

RETAIL PROPERTY **FOR LEASE**

5,800 SF RESTAURANT FOR LEASE IN DOWNTOWN SPRINGFIELD

406 S. South Ave
Springfield, MO 65806

Presented By

GERALD ZAMORA

Broker / Advisor

417.522.9940

gerald.zamora@zamora.pro



105 W Church Street
Ozark, MO 65721
417.522.9940 | zamora.pro





PROPERTY DESCRIPTION

Thank you for looking at the 5,800 SF Restaurant For Lease in Downtown Springfield

Located near the corner of South Ave. and Walnut St.

Features 5,800 sf Turn-Key-Restaurant

Equipment negotiable

Max seating capacity 130

For Lease at \$12.00/sf NNN

To schedule your showing, please contact the Listing Agent for additional information.

LOCATION DESCRIPTION

Located in downtown Springfield, MO. Neighboring businesses include Gailey's Breakfast Cafe, Bruno's Italian, 417 Tap House, Springfield Blue Print & Photo Company, Great Southern Bank, Mudhouse Coffee, Norman's Bridal, Systematic Savings Bank, Hotel Vandivort, Wilhoit Plaza Lofts, Seattle Roast Coffee many other local and national companies.

OFFERING SUMMARY

Lease Rate:	\$12.00/sf NNN
Estimated CAM:	\$3.00/sf
Number of Units:	1
Zoning Type:	Center City
Available SF:	5,800 SF
Building Size:	10,207 SF
Video:	youtu.be/x4Hfz_A8VIM

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	717	2,671	8,337
Total Population	1,169	4,846	18,598
Average HH Income	\$28,811	\$25,084	\$27,944



ZAMORA
REAL ESTATE

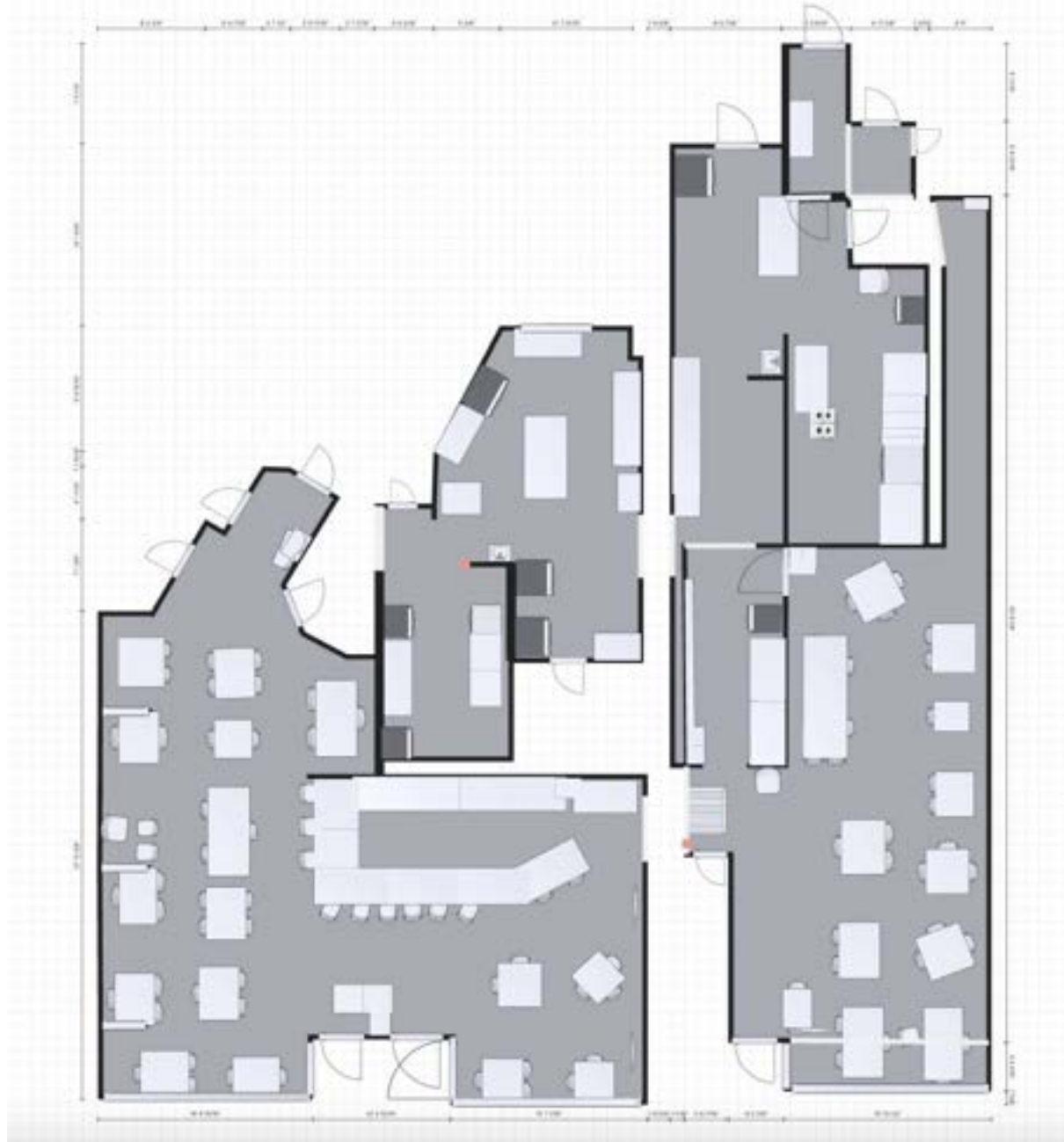
105 W Church Street | Ozark, MO 65721 | 417.522.9940

GERALD ZAMORA

Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 2



ZAMORA
REAL ESTATE

GERALD ZAMORA

Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro



ZAMORA
REAL ESTATE

GERALD ZAMORA

Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

105 W Church Street | Ozark, MO 65721 | 417.522.9940

ZAMORA.PRO | P. 4





ZAMORA
REAL ESTATE

105 W Church Street | Ozark, MO 65721 | 417.522.9940

GERALD ZAMORA

Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 6



ZAMORA
REAL ESTATE

105 W Church Street | Ozark, MO 65721 | 417.522.9940

GERALD ZAMORA
Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 7



ZAMORA
REAL ESTATE

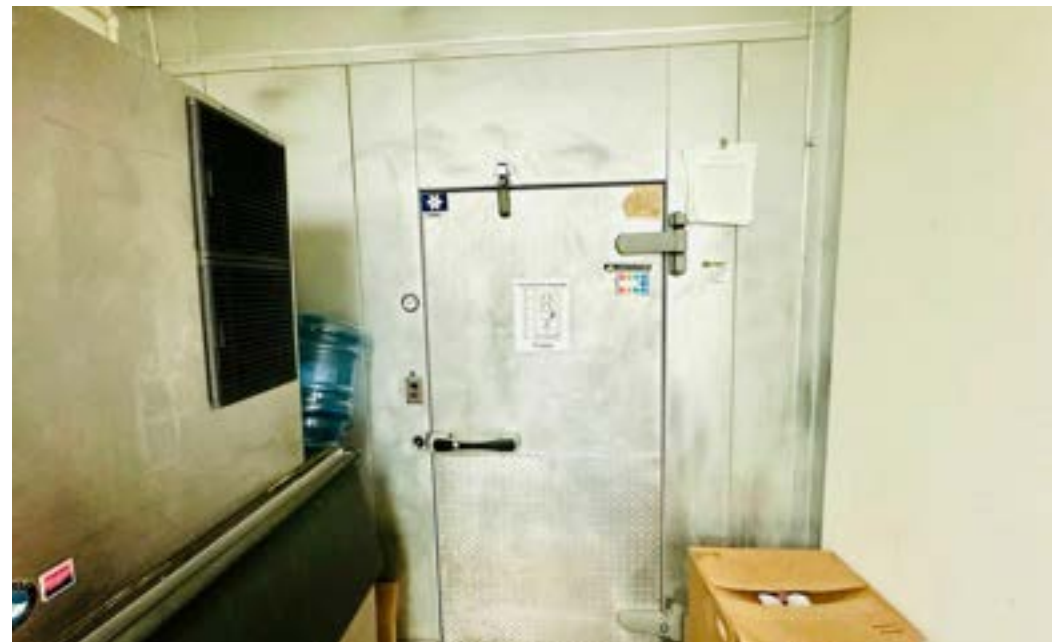
105 W Church Street | Ozark, MO 65721 | 417.522.9940

GERALD ZAMORA

Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 8



ZAMORA
REAL ESTATE

105 W Church Street | Ozark, MO 65721 | 417.522.9940

GERALD ZAMORA

Broker / Advisor

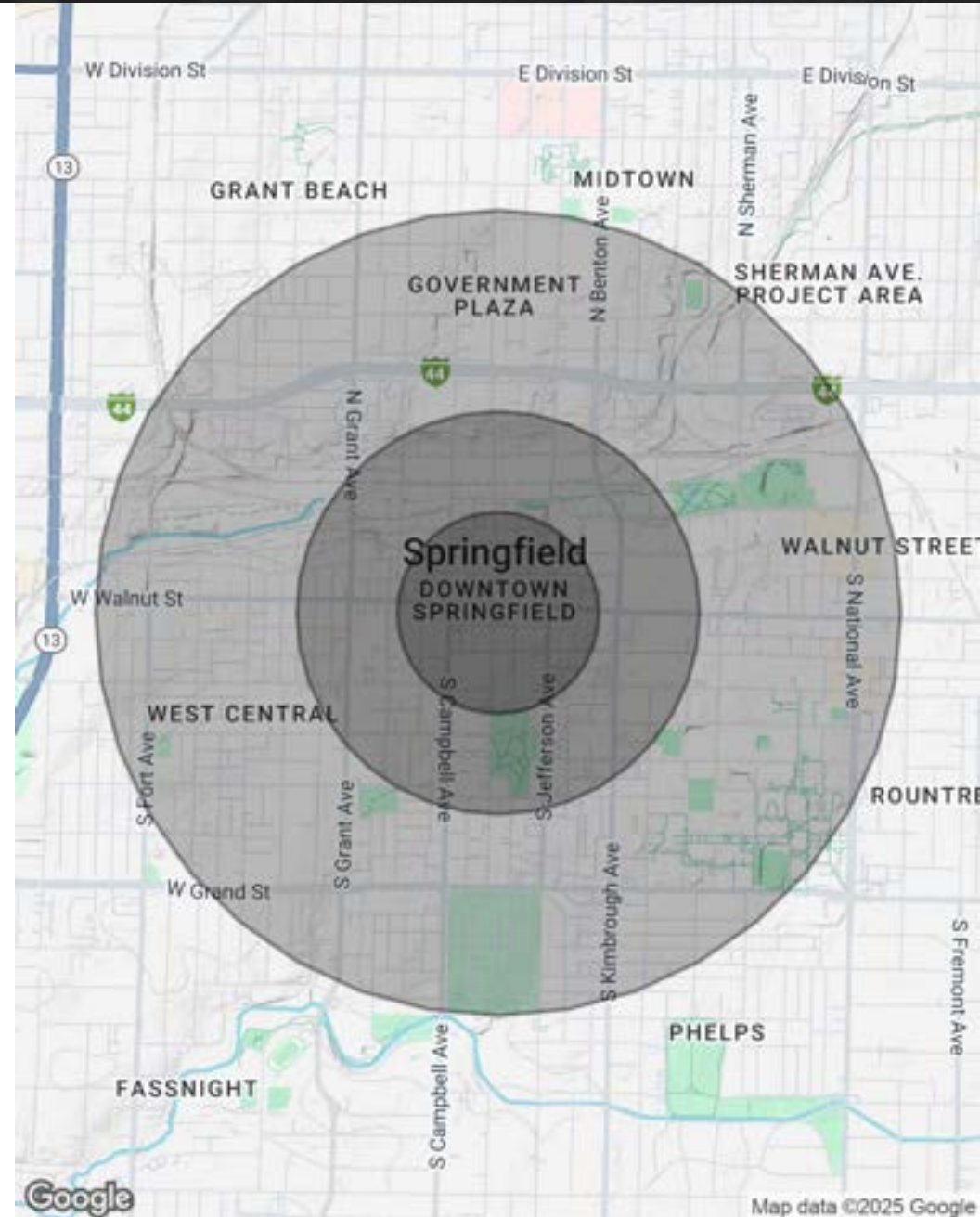
417.522.9940 | gerald.zamora@zamora.pro

ZAMORA.PRO | P. 9

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,169	4,846	18,598
Average Age	25.8	28.2	25.6
Average Age (Male)	27.0	30.1	26.8
Average Age (Female)	34.1	30.2	26.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	717	2,671	8,337
# of Persons per HH	1.6	1.8	2.2
Average HH Income	\$28,811	\$25,084	\$27,944
Average House Value	\$85,220	\$66,056	\$43,101

* Demographic data derived from 2020 ACS - US Census





ZAMORA
REAL ESTATE

GERALD ZAMORA

Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro

PLEASE READ THE FOLLOWING

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the ZRA, LLC or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the ZRA, LLC listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the ZRA, LLC. Neither the ZRA, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, ZRA, LLC and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or ZRA, LLC nor any of their officers, employees, representatives, independent contractors or affiliates, or the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, or any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and ZRA, LLC from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





GERALD ZAMORA

Broker / Advisor

gerald.zamora@zamora.pro
Direct: 417.522.9940

PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC 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

Zamora Real Estate
105 W Church Street
Ozark, MO 65721
417.522.9940



GERALD ZAMORA

Broker / Advisor

417.522.9940 | gerald.zamora@zamora.pro