



# FREE-STANDING RESTAURANT BUILDING FOR SALE

RESTAURANT BUILDING FOR SALE | 2113 W. REPUBLIC, SPRINGFIELD, MO 65807

- Free-Standing Restaurant Building with Drive-thru Window
- Convenient to James River Freeway
- Prime Retail Location
- Located next to Pricecutter Grocery Anchor

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600

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[rbmurray.com](http://rbmurray.com)

SINCE 1909  
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Executive Summary



**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$900,000
<b>Taxes:</b>	\$15,149.53 (2019)
<b>Lot Size:</b>	1.2 Acres
<b>Building Size:</b>	2,600 SF
<b>Year Built:</b>	2007
<b>Parking:</b>	39± Spaces
<b>Zoning:</b>	General Retail

**PROPERTY OVERVIEW**

Free-standing restaurant building for sale. The building is a former Pita Pit restaurant with a drive-thru window. This property is conveniently located on West Republic Road, one of Springfield's busiest thoroughfares. Situated next to Pricecutter Grocery and surrounded by retail and restaurants, this property is in a prime retail location with easy access to Kansas Expressway and James River Freeway. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Free-standing restaurant with drive-thru window
- Convenient to James River Freeway
- Prime retail location
- Located next to Pricecutter Grocery Anchor

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The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

RETAIL PROPERTY  
FOR SALE

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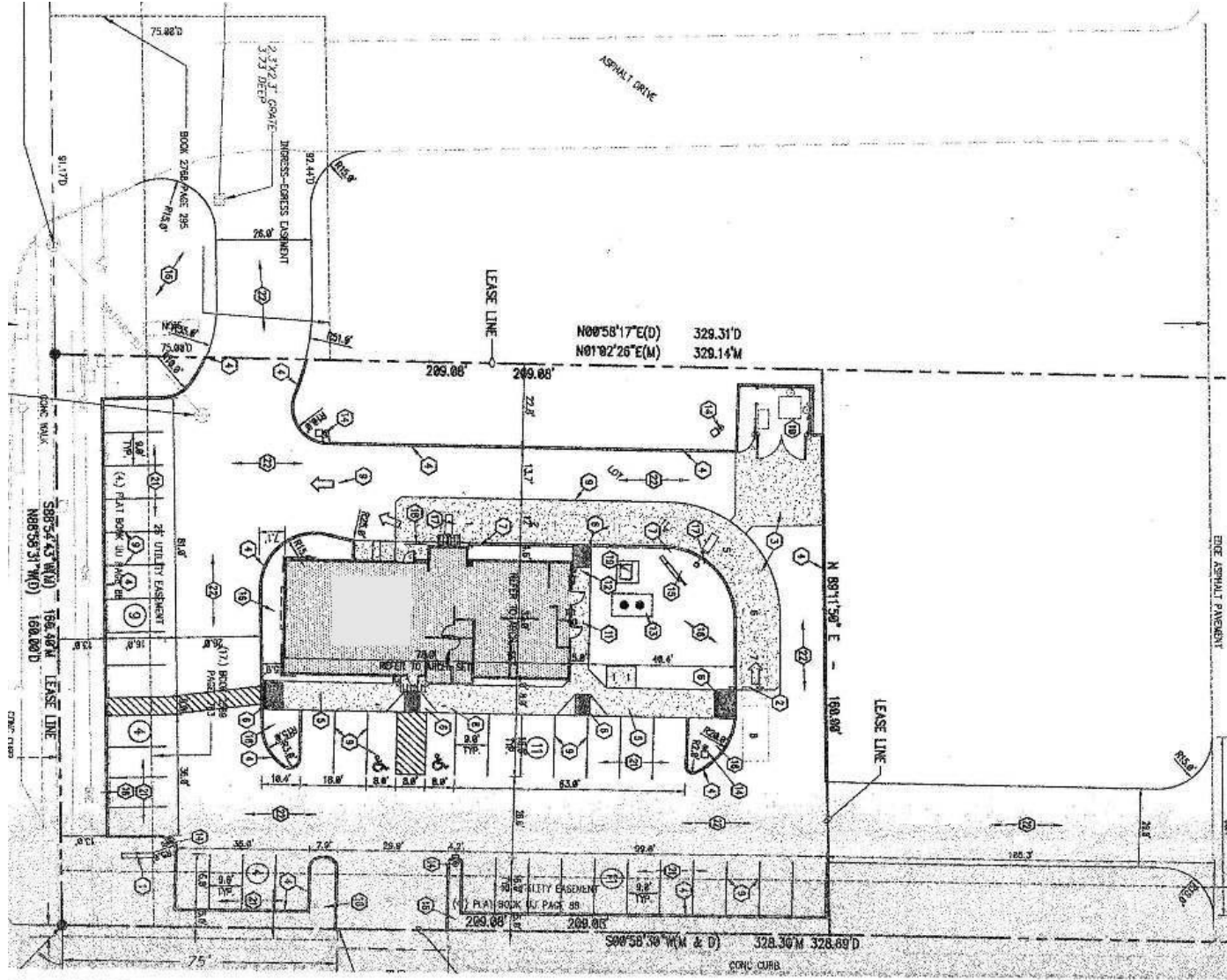
Additional Photos



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Site Plan



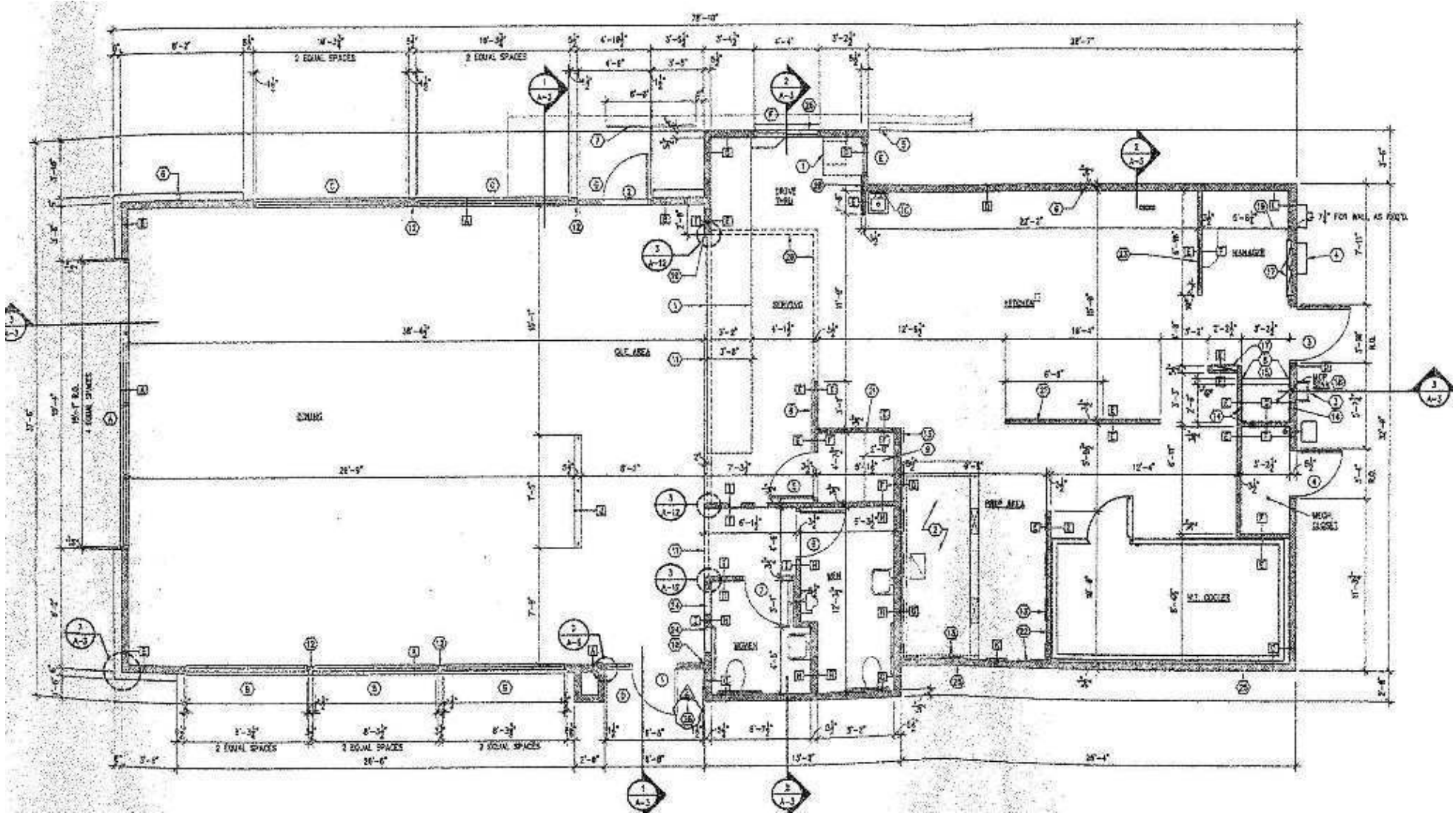
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## Floor Plans



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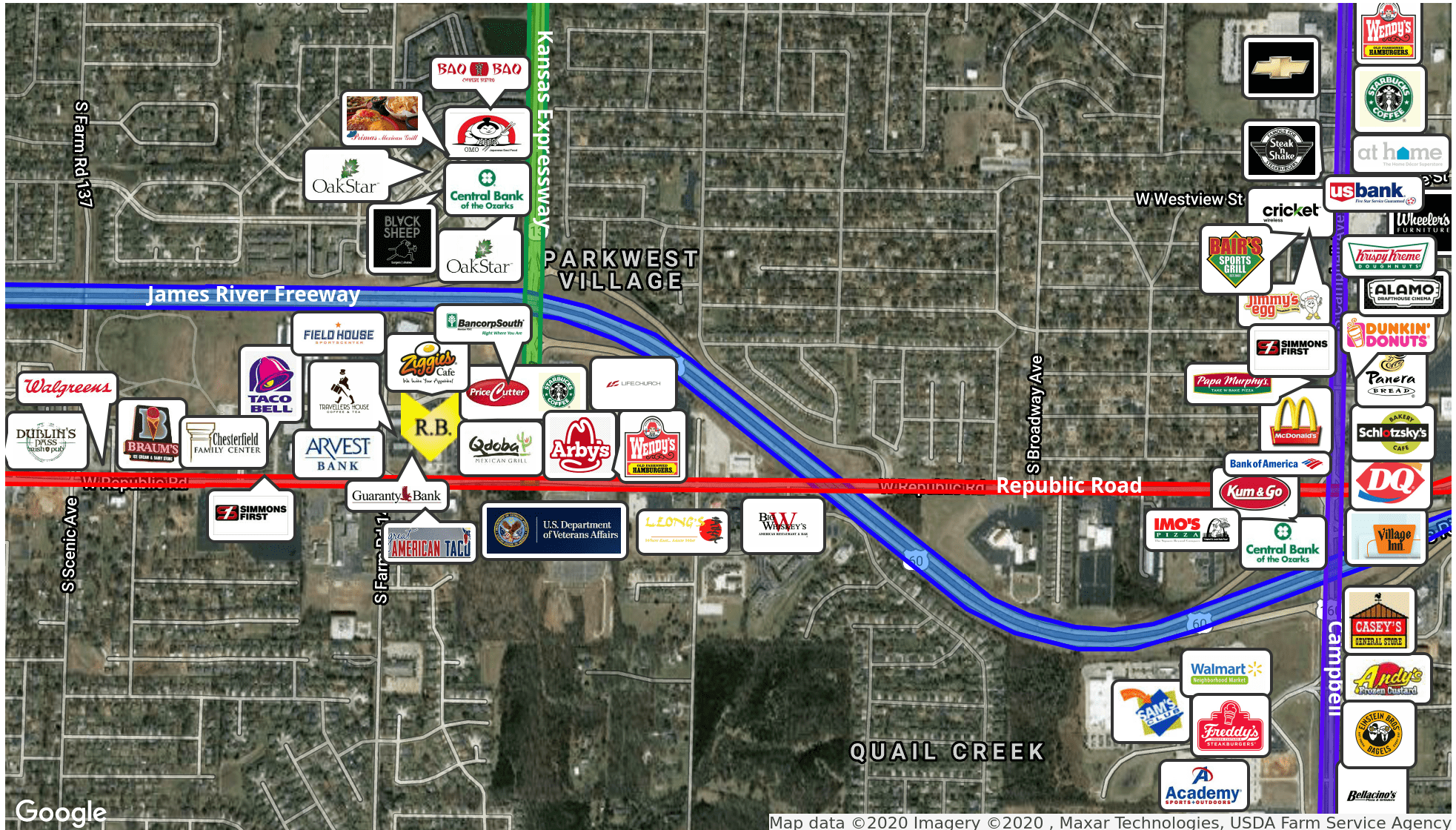
RETAIL PROPERTY  
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### Retailer Map



Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, USDA Farm Service Agency

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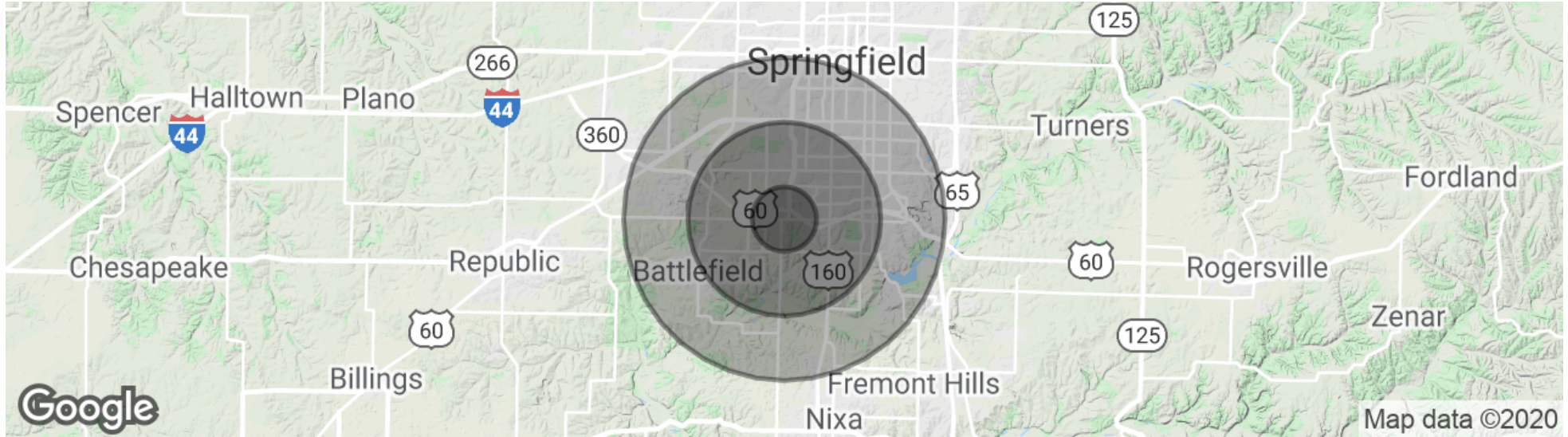
Location Maps



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Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,207	52,937	138,194
Median age	38.1	37.0	36.2
Median age (Male)	36.9	35.6	34.8
Median age (Female)	38.6	37.9	37.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,190	23,657	60,565
# of persons per HH	2.4	2.2	2.3
Average HH income	\$64,973	\$56,738	\$53,778
Average house value	\$221,987	\$183,492	\$161,123

\* Demographic data derived from 2010 US Census



Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**President**



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**Professional Background**

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out [www.terragreenoffice.com](http://www.terragreenoffice.com) for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit [www.farmersparkspringfield.com](http://www.farmersparkspringfield.com).

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)