

FOR LEASE

PROPERTY TYPE



312 SOUTH AVE

SPRINGFIELD, MO 65806

\$7,367.25/MONTH

Property Details

- Conveniently located in the heart of Downtown Springfield
- Spacious walk-in cooler
- Two built in bar tops
- Functional kitchen with hood
- Patio with overhead doors
- 5,700 sqft

**\$12/SQFT BASE
\$3.51/SQFT NN**

For more information contact:

KEATON SNOW

417.860.4955

Keaton.Snow@ReeceCommercial.com

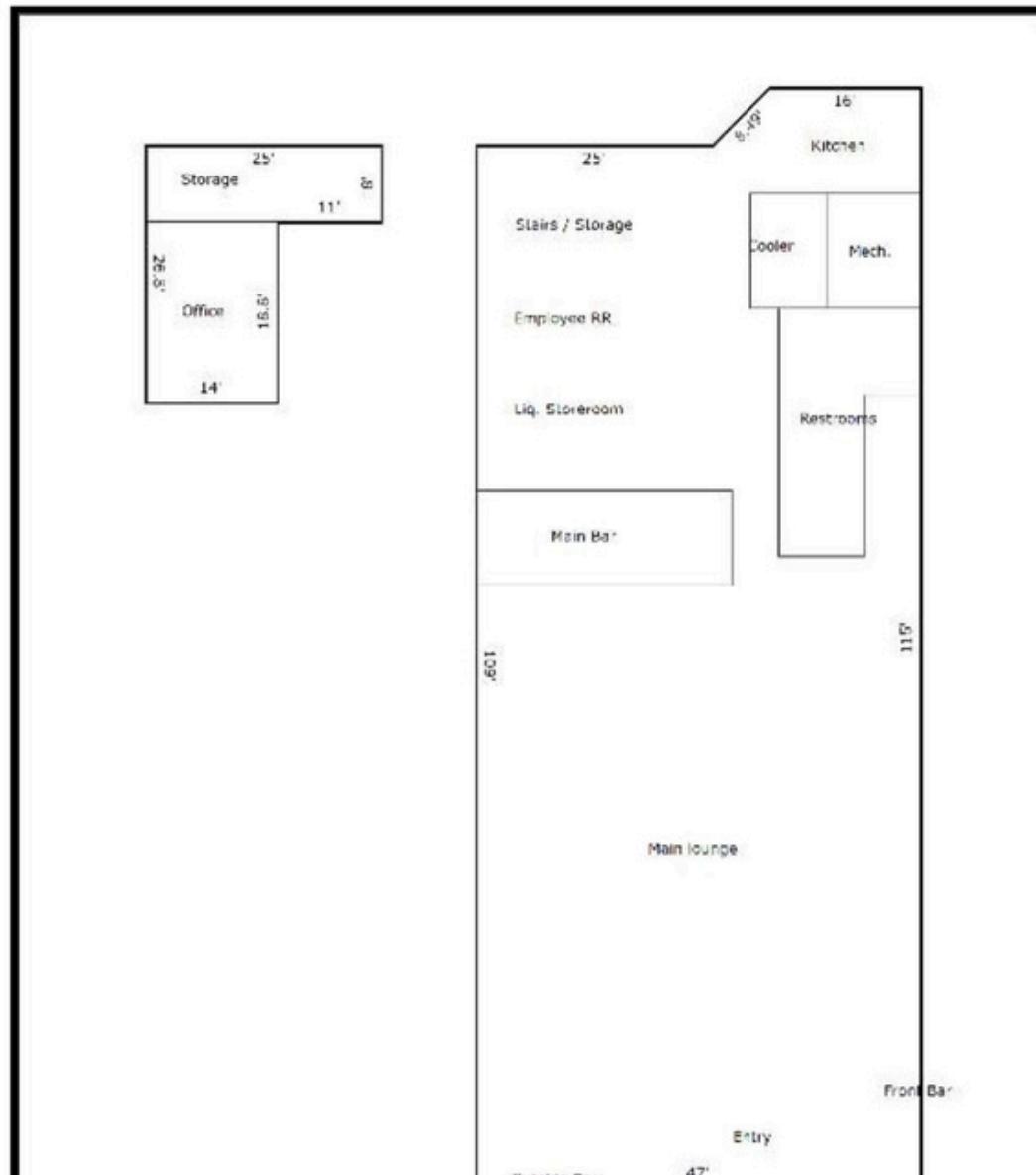
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PHOTOS



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FLOORPLAN



Area Calculations Summary	
Living Area	Calculation Details
First Floor	$47 \times 109 = 5123$ $6 \times 15 = 90$ $0.5 \times 8 \times 6 = 11$
Second Floor	$14 \times 18.5 = 263.2$ $25 \times 9 = 200$
Total Living Area (Rounded):	5700 Sq ft

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DEMOGRAPHICS

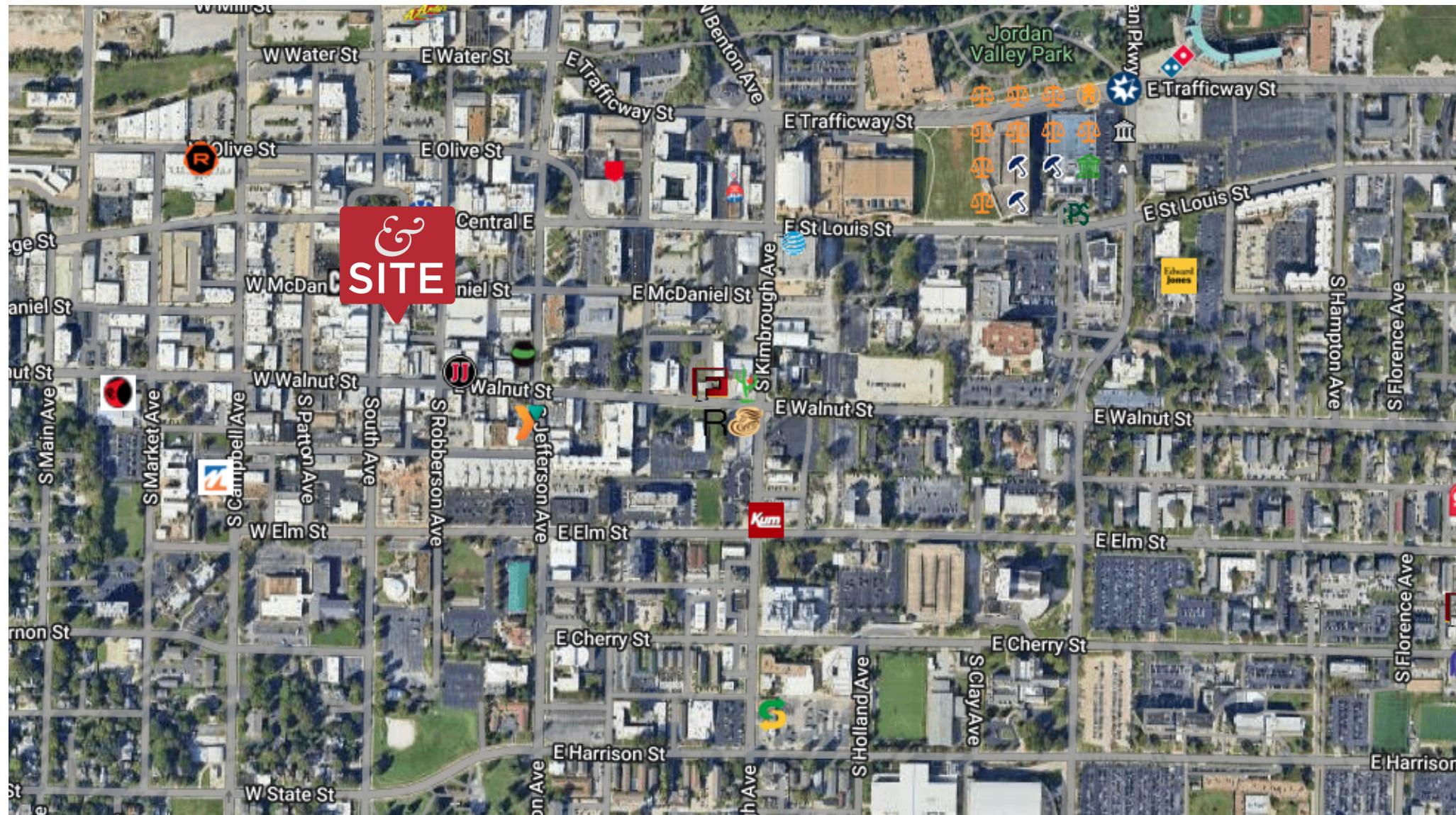


Demographics

	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	18,703	98,096	180,840
MEDIAN HOUSEHOLD INCOME	\$26,746	\$37,809	\$44,769

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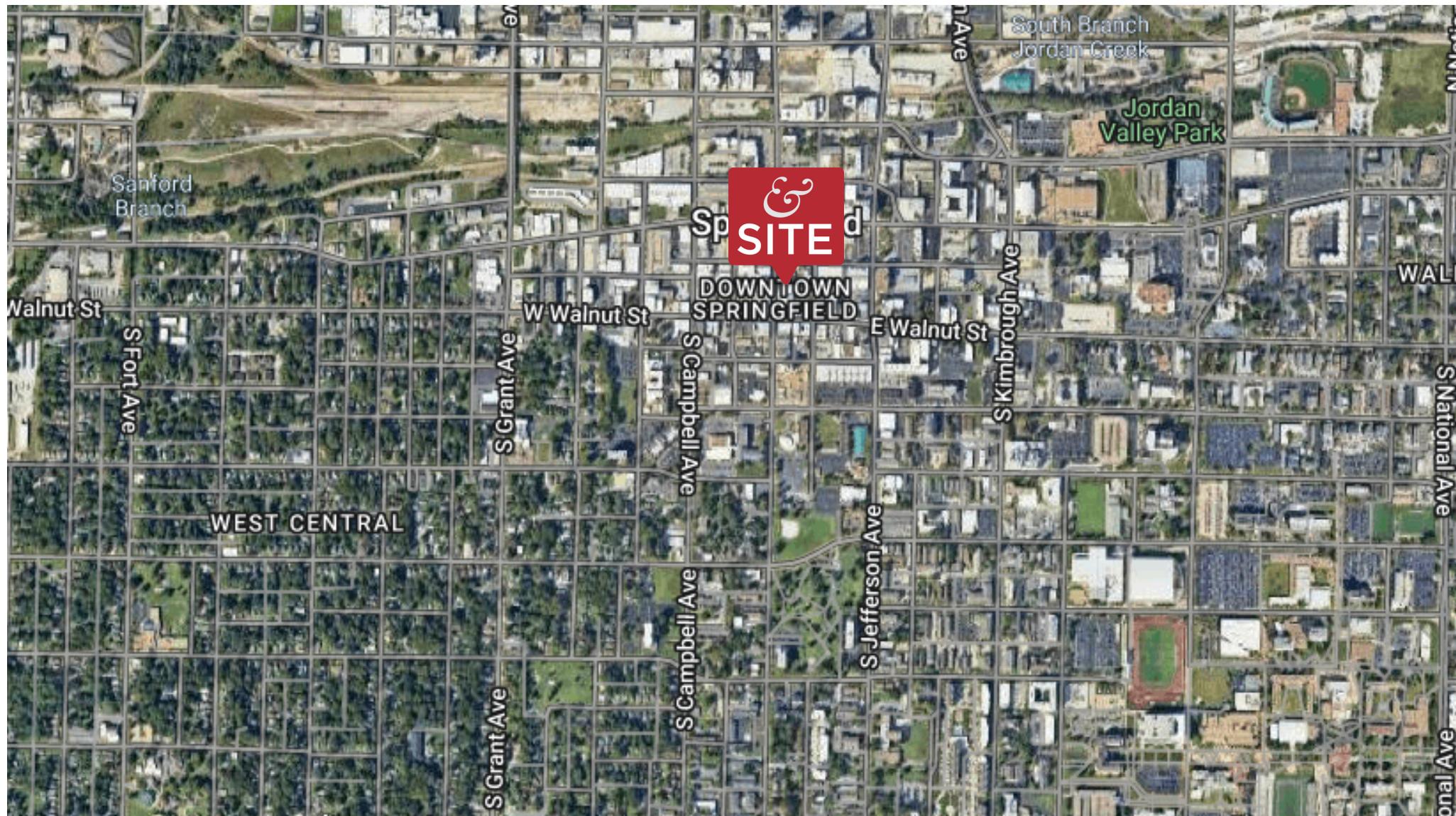
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