

FOR SALE



# 1129 E WALNUT ST.

SPRINGFIELD, MO 65806

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## Offering Overview

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<b>Asking Price:</b>	<b>\$250,000</b>
Size:	± 2,874 SF
Land Area:	± 0.3805
Asset Type:	Restaurant, Re-Development
County:	Greene
State:	Missouri

## Property Description

Now available as an exclusive offering, is this former restaurant on Historic Walnut Street near Downtown Springfield and Missouri State University.

The building is ± 2,874 square feet finished, with two-stories, an attic and a basement. Present trade fixtures include a 10 ft. Type 1 hood, multiple cooking surfaces, fryer, 3-bay sink, dishwashing station, stainless prep tables, amongst others.

The site is on the corner of Walnut and Florence with its own private parking and ample street parking. It is near North National Avenue with an AADT of 31,934. The site is ± 0.3805 acres zoned R-MX3 with Overlay District UCD 1 WA - and may have a re-development play.



**Missouri  
State**  
UNIVERSITY

it's all  
**DOWN  
TOWN**  
.com

Walnut Street

  
**SITE**







**Demographics**

	2 MILE	5 MILE	10 MILE
2025 POPULATION	47,747	176,378	264,819
AVG. HOUSEHOLD INCOME	\$57,873	\$67,705	\$79,525

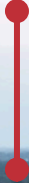
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**Missouri State**  
UNIVERSITY

  
**GREAT SOUTHERN BANK**  
**ARENA**



  
**SITE**



# AERIAL MAP



Walnut Street

National Avenue

Missouri State University

# AERIAL MAP

