

3,200 SF Downtown Restaurant For Lease

309 South Jefferson Ave • Springfield, MO 65806



Lease Overview

| | |
|-----------------|-------------------------|
| Available SF: | 3,200 - 8,500 SF |
| Lease Rate: | \$12.00/SF |
| Lease Type: | NNN |
| 3,500 SF: | Total = \$4,000/Mo |
| Hood: | Yes |
| Grease Trap: | Yes |
| Walk-In-Cooler: | Yes |
| FF&E: | Negotiable |
| Kitchens: | 1 |
| Enclosed Patio: | Yes w/ fireplace |
| Open Patio: | Yes |
| Restrooms: | 2 |
| Zoning: | CC - Center City |
| Market: | Springfield |
| Sub Market: | Downtown Springfield |
| Cross Streets: | S Jefferson & Mc Daniel |

Property Overview

Property

We are pleased to offer +/- 3,200 SF Retail / Restaurant space For Lease. Located in Downtown Springfield on Jefferson and McDaniel Full Bar, enclosed patio w/ fireplace, outside patio, kitchens, 2 restrooms, storage, dish washing area. Hood, and grease trap included FF&E is negotiable. For Lease at \$12.00/SF NNN = \$3,200/Month + CAM = \$4,000/Month Total or 8,500 SF For Sale at \$850,000 (\$100 / SF)

Please contact listing agent today to schedule your showing. Thank you!

Location

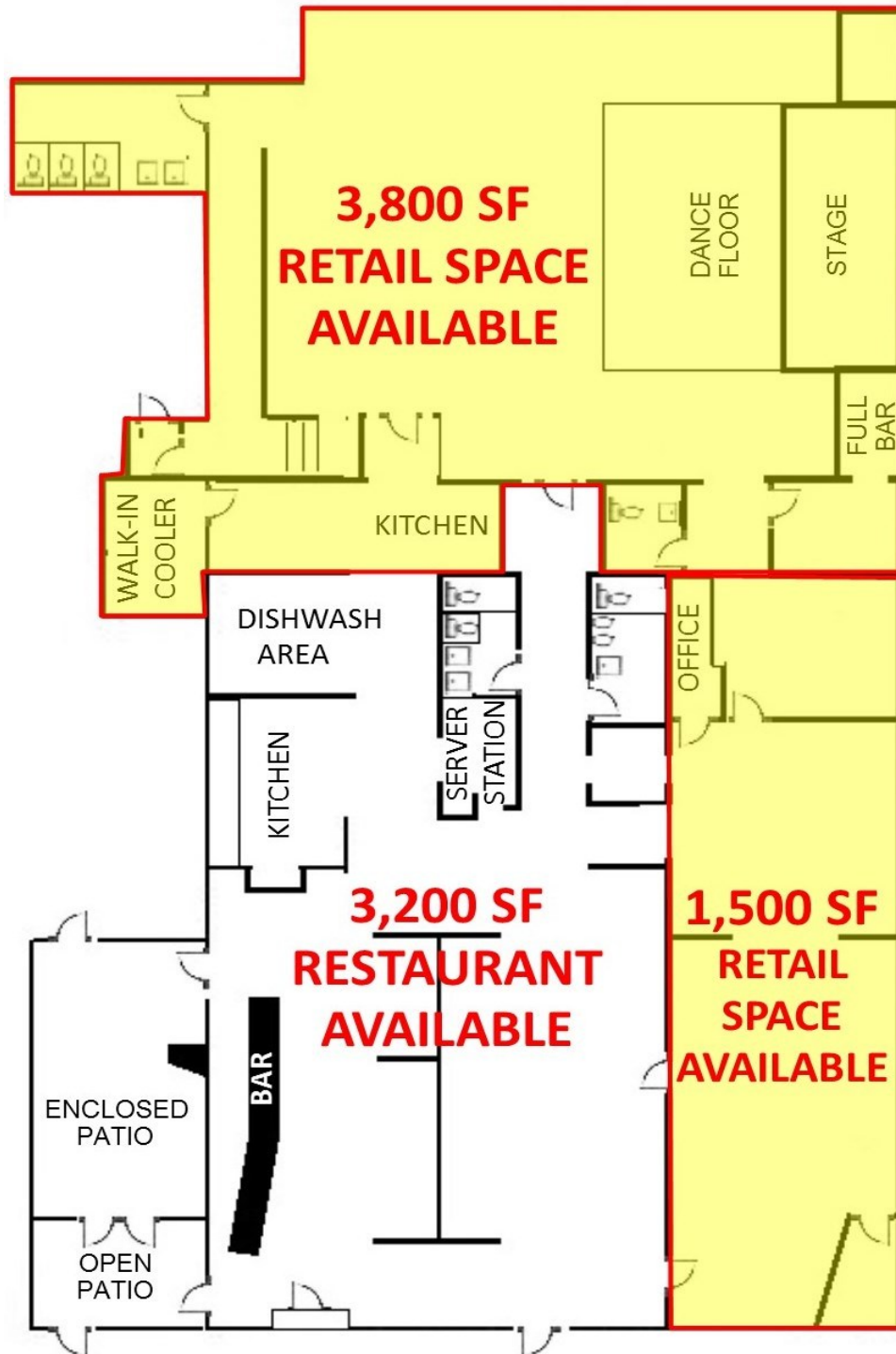
Located in Downtown Springfield, MO. Located on S. Jefferson Ave between E. McDaniel Street and E. Walnut Street. Neighbors include McSalty's Cafe, Meyer Alumni Center, Aviary Cafe, The Cup, Mudlounge, Landers Theater and many others.

Presented by

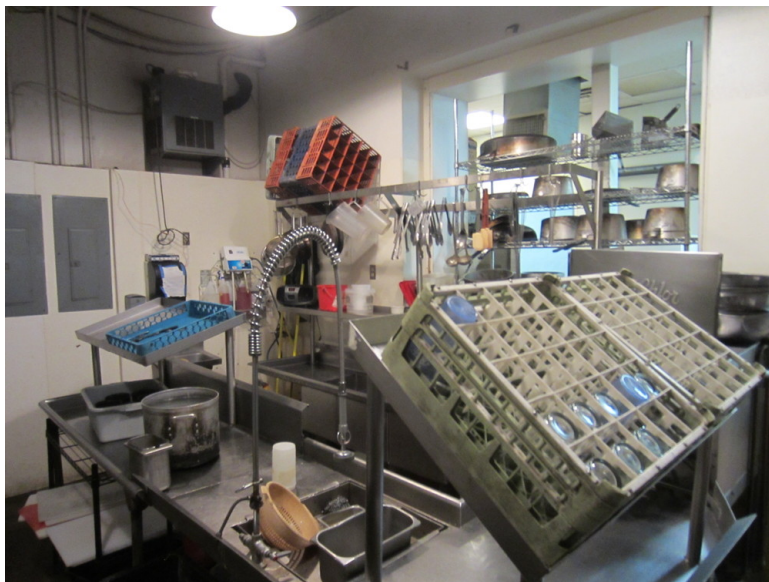
MIKE FUSEK, CCIM
417.849.5703
mike.fusek@svn.com



Lease Rate: Total = \$5,250/Mo Gross (FF&E Negotiable)













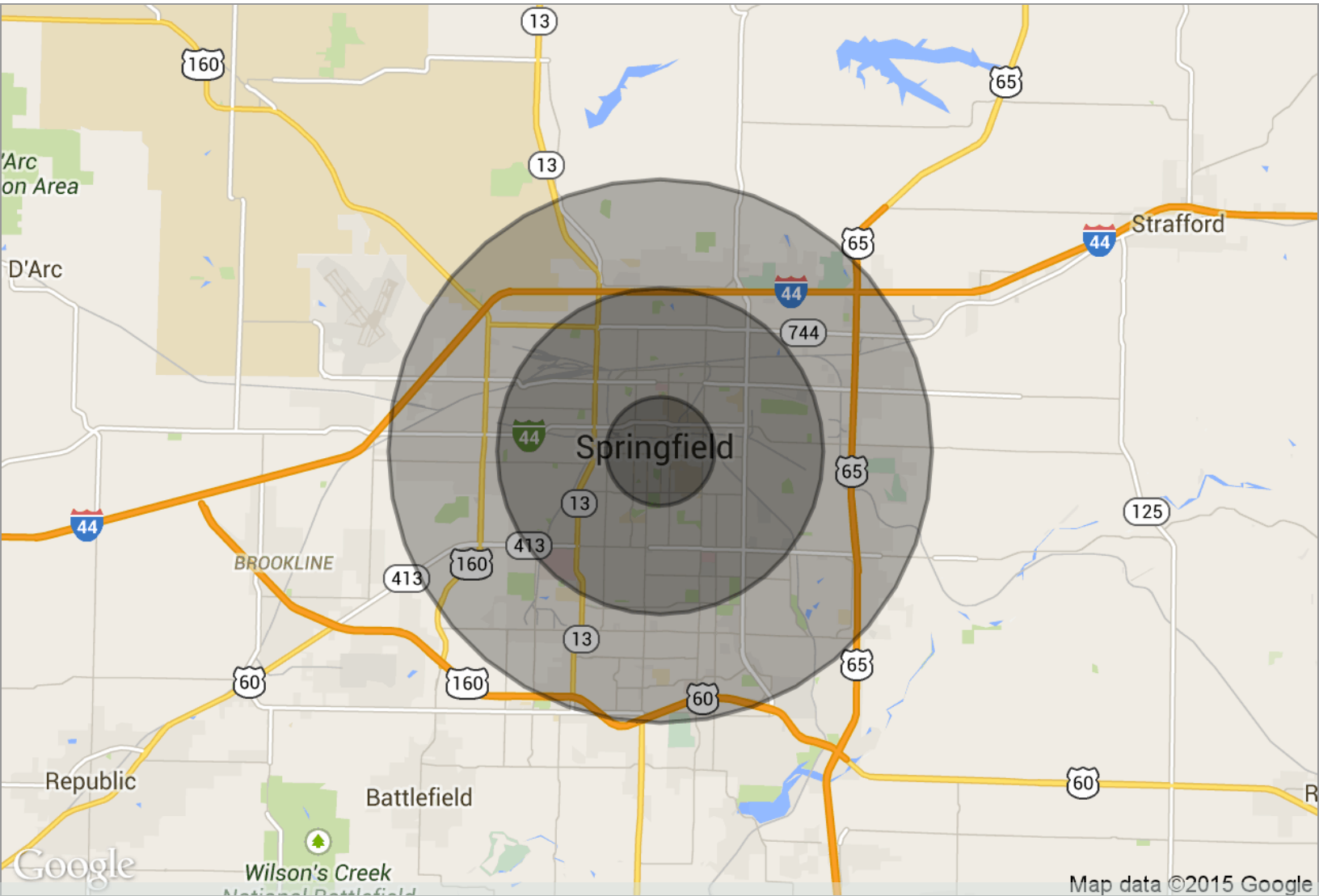


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For Lease | Retail

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------------|-----------|-----------|-----------|
| Total Population | 16,933 | 91,883 | 180,893 |
| Total Number of Households | 6,175 | 38,509 | 79,481 |
| Total Number of Persons per Household | 2.7 | 2.4 | 2.3 |
| Average House Value | \$126,351 | \$116,489 | \$118,008 |
| Average Household Income | \$28,095 | \$37,453 | \$41,890 |
| Median Age | 25.1 | 31.0 | 34.4 |
| Median Age - Male | 25.8 | 30.3 | 33.2 |
| Median Age - Female | 24.5 | 32.1 | 35.6 |
| Total Population - White | 14,356 | 80,956 | 161,123 |
| Total Percent - White | 84.8% | 88.1% | 89.1% |
| Total Population - Black | 1,263 | 4,165 | 7,800 |
| Total Percent - Black | 7.5% | 4.5% | 4.3% |
| Total Population - Asian | 481 | 1,991 | 3,393 |
| Total Percent - Asian | 2.8% | 2.2% | 1.9% |
| Total Population - Hawaiian | 69 | 156 | 146 |
| Total Percent - Hawaiian | 0.4% | 0.2% | 0.1% |
| Total Population - Indian | 62 | 456 | 826 |
| Total Percent - Indian | 0.4% | 0.5% | 0.5% |
| Total Population - Other | 142 | 1,093 | 2,247 |
| Total Percent - Other | 0.8% | 1.2% | 1.2% |
| Total Population - Hispanic | 580 | 2,939 | 6,138 |
| Total Percent - Hispanic | 3.4% | 3.2% | 3.4% |

* Demographic information provided by BuildOut, Inc.



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Radius Map

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About Sperry Van Ness



To create and nurture a positive working environment and perform as a team member with accountability, responsibility and authority, every Sperry Van Ness® Affiliate Advisor agrees to lead and live by the following Core Covenants in everything they do with Sperry Van Ness:

- 1 > I PLACE MY CLIENT'S INTEREST ABOVE MY OWN AND PROACTIVELY COOPERATE WITH ALL BROKERS AND AGENTS.
- 2 > I SHOW RESPECT AND SUPPORT TO ALL.
- 3 > I EPITOMIZE THE FIRST-CLASS REPUTATION AND IMAGE OF SPERRY VAN NESS.
- 4 > I VALUE THE IMPORTANCE OF PHYSICAL AND MENTAL HEALTH, AND INVOLVEMENT WITHIN MY COMMUNITY IN THE SUPPORT OF A BALANCED AND SUCCESSFUL CAREER.
- 5 > I QUICKLY RESOLVE CONFLICTS POSITIVELY AND EFFECTIVELY.
- 6 > I AM INDIVIDUALLY RESPONSIBLE FOR ACHIEVING MY OWN POTENTIAL.
- 7 > I HONOR MY COMMITMENTS.
- 8 > I DOMINATE MY MARKET AREA AND PROMOTE MY SPECIALTY WITHIN THE FIRM.
- 9 > MY THOUGHTS, ACTIONS AND ENERGIES ARE FOCUSED ON THE POSITIVE AND THE POSSIBLE.
- 10 > CREATE AMAZING BENEFITS FOR MY CLIENTS, COLLEAGUES, AND COMMUNITY.



Mike Fusek, CCIM

Senior Advisor

Sperry Van Ness/ Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for Sperry Van Ness specializing in the sale and leasing of office and retail properties in Springfield, Missouri. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the "right property" that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining Sperry Van Ness, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of Sperry Van Ness. As an experienced investor, Fusek has an exceptional understanding of client's needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked in the Top 1% or 2% of all Sperry Van Ness International, Fusek was ranked the #6 National Advisor for 2013, #13 National Advisor for 2012, #7 National Advisor for 2011, and the #18 National Advisor for 2010. Sperry Van Ness has more than 950 National Advisors.

Mike Fusek, CCIM

Senior Advisor

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This Investment 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, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment 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 the Sperry Van Ness Advisor 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.