery** | 325 Park Central East | 417-863-9491
- I8 **The Old Glass Place** | 521 E St. Louis | 417-501-8035
- I8 **Shrine Mosque** | 601 E St. Louis | 417-869-9164
- F7 **Veridian Events** | 309 South Ave | 417-501-1077

### HEALTH, BEAUTY & TATTOO

- H8 **A Hip Joint** | 309 S Jefferson | 417-832-1HP
- E8 **A Valeria Boss Salon** | 318 S Campbell | 417-881-2666
- B7 **Blue Skies Salon** | 600 W College | 417-831-1166
- G8 **The Bodysmith** | 317 E Walnut | 417-865-0500
- E8 **Coco Noir Salon** | 329 S Campbell | 417-864-4401
- H7 **Dapper Barber** | 312 Park Central East | 417-720-1196
- G8 **Dove & Crow Coiffure** | 318 E. McDaniel | 417-827-0419
- E8 **dB Salon** | 326 S Campbell | 417-864-4343
- D7 **equality.healthcare** | 420 W College, Suite 100 | 417-633-7020
- E7 **Hearts Of Fire Tattoo** | 212 W McDaniel | 417-869-9922
- D7 **Hudson Hawk Barber & Shop** | 444 W McDaniel | 417-831-2888
- G7 **Little Tattoo** | 302 Park Central East | 417-865-6672
- G7 **Jordan Valley Community Health Center** | 440 E. Tampa | 417-831-0150
- E8 **Mane Salon & Social House** | 404 W Walnut | 417-755-7681
- G8 **Physique Fitness** | 326 N Boonville | 417-831-0661
- C6 **Relaxed Roots Massage** | 509 W Olive, Suite 103 | 417-849-6323
- B8 **Rogue Barber** | 639 W Walnut | 417-869-7220
- H9 **Royal Barber** | 506 S Jefferson | 417-315-9034
- F6 **Vision Clinic** | 213 W Olive, Suite 101 | 417-862-3937
- F8 **Walnut Street Barber** | 205 E Walnut | 417-831-3570
- H9 **YMCA** | 417 S Jefferson | 417-862-7456

### SHOPPING & ART

- F9 **5 Pound Apparel** | 412 South Avenue | 417-368-6401
- H8 **A Cricket In The House** | 412 E Walnut | 417-865-2758
- F2 **Affordable Autos** | 531 N Boonville | 417-862-2886
- E8 **The Albatross** | 406 W Walnut | 417-862-2522
- F7 **Alchemist Attic** | 308 1/2 South Ave | 417-234-9235
- F7 **Anvil Customs Leather** | 134 Park Central Square | 417-766-8055
- D8 **Art Inspired** | 230 S. Market | 417-868-8084
- J8 **Balwell Saw & Tool** | 325 S Kimbrough | 417-865-7511
- F8 **Beyond Studio** | 400 South Ave, Ste. 230-250 | 417-414-0487
- G8 **BookMax** | 325 E Walnut, Suite 101 | 417-501-1062
- A7 **Bud's Tire & Wheels** | 701 W College | 417-865-5896
- F3 **Centerfield Sports Cards** | 427 N Boonville | 417-831-7675
- E7 **Distorted Utopia** | 310 S. Campbell | 417-351-4399
- F3 **Doughboy Military Collectibles** | 425 N Boonville | 417-865-9966
- F3 **Downtowner Flea Market** | 507 N Boonville | 417-866-6259
- H7 **The Dress Bridal Boutique** | 318 Park Central East | 417-818-7700
- H8 **ellawest wedding design** | 400 E Walnut, Suite 1201 | 417-865-0700
- G7 **Encore Gallery** | 109 Park Central Square | 417-863-1993
- G8 **Envy Clothing** | 323 E Walnut | 417-831-3689
- J8 **Frank's Uniforms** | 532 E Walnut | 417-869-1744
- E8 **Fresh Gallery** | 400 W Walnut | 417-862-9300
- F8 **Frolic Magazine** | 313 South Ave #310 | 417-888-2900
- H7 **Haberdasher at Dapper** | 312 Park Central East | 417-720-1196
- E9 **Honky Tonk Threads & Smokeshop** | 420 S. Campbell #102 | 417-720-1094
- H9 **Hoover Music Co.** | 440 S Jefferson | 417-862-3573
- F4 **ideaXfactory** | 351 N Boonville
- E8 **Inspired Boutique** | 331 S Campbell | 417-886-2007
- J10 **Kum & Go** | 609 E Elm | 417-863-1717
- E8 **Lush at BARTICE** | 318 W Walnut | 417-812-6168
- F7 **Metropolitan Bride** | 313 South Ave | 417-888-2900
- F3 **Millet & Hammer** | 407 N Boonville
- C7 **Monarch Art Factory** | 600 W College | 417-868-8179
- F9 **Mr. Eddie's Headies** | 414 South Ave | 417-832-9915
- F9 **Moseley's Discant Office Furniture** | 431 South Ave | 417-862-4474
- F4 **MSU Brick City Gallery** | 215 W Mill | 417-829-5092
- J9 **Next to New** | 416 S Kimbrough | 417-862-7708
- F8 **Norman's Bridal** | 317 South Avenue | 417-866-9800
- E4 **Obelisk Home** | 212 W Phelps, Suite 101 | 417-616-6488
- E7 **Palm Beach Vapors** | 212 S Campbell | 417-864-8273
- F3 **Rock's Dress Out Fashion** | 413 N Boonville | 417-866-9717
- F7 **Rosette Studios: Arts & Letters** | 214 S Campbell | 417-987-9155
- E9 **RSVPaint** | 440 S Campbell | 417-413-4331
- J5 **Sherwin-Williams** | 535 E St. Louis | 417-862-7483
- E8 **Springfield Hot Glass Studio** | 314 S Campbell | 417-868-8181
- E8 **Springfield Pottery** | 1416 S Campbell | 417-864-4617
- I5 **STD Flea Market** | 305 E Trafficway | 417-831-9110
- G8 **Stick It In Your Ear** | 300 E Walnut | 417-864-0500
- H9 **Sunburst Contemporary Furniture** | 426 S Jefferson | 417-865-8968
- E7 **Thomas Brothers Furniture** | 320 W Walnut | 417-865-2876
- G8 **Yellow Chair Makery** | 314 E McDaniel | 417-719-4300

### EDUCATIONAL, MUSEUM & MORE

- H9 **1984** | 400 S Jefferson | 417-831-3665
- I7 **Discovery Center** | 438 E St. Louis | 417-862-9910
- H4 **eFactory** | 405 N Jefferson | 417-837-2600
- F6 **History Museum on the Square** | 157 Park Central Square | 417-831-1976
- H7 **Meyer Alumni Center (MSU)** | 300 S. Jefferson | 417-836-4143
- F3 **Jordan Valley Innovation Center** | 524 N Boonville | 417-836-5279
- F6 **Park Central Library** | 128 Park Central Square | 417-831-1342
- C8 **u.school** | 425 W. McDaniel #160 | 417-425-6869

### MEDIA & SERVICES

- H9 **American Business Systems** | 416 S Jefferson | 417-866-5083
- E8 **The Daily Events** | 310 W Walnut | 417-866-1401
- A7 **Hutchins Advertising** | 710 W College | 417-864-5788
- E8 **iPhone Repair** | 412 S Campbell | 417-268-5211
- F2 **Orange Grove Studios** | 409 N. Boonville | 417-351-5800
- G9 **Springfield Blue Print** | 219 E Pershing | 417-869-7316
- E7 **Springfield Business Journal** | 313 Park Central West | 417-831-3238
- F1 **Springfield News-Leader** | 651 N Boonville | 417-836-1100
- F6 **Springfield State Office & License Bureau** | 149 Park Central Square | 417-895-6307
- B7 **TCI Graphics** | 615 W College | 417-865-6805
- E7 **Traders Printing** | 230 W McDaniel | 417-866-5311

### MUSIC & NIGHTLIFE

- F8 **Ernie Bigg's Dueling Piano Bar** | 321 South Ave | 417-865-4782
- F8 **Front Of House Lounge** | 322 South Ave | 417-869-ROCK
- H7 **Gillioz Theatre** | 325 Park Central East | 417-863-7843
- F8 **Golden Girl Rum Club** | 137 Park Central Square | 417-425-5162
- E6 **Martha's Vineyard** | 215 W Olive | 417-864-4572
- D7 **Nathan P. Murphy's** | 218 S Campbell | 417-863-1909
- F8 **The Outland** | 323 South Ave | 417-869-ROCK
- F8 **Outland Ballroom** | 326 South Ave | 417-869-ROCK
- E8 **Patton Alley Pub** | 313 S Patton Ave | 417-865-1188
- C7 **Queen City Wine Dive** | 105 Park Central Square | 417-429-9020
- F7 **Studio Bar & Ultra Lounge** | 300 Park Central East | 417-319-5662
- H7 **The Regency** | 307 Park Central East | 417-429-1690
- C7 **The Trolley Bike** | 610 W College | 417-200-4415
- F4 **Touché** | 424 N Boonville | 417-831-4700
- G7 **Vintage Dancelounge** | 301 Park Central East | 417-831-4500
- E8 **Zan Nightclub** | 311 S Patton | 417-865-1700



317 South Ave | Springfield, MO 65806  
[CONTACT INFO]