

Downtown Restaurant For Sale or Lease | Springfield, MO

For Sale | \$850,000 or Lease \$15/SF NNN



Opportunity Highlights

- Owner retiring to the lake after 20 years of operation
- +/- 8,500 facility that seats approximately 450
- The heart of downtown, close to Missouri State University
- FF&E is available at \$1,000/Month, not including certain personal items.

Mike Fusek, CCIM
Senior Advisor
417.849.5703
mike.fusek@svn.com

Downtown Restaurant For Sale or Lease

309 South Jefferson Ave • Springfield, MO 65806



Investment Overview

Sale Price	\$850,000
Building Size	+/- 8,500 SF
Price Per SF	\$100 / SF
Lease Rate	\$12 -15 / SF
Lease Type	NNN
Private Party Rooms	Yes
Banquet Room Seating	+/- 450 with stage
Outdoor Seating	+/- 60 currently
Market	Springfield
Former	Mille's Cafe
Zoning	CC - Center City
Cross Streets:	Jefferson & McDaniel St

Turn Key Restaurant or Bar in Downtown Springfield

Property Downtown Restaurant Space available in Springfield, MO +/- 8,500 facility that seats approximately +/-450 (Banquet Room Seating) and +/-60 (Outdoor Seating). Sale Price is \$850,000 (\$100/SF).

For Lease - 1,500 - 3,500 SF at \$12.00 - \$15.00/SF/NNN.
 Suite A (Restaurant) - 3,500 SF @ \$15.00/SF NNN
 Suite B (Retail / Event) - 3,500 SF @ \$12.00/SF NNN
 Suite C (Retail) - 1,500 SF @ \$12.00/SF NNN
 FF&E is for lease at \$1,000/Month, not including certain personal items.

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
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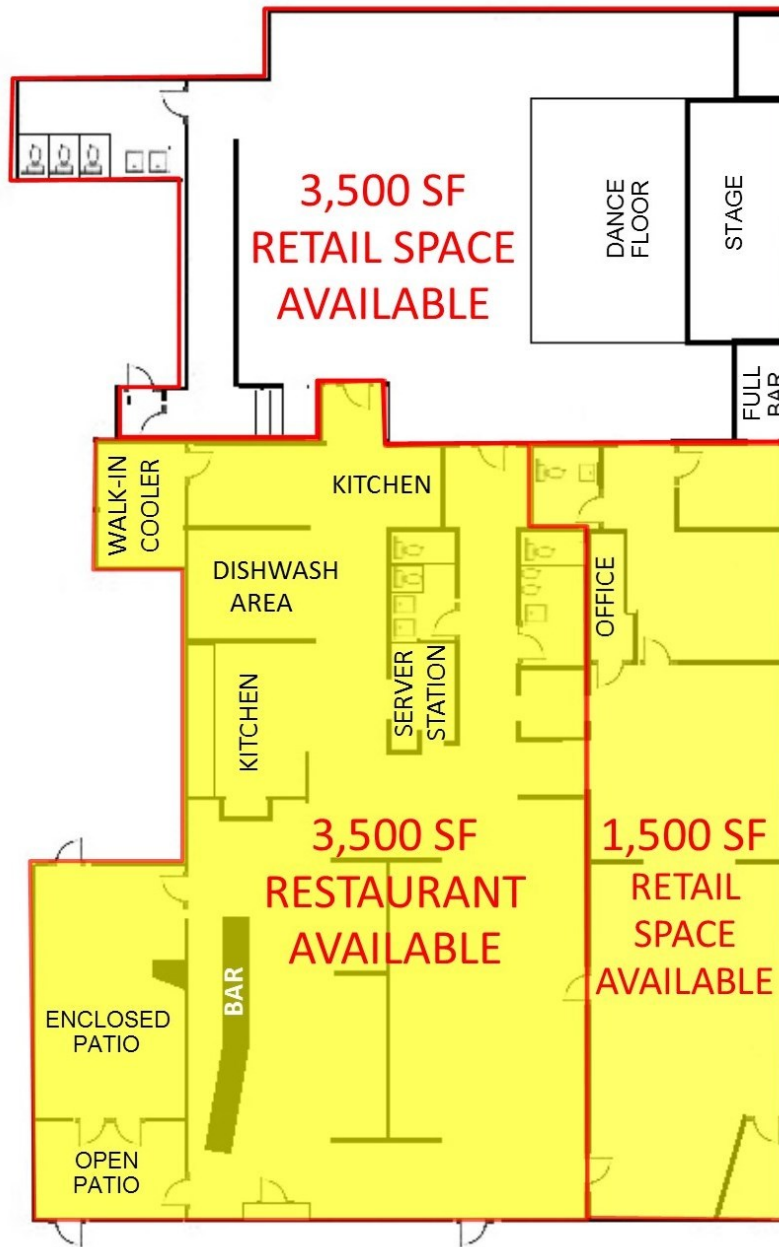
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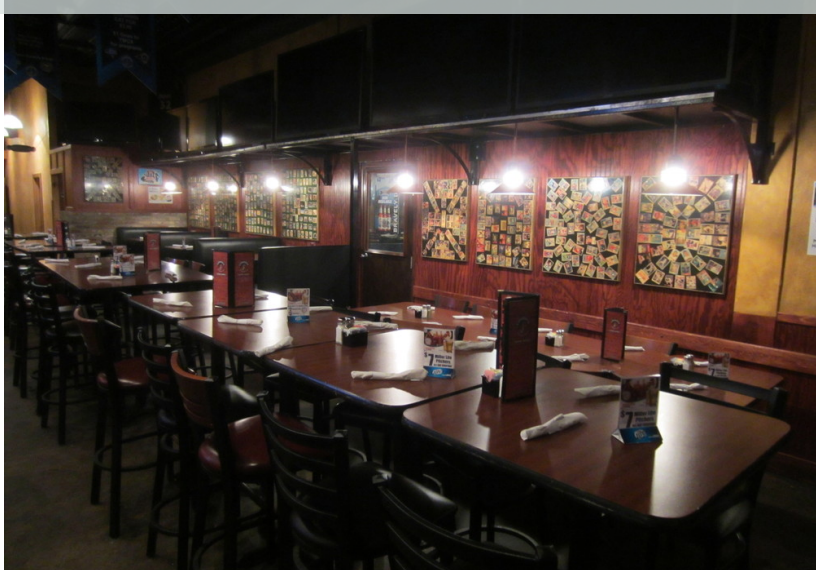


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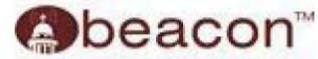




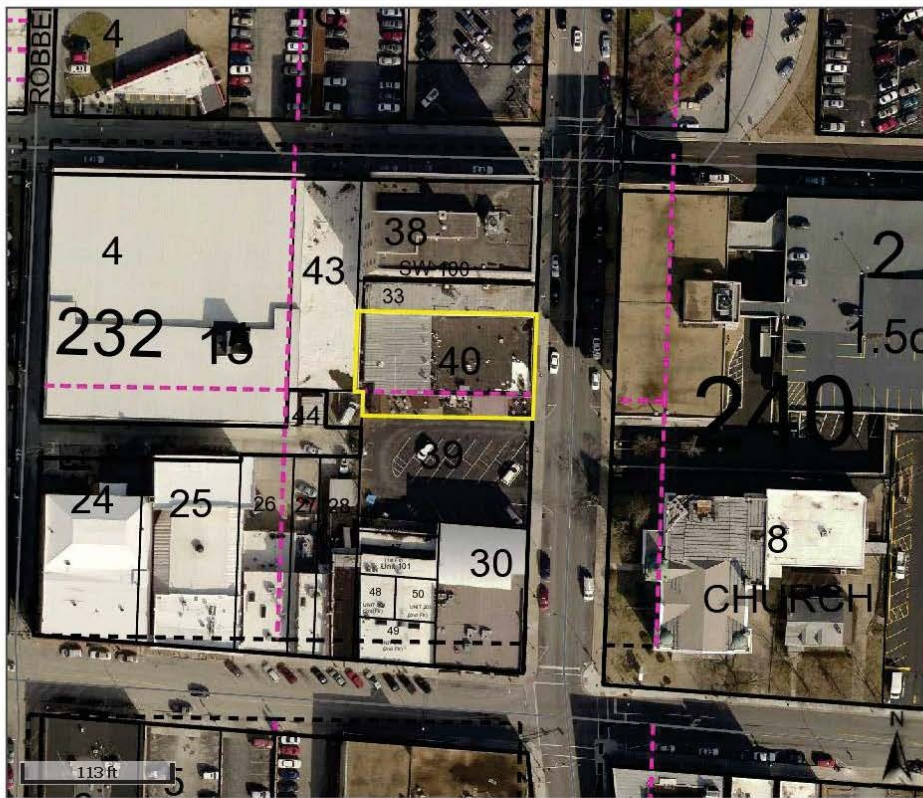
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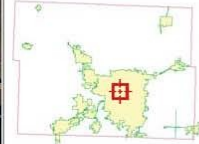
Greene County, MO



Date Created: 1/5/2015



Overview



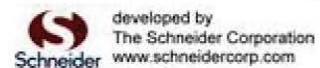
Legend

- Area Numbers
- S / T / R Numbers
- Parcel Lines**
- <all other values>
- - DASHROW
- MUNIRWD
- - PROPDASH
- PROPLINE
- RRRROW
- - ZONING
- Section Lines**
- Quarter Section Lines
- Section Lines
- Streets**
- <all other values>
- + 8
- County Boundary
- Assessor's Parcels
- Floodplains
- City Limits

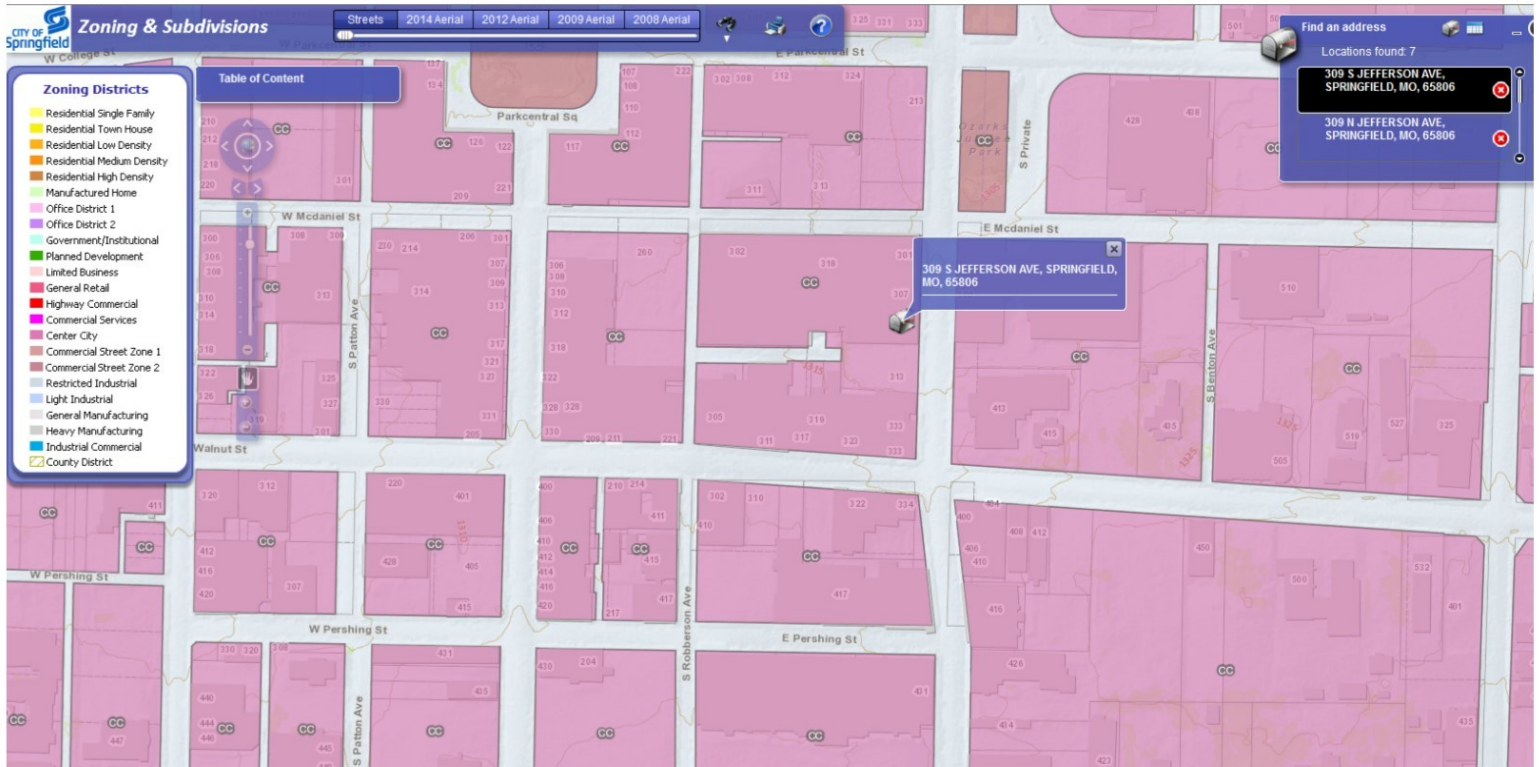
Parcel ID 881324232040 **Alternate ID** n/a
Sec/Twp/Rng 24-29-22 **Class** C
Property Address 309 S JEFFERSON AVE **Acreage** 0.251
 SPRINGFIELD
District 215
Brief Tax Description O P OF SPG S 61 FT E 141 FT LOT 41 BLK 15 & N 18 FT E 130.5 FT LOT 56 BLK 15
 (Note: Not to be used on legal documents)

Last Data Upbad: 1/2/2015 11:27:46 PM

The sinkhole layer on the map is only intended to show a general location of sink holes and cannot be used to determine the exact locations. Confusion over this has necessitated the removal of this layer. At sometime in the future we hope to replace this layer with the Lidar



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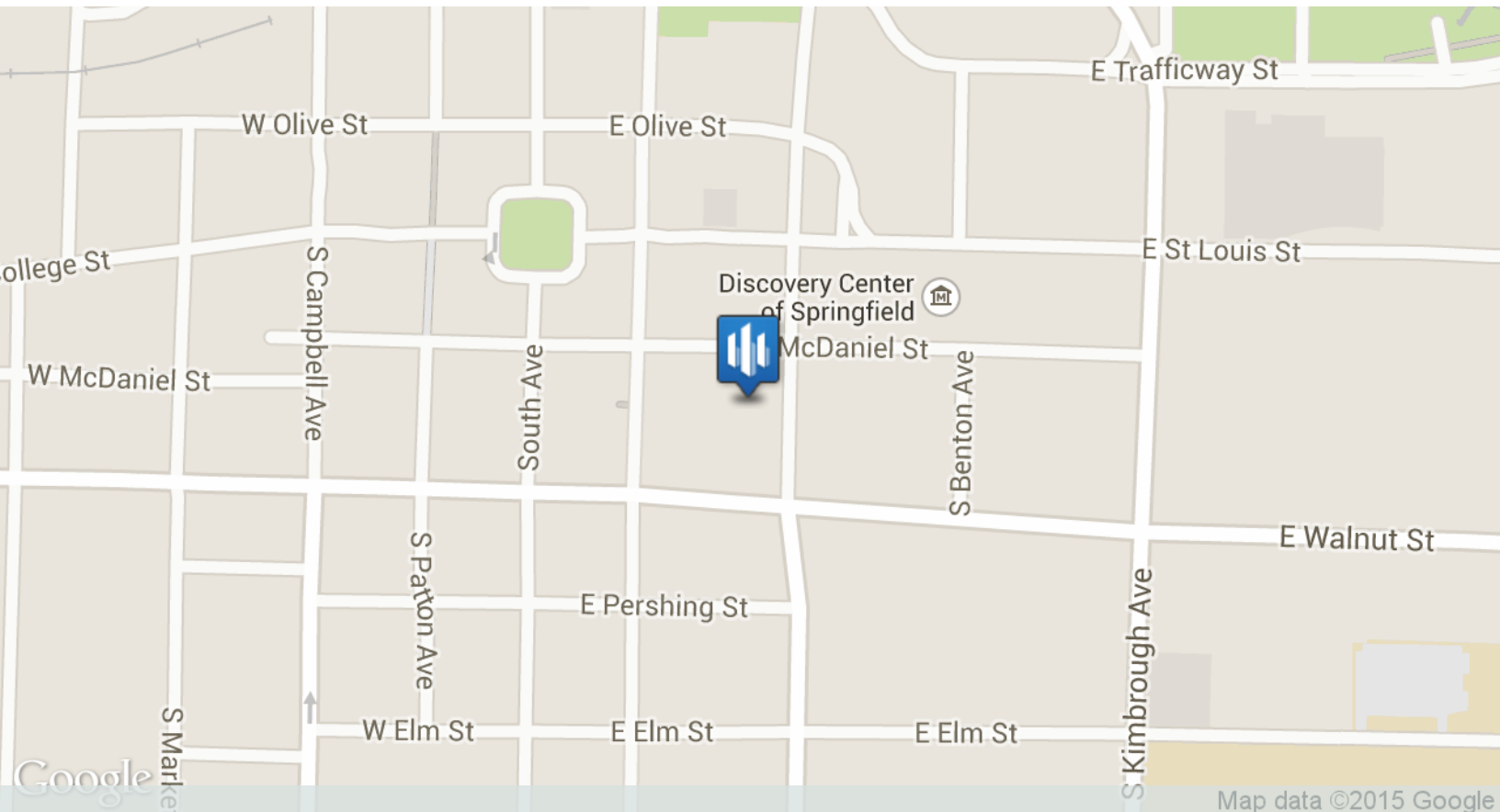
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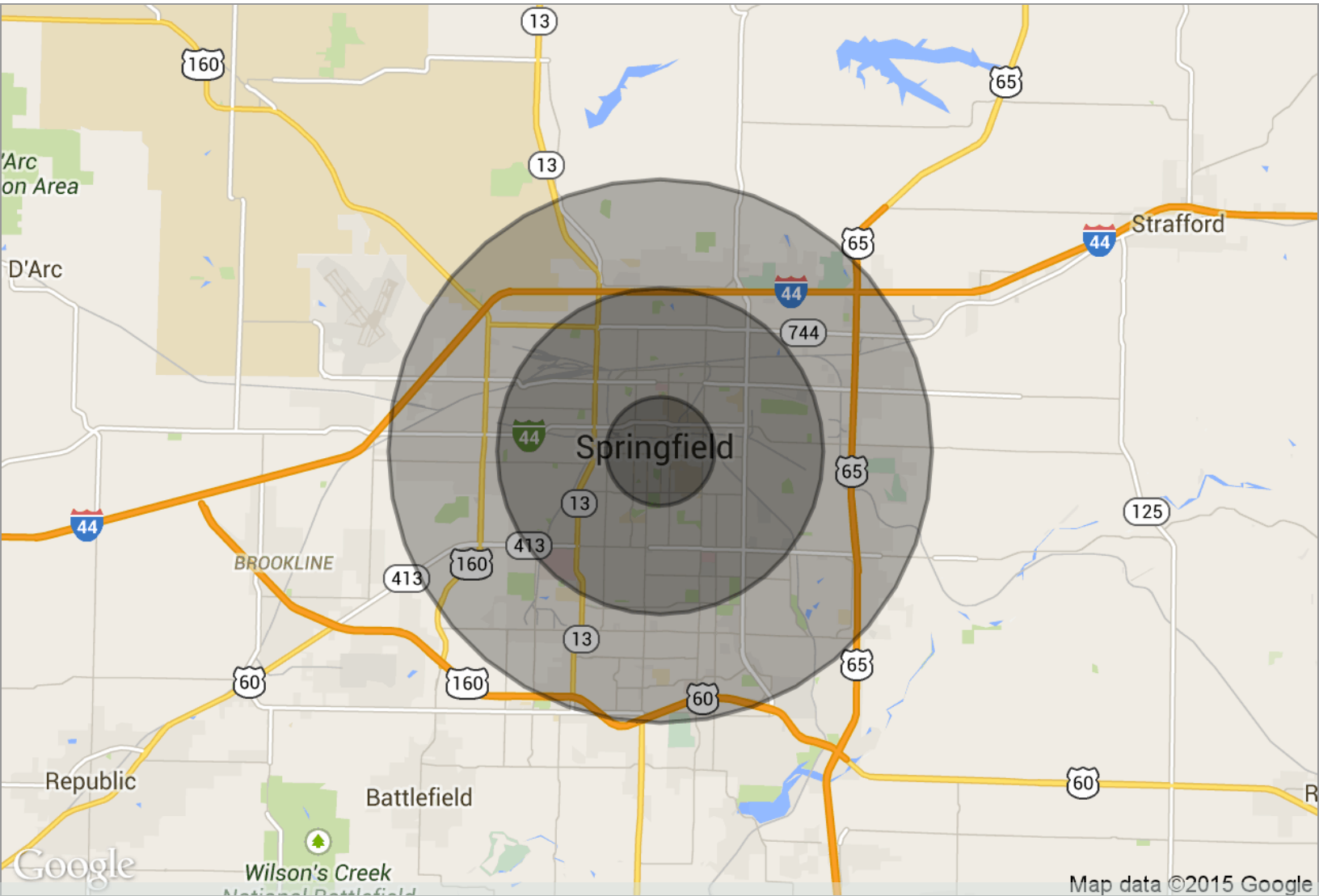


309 South Jefferson Ave | Springfield, MO 65806

For Sale | **\$850,000**

	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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Total Number of Households	6,175	38,509	79,481
Average Household Income	\$28,095	\$37,453	\$41,890
Median Age	25.1	31.0	34.4

* Demographic information provided by BuildOut, LLC



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

Phone: 417.849.5703

Fax: 417.875.9233

Cell: 417.849.5703

Email: mike.fusek@svn.com

Address: 2808 S. Ingram Mill, Suite A100
Springfield, MO 65804

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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.