

# RESTAURANT PROPERTY FOR SALE



**2651 N GLENSTONE AVENUE  
SPRINGFIELD, MO 65803**

## FOR SALE:

**Sale Price - \$1,390,000**

**Building Size – 5,117 SF Free Standing Building**

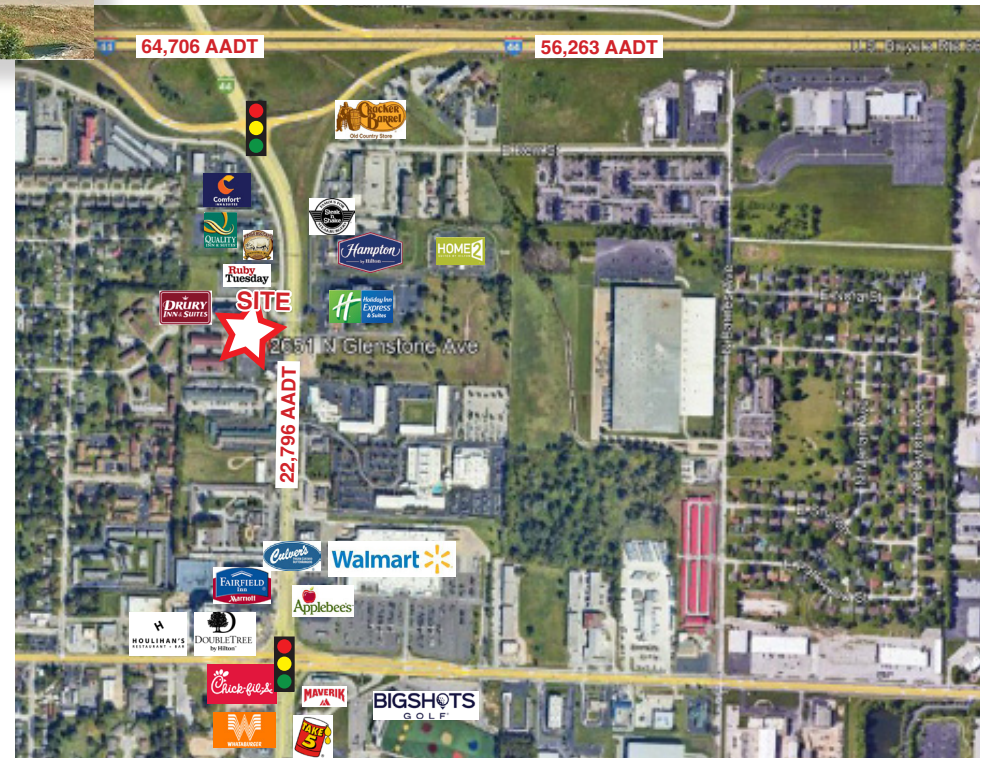
**Land Size – Approximately 1.51 Acres**

## LOCATION HIGHLIGHTS

- Great Location with Excellent Access, Visibility, and Parking
- Dynamic Corridor
- Former Bob Evans restaurant location

## ESTIMATED 2024 POPULATION

|                | 1 mile   | 3 miles  | 5 miles  |
|----------------|----------|----------|----------|
| Population     | 6,969    | 46,328   | 114,867  |
| Households     | 3,257    | 19,370   | 49,668   |
| Avg. HH Income | \$48,255 | \$54,466 | \$60,364 |



**For information contact Donna Maxwell • Broker/Salesperson • 573-489-3589 • kolbproperties@mchsi.com**  
 214 Prodo Dr., Suite 101, Jefferson City, MO. 65109  
 573-893-7320 phone • 573-893-2631 fax • www.kolbproperties.com

Information contained herein is from sources deemed reliable, but we do not guarantee its accuracy. All information is subject to change without notice.