

431 W WALNUT ST, SPRINGFIELD, MO 65806

For Sale / Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com



For Sale / Lease



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Discover a prime investment opportunity at 431 W Walnut St, Springfield, MO. This 21,000 SF historic building, originally built in 1925 and renovated in 2008, is ideal for office, creative, or loft space. Zoned for commercial use, this property offers a perfect blend of historic charm and modern amenities. Positioned in a vibrant setting, this property presents a rare chance to invest in a thriving market and capitalize on strong rental demand. Don't miss your opportunity to own a piece of Springfield's history while securing a solid, income-generating asset.

PROPERTY HIGHLIGHTS

- Corner lot with great visibility
- Modern updated interior
- Brand new roof
- Sprinklered throughout
- Three-story building

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	4,750 - 7,250 SF
Lot Size:	0.18 Acres
Building Size:	21,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,241	38,482	78,684
Total Population	15,479	92,924	180,415
Average HH Income	\$27,101	\$37,666	\$41,636



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.



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LEASE INFORMATION

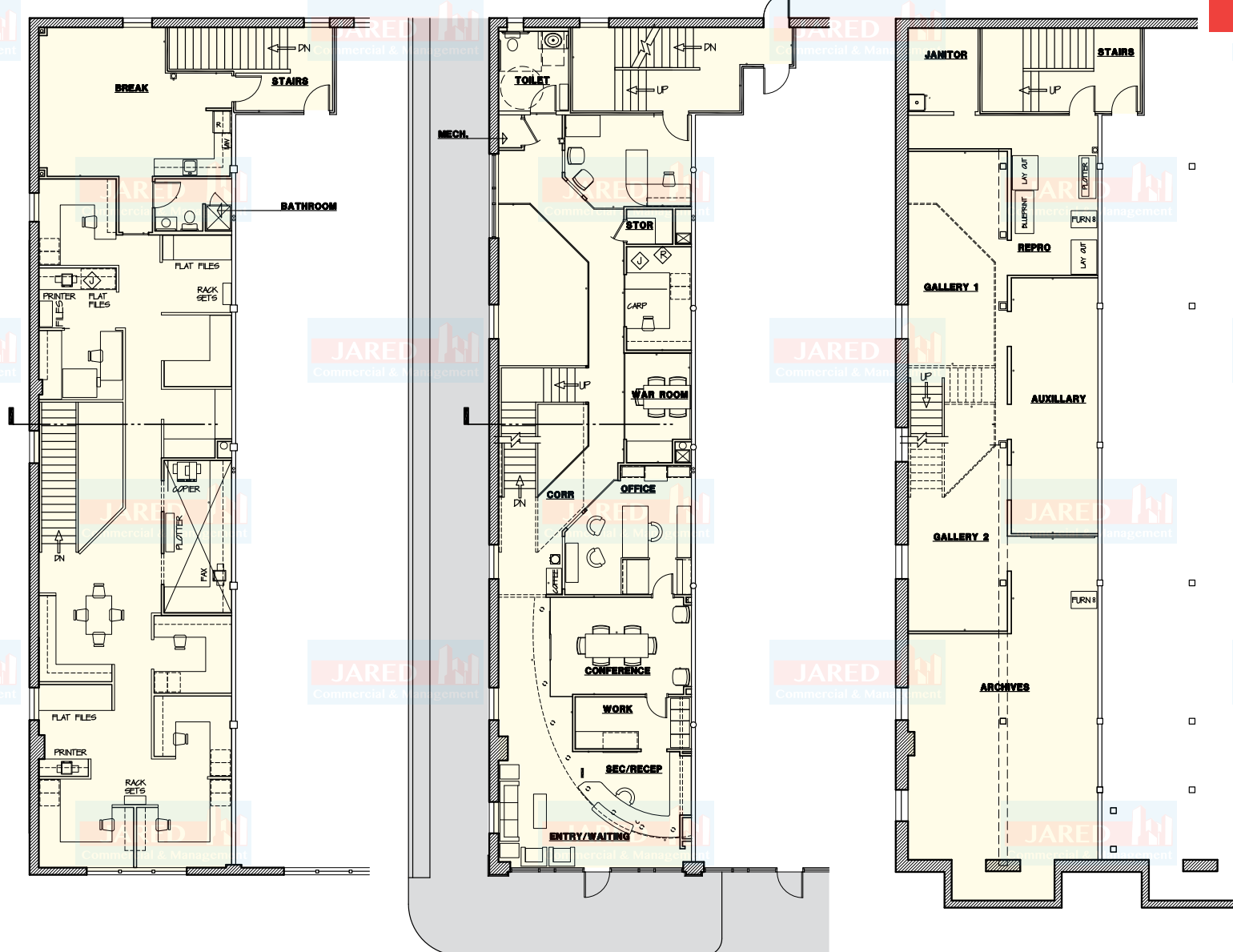
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,750 - 7,250 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
433	Available	7,250 SF	NNN	\$10.00 SF/yr	End Cap.
431	Available	4,750 SF	NNN	\$10.00 SF/yr	Middle-Space.



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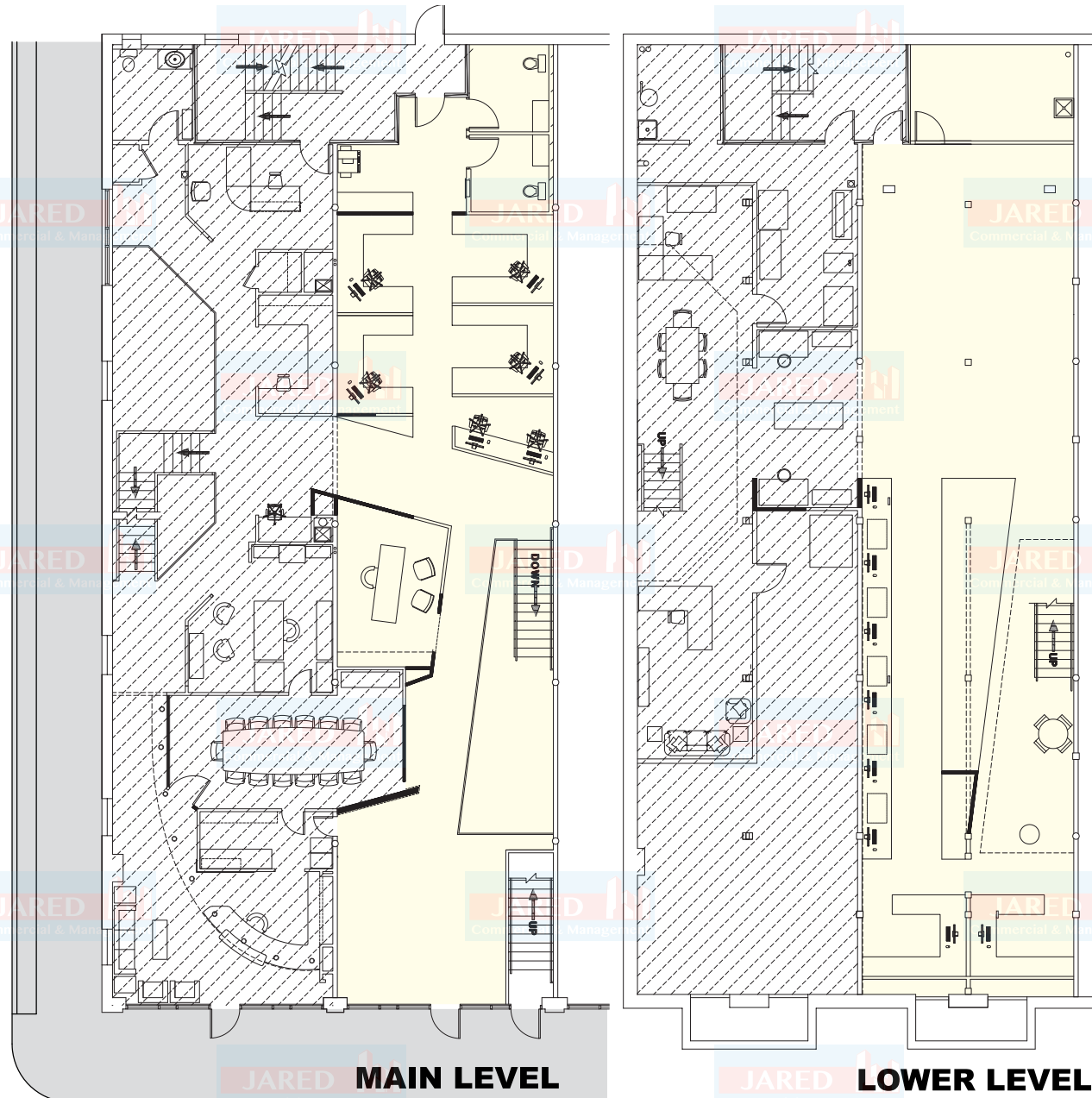
UPPER LEVEL

MAIN LEVEL

LOWER LEVEL



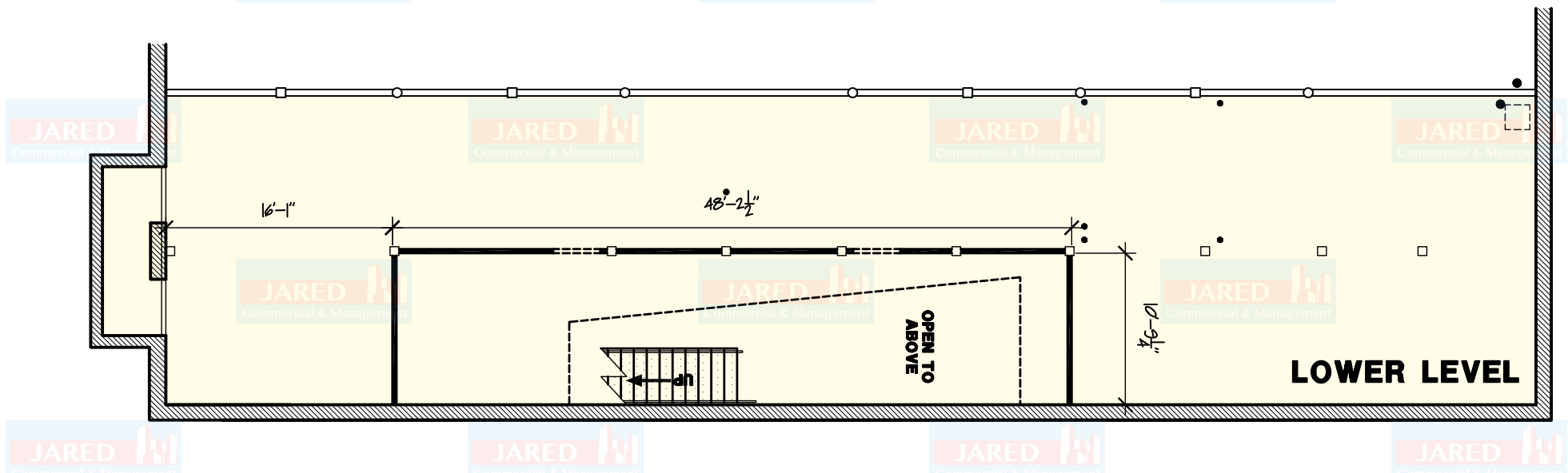
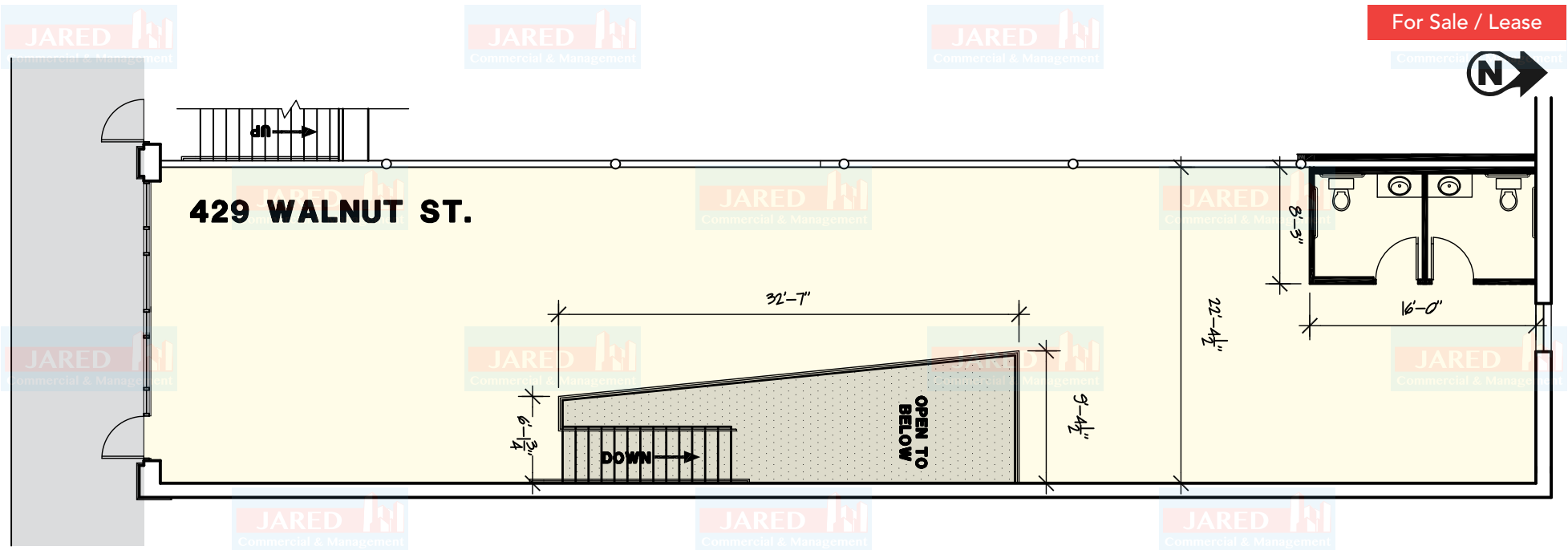
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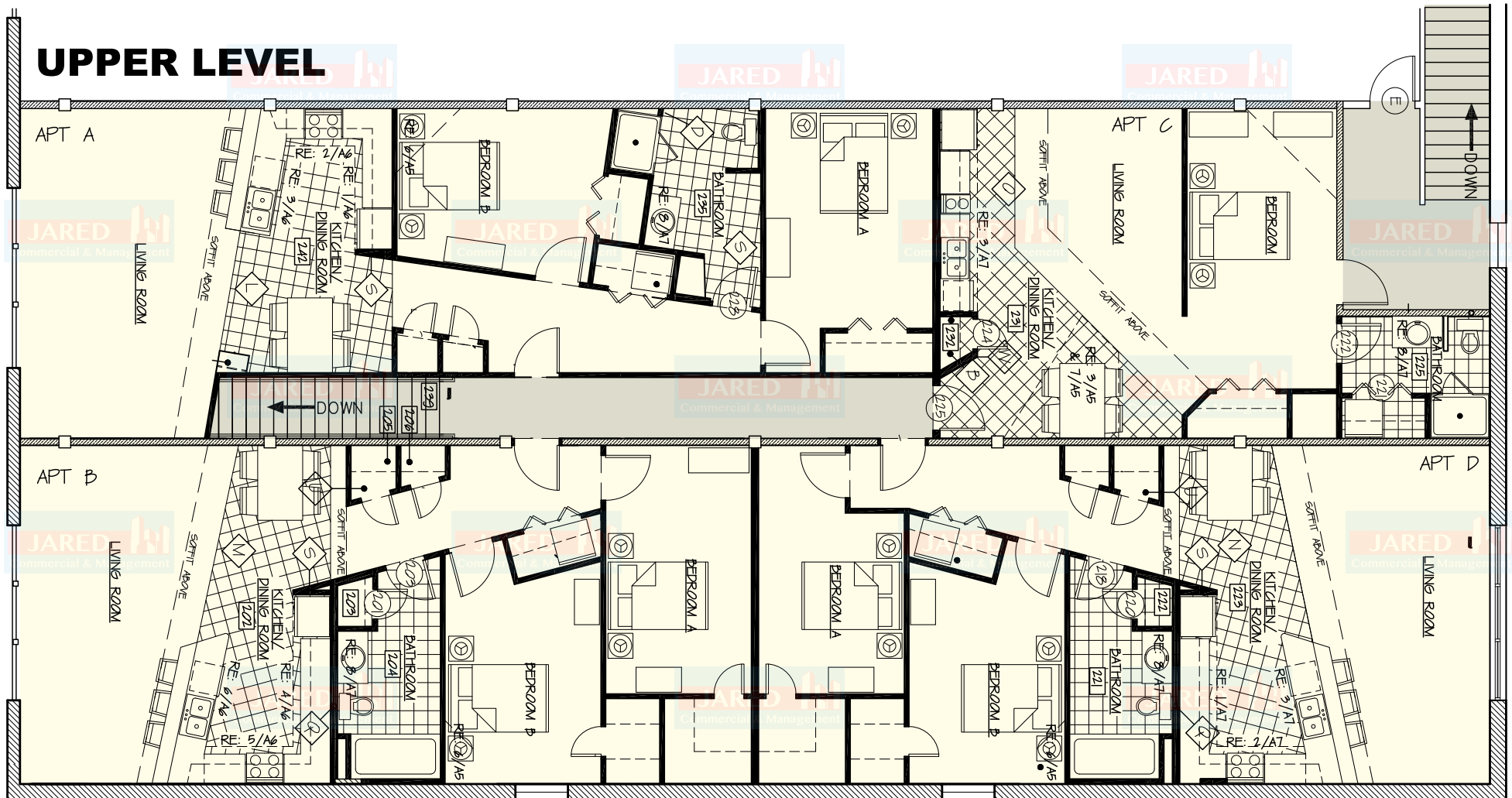
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UPPER LEVEL



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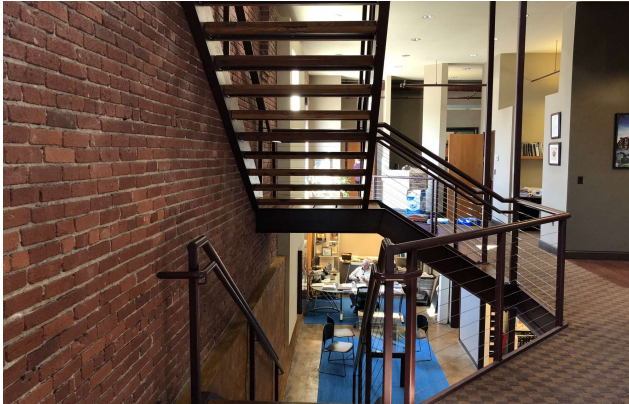
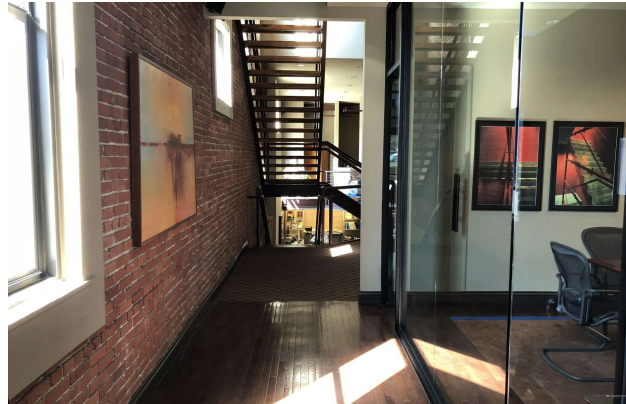
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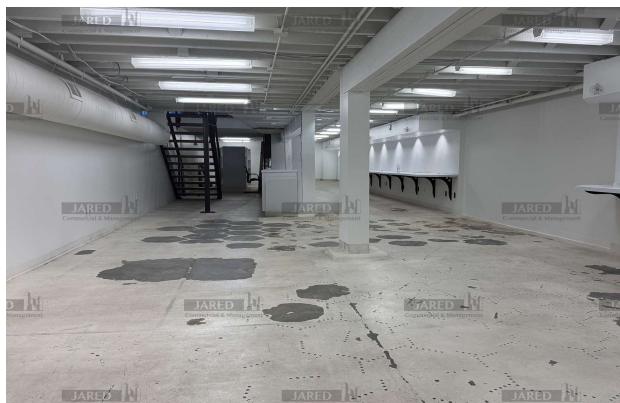
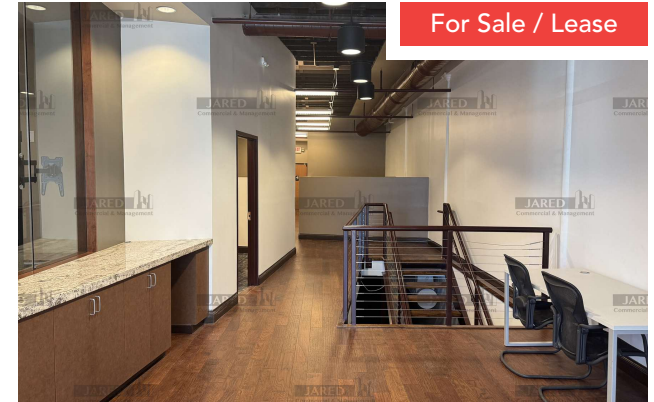
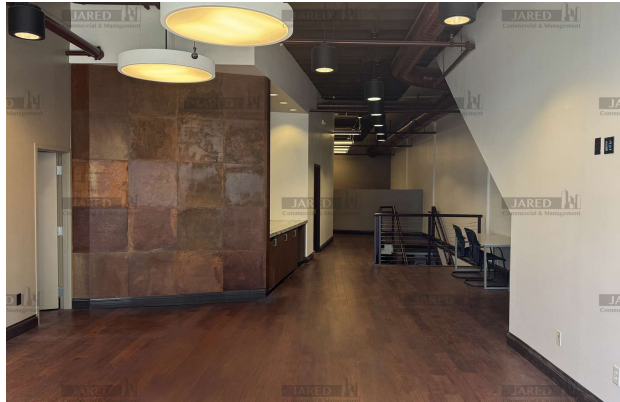
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JARED
Commercial & Management

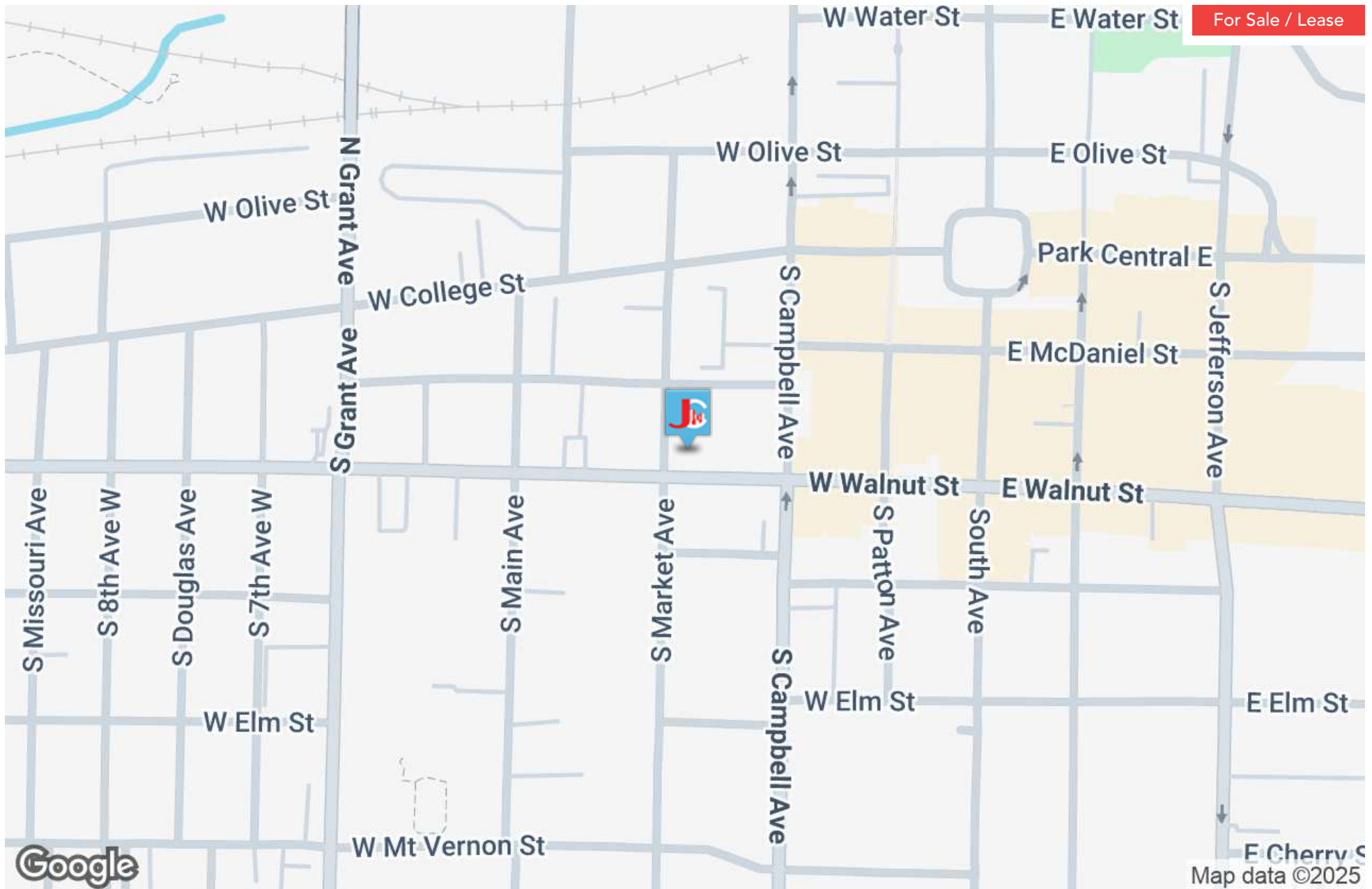
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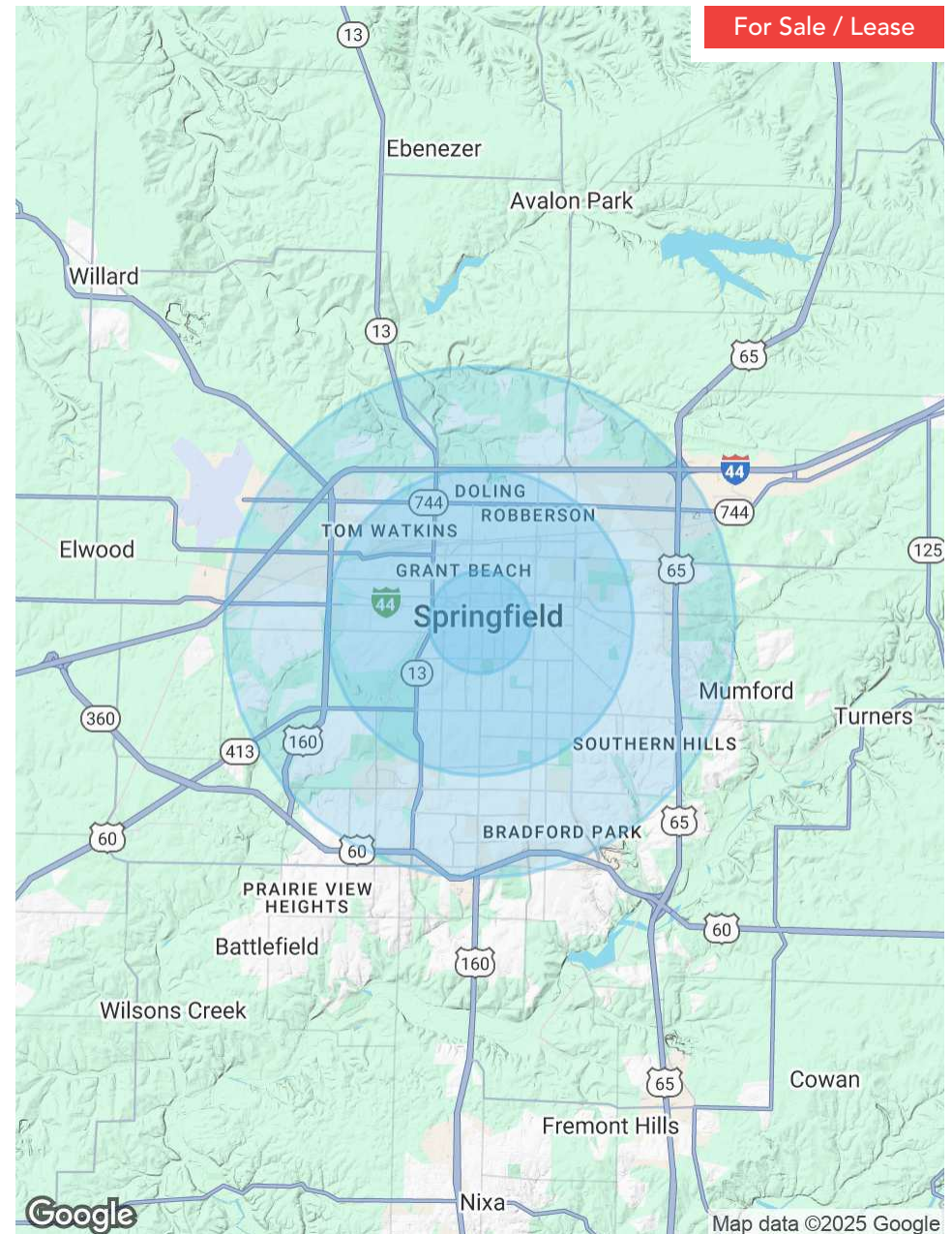
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,479	92,924	180,415
Average Age	26.6	31.1	34.2
Average Age (Male)	27.1	30.3	32.9
Average Age (Female)	26.5	32.2	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,241	38,482	78,684
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$27,101	\$37,666	\$41,636
Average House Value	\$113,145	\$115,959	\$117,481

2020 American Community Survey (ACS)





DAVID HAVENS

Senior Broker

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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
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