



5,800 SF RESTAURANT FOR LEASE IN DOWNTOWN SPRINGFIELD

406 S. South Ave
Springfield, MO 65806

Presented By
GERALD ZAMORA
Broker / Advisor
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105 W Church Street
Ozark, MO 65721
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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



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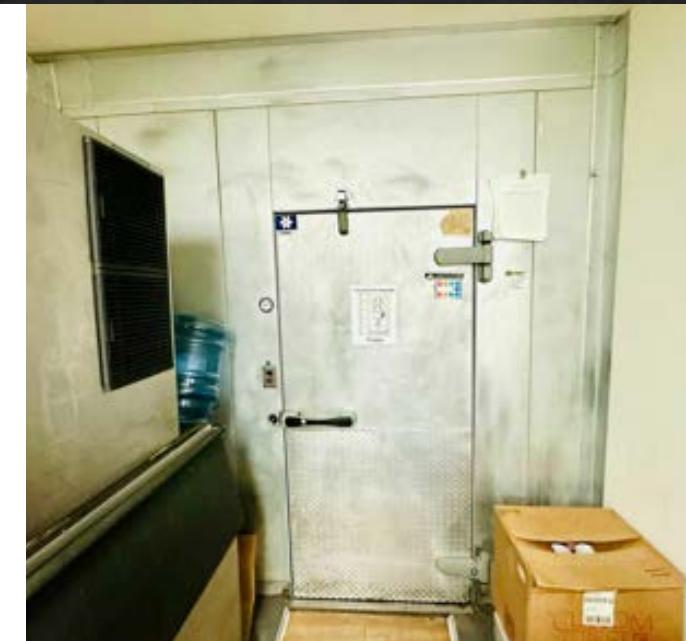
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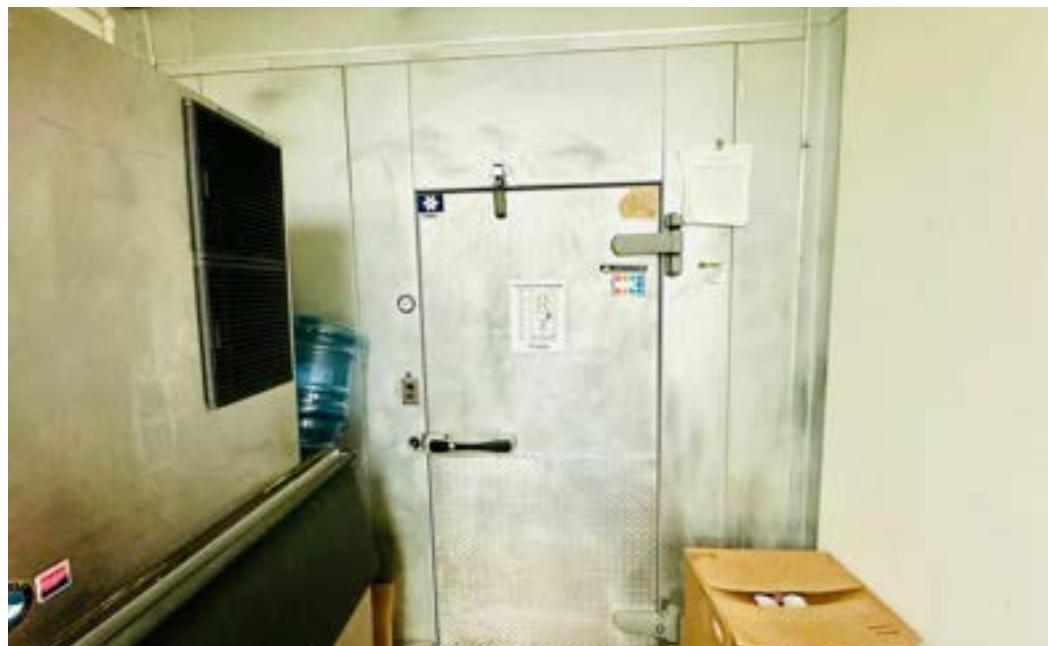
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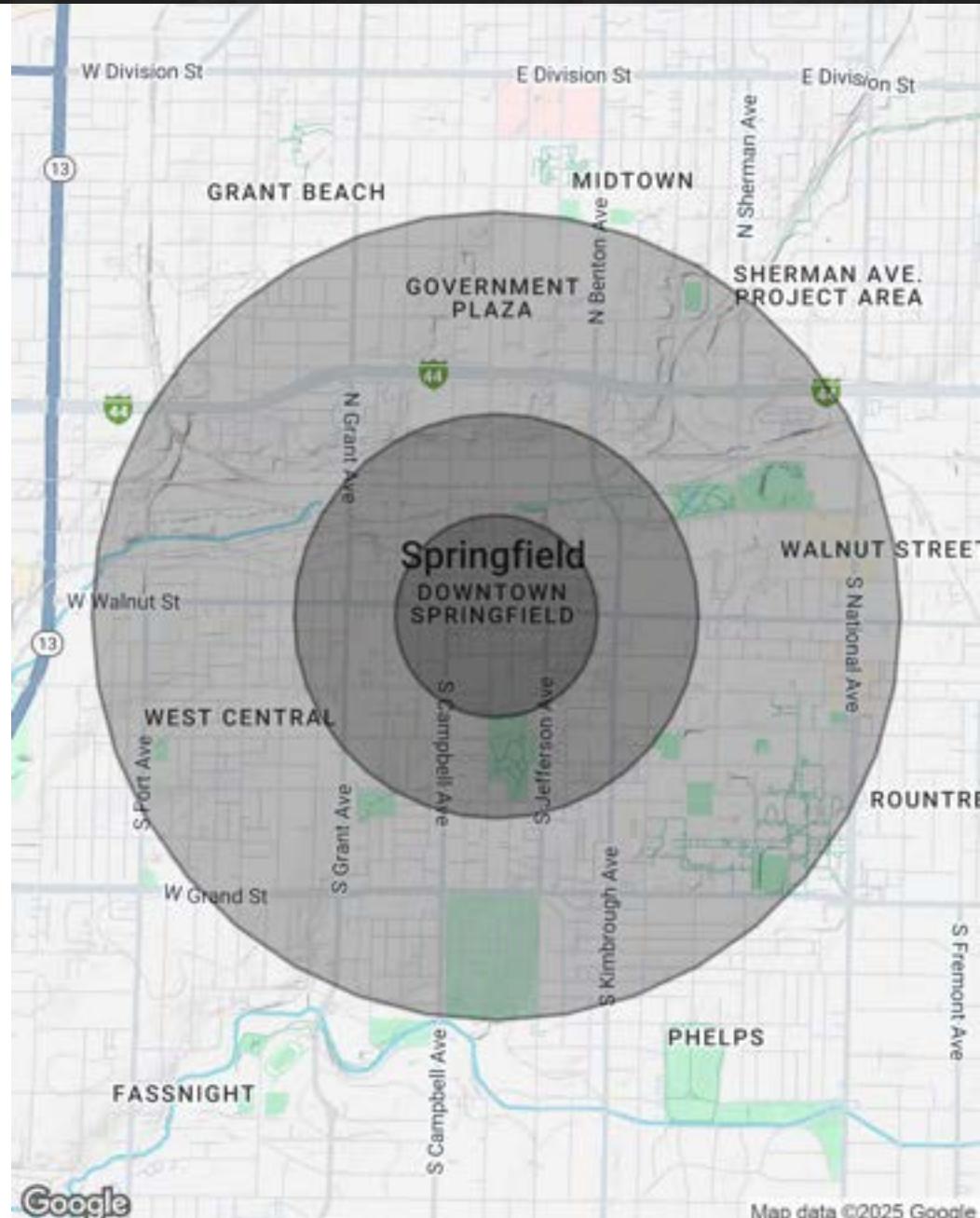
POPULATION	0.25 MILES	0.5 MILES	1 MILE
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Total Population	1,169	4,846	18,598
Average Age	25.8	28.2	25.6
Average Age (Male)	27.0	30.1	26.8
Average Age (Female)	34.1	30.2	26.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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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



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**GERALD ZAMORA**

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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

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