

# 1201 E Walnut

1201 E Walnut, Springfield MO 65802



OFFERING MEMORANDUM

# 1201 E Walnut

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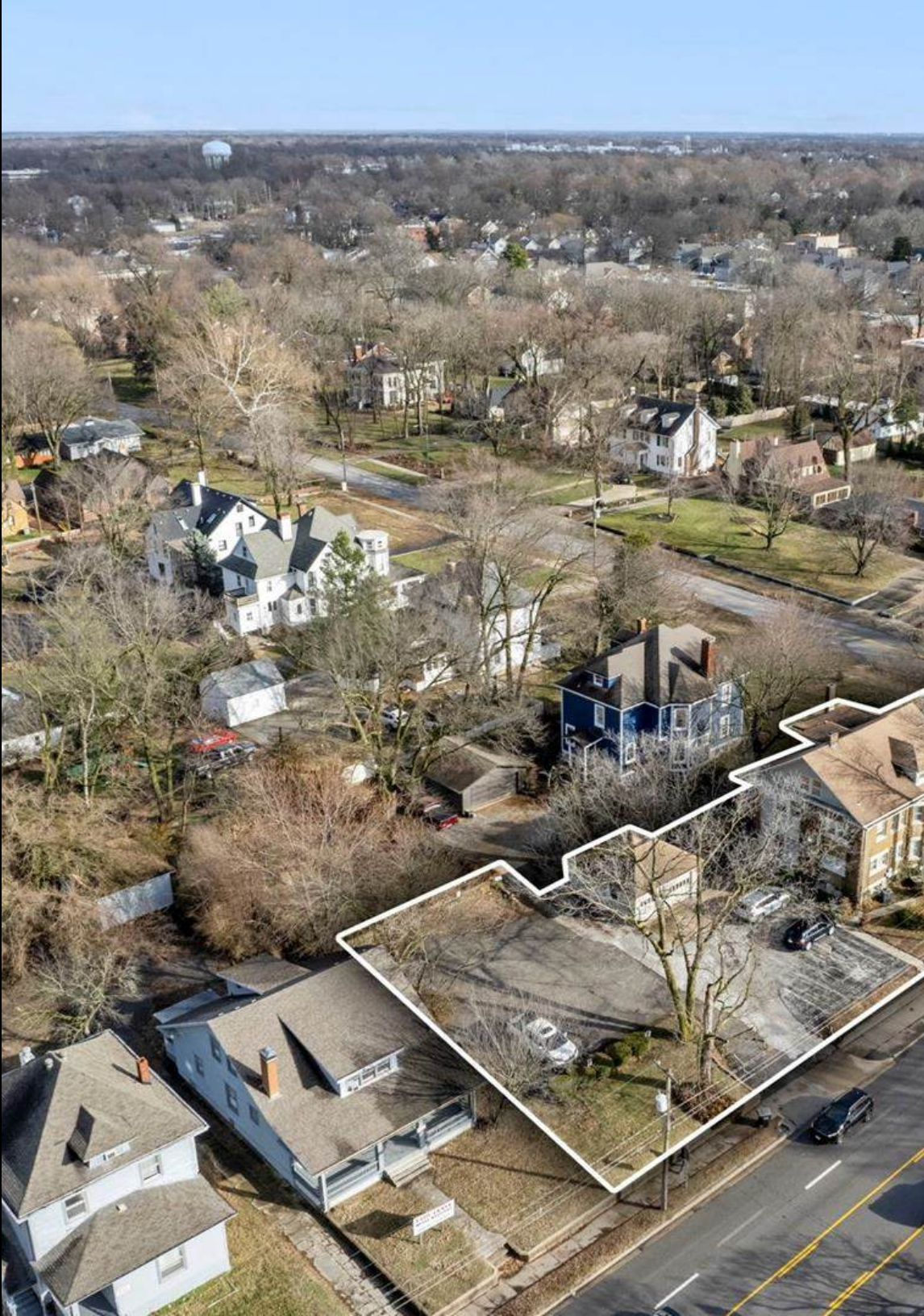
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*Exclusively Marketed by:*

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01

Executive Summary  
Investment Summary

# 1201 E WALNUT

## OFFERING SUMMARY

ADDRESS	1201 E Walnut Springfield MO 65802
COUNTY	Greene
NET RENTABLE AREA (SF)	6,690 SF
LAND ACRES	.44
YEAR BUILT	1911
APN	1219206039

## FINANCIAL SUMMARY

PRICE	\$735,900
PRICE PSF	\$110.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,982	90,255	172,646
2025 Median HH Income	\$28,607	\$39,553	\$45,698
2025 Average HH Income	\$46,345	\$57,282	\$65,656

## Building Highlights

- This building has S National Road Frontage and allows for easy access in and out of the parking lot located behind the building. The current ownership has meticulously maintained this 1911 historical building. Features 6,690 sq ft spread out between 3 floors and a sizable basement. This building has 9 offices and 3 full bathrooms along with a conference room, waiting room, and break area for employees.
- The building features a 16+ car parking lot that can house employees and clients directly behind the building. This also included a 2 car garage that will be included in the sale. This can be updated to allow for additional parking for the next ownership group.



- This building will be great office space for attorney's, financial advisors, property managers, and other office users. Has the ability to be retail as it located by numerous house holds and student housing.



02

## Property Description

Property Features

Aerial Map

Floor Plan

Parcel Map

Property Images

1201 E WALNUT

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## PROPERTY FEATURES

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NUMBER OF TENANTS	1
NET RENTABLE AREA (SF)	6,690
LAND ACRES	.44
YEAR BUILT	1911
ZONING TYPE	R-HD / PD Overlay
BUILDING CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	15+
TRAFFIC COUNTS	24,000+
NUMBER OF EGRESSSES	1
ADA COMPLIANT	No

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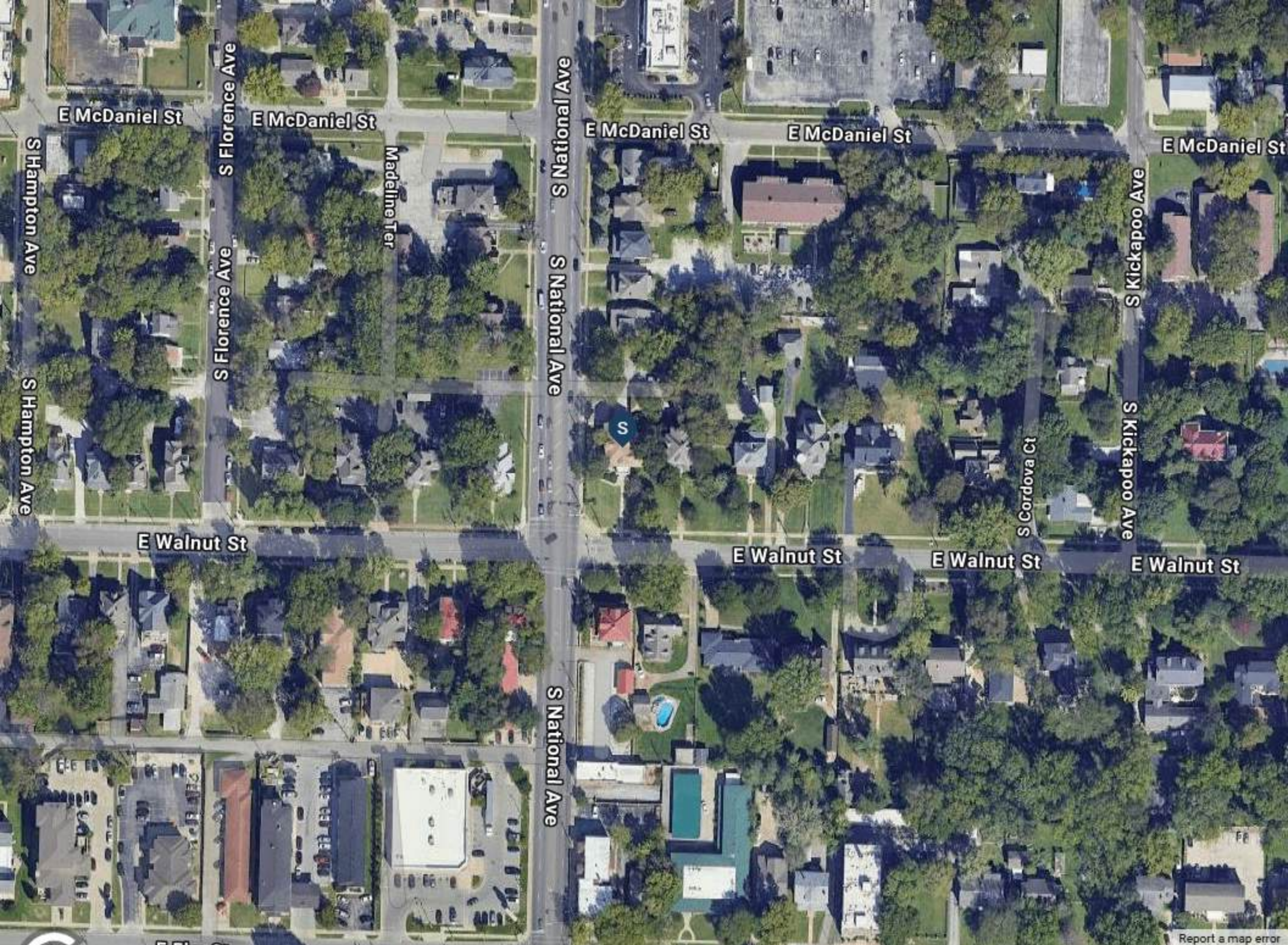
## MECHANICAL

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HVAC	Forced Air
HEAT	Gas/ Radiant

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[Report a map error](#)



FLOOR 2



FLOOR 3



FLOOR 1



FLOOR 4













03

Demographics

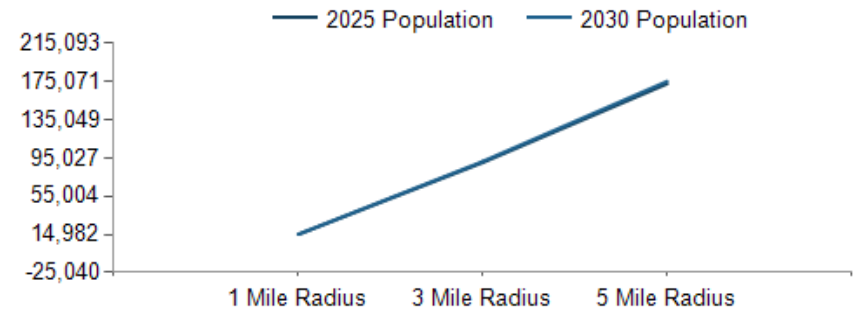
Demographics

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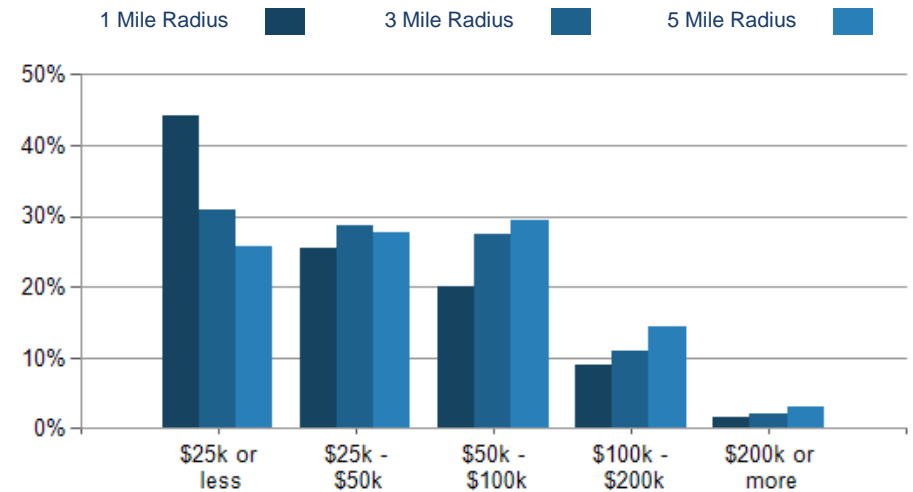
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,573	86,602	153,650
2010 Population	13,408	86,176	160,534
2025 Population	14,982	90,255	172,646
2030 Population	15,078	91,250	175,071
2025-2030: Population: Growth Rate	0.65%	1.10%	1.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,819	6,793	10,107
\$15,000-\$24,999	965	5,503	9,669
\$25,000-\$34,999	860	5,396	9,993
\$35,000-\$49,999	753	6,045	11,378
\$50,000-\$74,999	789	6,580	13,123
\$75,000-\$99,999	471	4,374	9,466
\$100,000-\$149,999	406	3,432	8,052
\$150,000-\$199,999	156	971	2,966
\$200,000 or greater	96	873	2,376
Median HH Income	\$28,607	\$39,553	\$45,698
Average HH Income	\$46,345	\$57,282	\$65,656

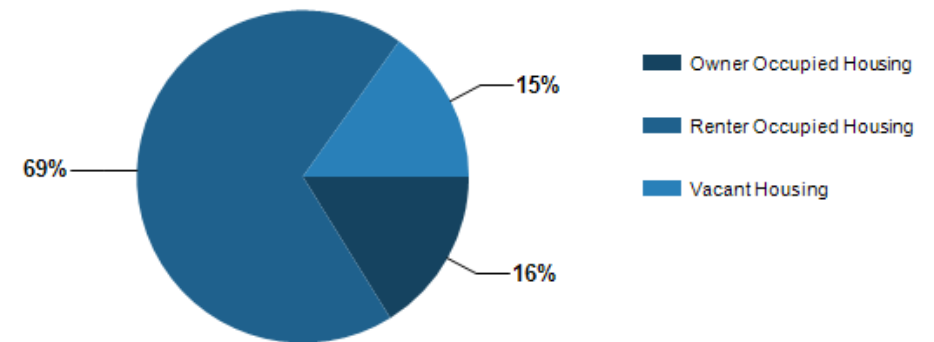
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,586	39,936	70,007
2010 Total Households	4,858	36,450	69,368
2025 Total Households	6,315	39,966	77,130
2030 Total Households	6,473	41,067	79,494
2025 Average Household Size	1.74	2.09	2.12
2025-2030: Households: Growth Rate	2.50%	2.70%	3.05%



2025 Household Income

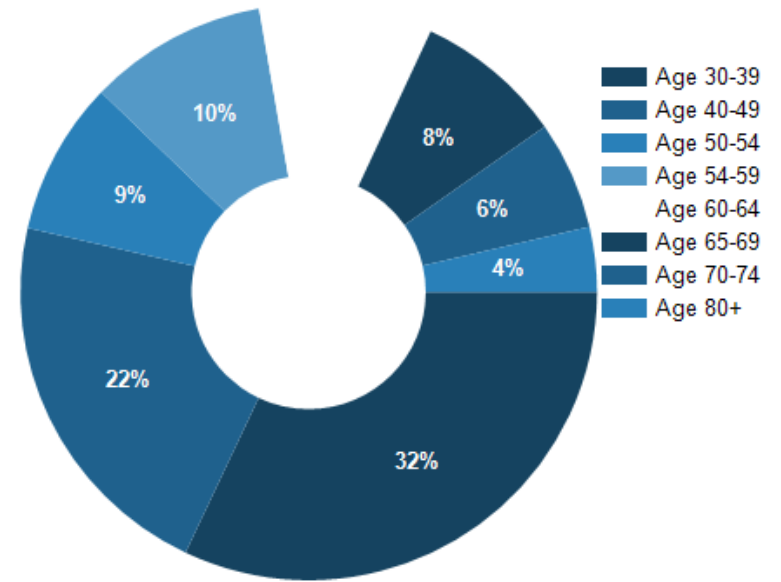


2025 Own vs. Rent - 1 Mile Radius

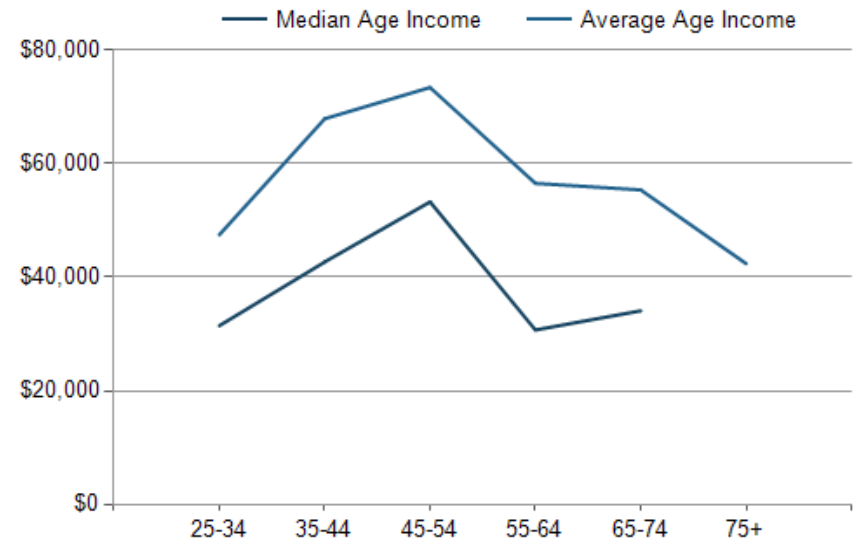


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	758	7,269	13,163
2025 Population Age 35-39	593	5,839	11,065
2025 Population Age 40-44	487	5,083	10,115
2025 Population Age 45-49	422	4,400	8,769
2025 Population Age 50-54	364	4,273	8,717
2025 Population Age 55-59	423	4,424	8,874
2025 Population Age 60-64	410	4,729	9,613
2025 Population Age 65-69	350	3,975	8,797
2025 Population Age 70-74	257	3,045	7,268
2025 Population Age 75-79	154	2,079	5,652
2025 Population Age 80-84	83	1,320	3,884
2025 Population Age 85+	90	1,314	4,228
2025 Population Age 18+	13,698	74,788	142,060
2025 Median Age	23	32	35
2030 Median Age	23	34	37



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$31,444	\$42,597	\$46,380
Average Household Income 25-34	\$47,459	\$58,189	\$62,147
Median Household Income 35-44	\$42,675	\$51,466	\$59,486
Average Household Income 35-44	\$67,906	\$69,534	\$79,630
Median Household Income 45-54	\$53,270	\$52,080	\$60,195
Average Household Income 45-54	\$73,422	\$69,028	\$81,544
Median Household Income 55-64	\$30,690	\$40,121	\$50,284
Average Household Income 55-64	\$56,533	\$59,322	\$72,405
Median Household Income 65-74	\$34,072	\$37,956	\$44,572
Average Household Income 65-74	\$55,374	\$55,992	\$64,739
Average Household Income 75+	\$42,382	\$49,361	\$53,323







Adam Graddy

Adam started his career in real estate with the idea that trust, communication, and honesty are the foundation for any successful and professional relationship. Since he began serving his community in late 2003, his real estate team has since helped over 4,100 families purchase and sell their properties here in Springfield, Missouri. A high-touch realtor known for his extensive market knowledge and his unmatched devotion to clients, Adam's success is based almost exclusively on positive referrals. He recognizes and values the trust his clients place in his team and he strives every day to exceed their expectations. He has built his business through successfully maintaining over 60 percent referrals from satisfied clients by working tirelessly on their behalf and always offering them candid advice.

Throughout his journey, Adam has trained and helped over 50 Missouri Licensed Real Estate Agents to embrace real estate as a full-time career, experience ranging from six months to 18 years. He has owned and managed his own real estate company and has a great appreciation for the work that it takes to be successful in the real estate industry. Graddy Real Estate has been a leading top producer for over 15 years consistently ranking in the top 1% of all Keller Williams Teams in the Greater Heartland 5 State Region. His team has also been awarded the Keller Williams International #1 Team for Volume Closed in 2016 and again in 2017.

Adam has served the community on several boards over the past decade. He has served on the Big Brothers Big Sisters Board of Directors from 2012-2017, Dickerson Park Zoo from 2012-2017, and The Think Big foundation Board from 2018 to present. Adam volunteers each year through several organizations and donates to many organizations each year as well.

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