

RETAIL PROPERTY **FOR SALE**

4,286'
RESTAURANT
W/ DRIVE
THRU, ON
1.35 ACRES

808 South Illinois Ave
Republic, MO 65738

808 S. ILLINOIS
REPUBLIC, MO



Presented By

GERALD ZAMORA

Senior Advisor

417.522.9940

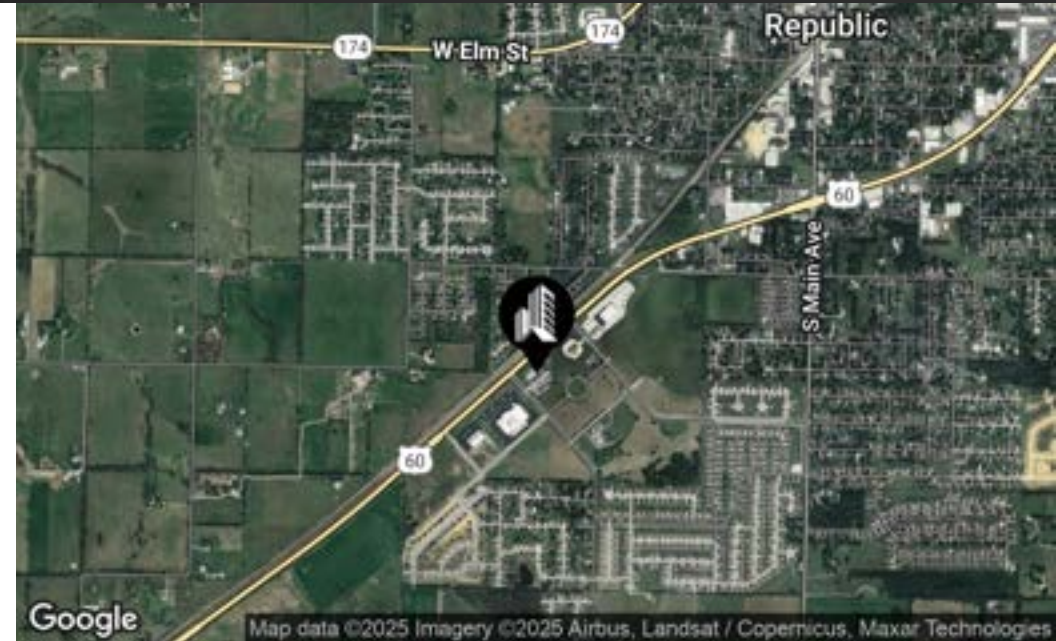
gerald.zamora@zamora.pro

1715 W James River Rd

Ozark, MO 65721

417.522.9940 | thefirmcommercial.pro





PROPERTY DESCRIPTION

We are pleased to present this 4,286 SF Retail Building located on HWY 60 in Republic. Turn key restaurant with negotiable furniture, fixtures & equipment. Building is equipped with 2 hood systems, fire suppression system, grease trap. Special features include 20 foot ceilings in dining area, floor to ceiling windows overlooking an outdoor patio with additional dining and 48 parking spaces.

The property has served various restaurant concepts over the years, including a former Burger King. Currently, the property operates as Papi's Cocina & Cantina. The building features drive-thru capabilities and ample parking, making it well-suited for quick-service or casual dining operations.

Strategically positioned on South Illinois Avenue, providing excellent visibility and direct frontage on Hwy 60. Surrounding businesses include Ozarks Technical Community College, Dairy Queen, CoxHealth, Dollar General, People's Community Bank, Republic Ford and many other National and Local businesses.

Please call Listing Agent today to schedule a private showing. Thank you!

OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	1.35 Acres
Property Type:	Restaurant / Retail
Availability:	30 Days Notice
2025 Taxes:	\$8,283.88
Renovated:	2022
Market:	Republic

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	697	8,197	24,223
Total Population	1,706	20,856	62,206
Average HH Income	\$54,893	\$56,411	\$61,689



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Sale Price

\$775,000

LOCATION INFORMATION

Building Name	4,286' Restaurant w/ Drive Thru, on 1.35 acres
Street Address	808 South Illinois Ave
City, State, Zip	Republic, MO 65738
County	Greene
Market	Republic
Sub-market	of Springfield MO
Cross-Streets	US 60 & Illinois Ave

PROPERTY INFORMATION

Property Type	Restaurant
Property Subtype	Free Standing Building
Zoning	Retail
Lot Size	1.35 Acres
APN #	881730200071

BUILDING INFORMATION

Building Size	4,286 SF
Year Built	1998
Last Renovated	2022
Wall Height	20' Dining Area
Drive-Thru	Yes

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MAXIMUM
OCCUPANCY
154 PERSONS



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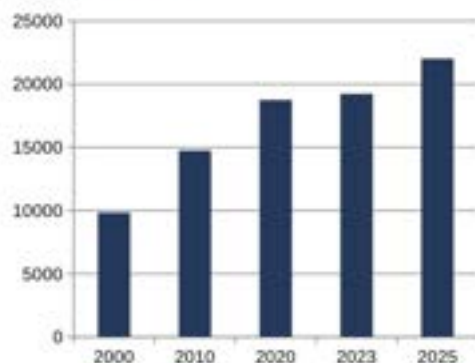


REPUBLIC, MO

where growth meets opportunity

EXPLOSIVE POPULATION GROWTH

- 123.9% growth since 2000
- 2.91% annual growth rate
- 22,014 population in 2025
- Fastest growing city in region



ECONOMIC ADVANTAGES

Metric	Value	Advantage
Cost of Living	10% below national	Affordable
Median Home Price	\$190,300	+16% YoY
Property Tax Rate	0.88%	Below average
Corporate Tax	4%	One of lowest in U.S.
Unemployment	3.8%	Low, stable
Labor Force (MSA)	251,677	Large pool



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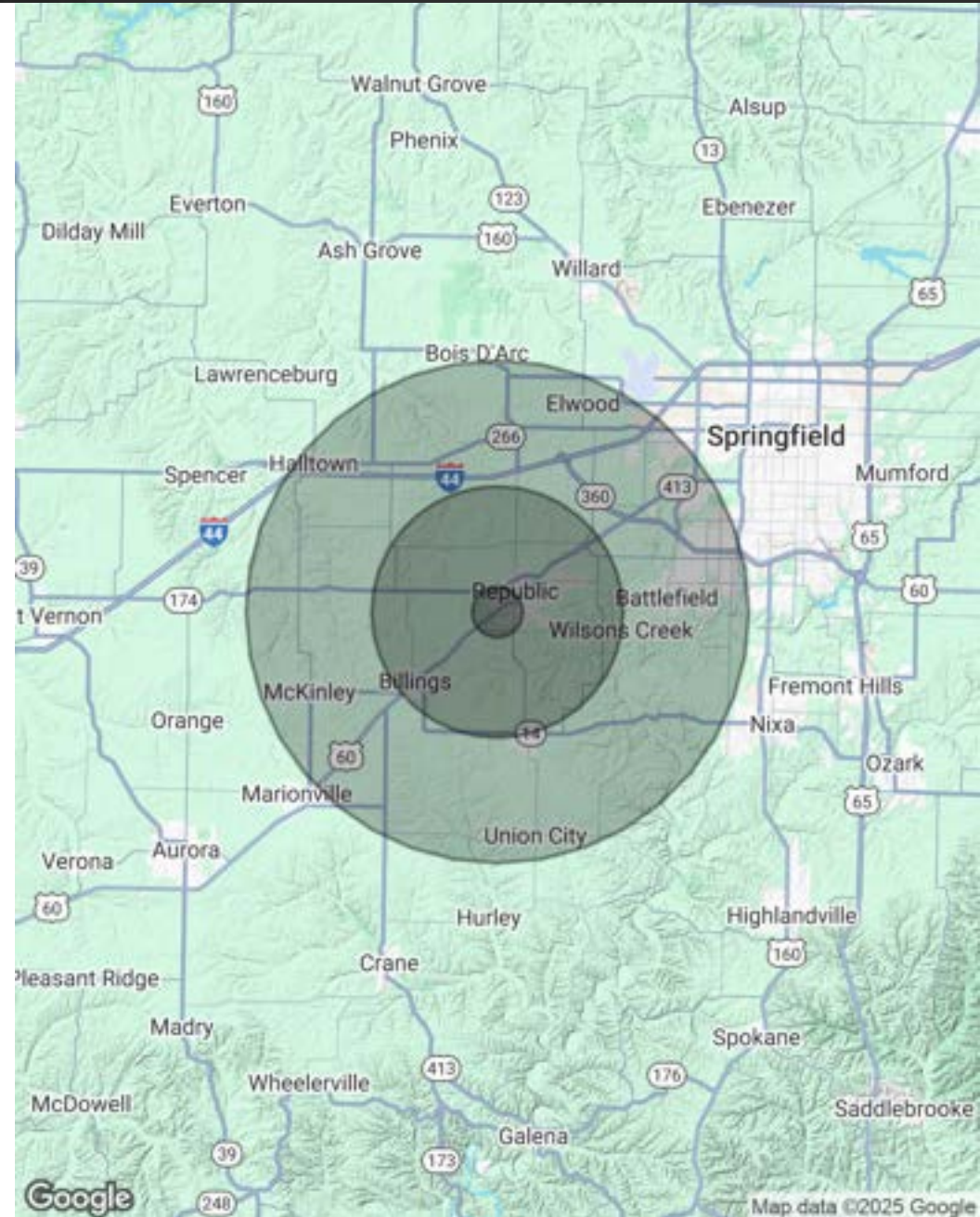
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,706	20,856	62,206
Average Age	36.6	34.8	35.6
Average Age (Male)	34.9	34.6	35.2
Average Age (Female)	37.8	34.9	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	697	8,197	24,223
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$54,893	\$56,411	\$61,689
Average House Value	\$129,601	\$140,924	\$152,400

* Demographic data derived from 2020 ACS - US Census



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**GERALD ZAMORA****Senior Advisor**

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Direct: 417.522.9940**PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with Zamora Real Estate Powered by The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

2021 Trusted Advisers Commercial Realtor
2022 CoStar POWERBROKER Top Broker Winner
2023 CREXI Platinum Broker Award Winner
2023 CoStar Power Broker - Zamora Real Estate
Residential Broker since 2004

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Jennifer Jackson
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