



RESTAURANT/BAR/EVENT SPACE AVAILABLE IN DOWNTOWN SPRINGFIELD

314 S PATTON
SPRINGFIELD, MO 65806

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Property Summary



PROPERTY OVERVIEW

We are pleased to offer you this Downtown Restaurant Space.

This building features the old time feel of most buildings in Downtown Springfield while also features lots of modern amenities making this a great restaurant and event venue. The building features original wood floors, exposed brick, and 3 stories of space. Parking is available across the street and a brick road runs out front. The building exterior features exposed brick and stone. Outdoor seating is available on the ground level as well as a large balcony accessible from the top floor. The building also features modern lighting, an Elevator, and a TPO roof. This building is also handicap accessible.

Every floor features a bar, restrooms, and dining space. The Basement features a private dining room and a 2 story ceiling with a balcony from the 1st floor. The kitchen features a walk-in freezer/cooler and is located on the basement and 1st floors. The top floor features a large open floor plan perfect for dining area or event space. Office space is also available on the 1st and 2nd floors.

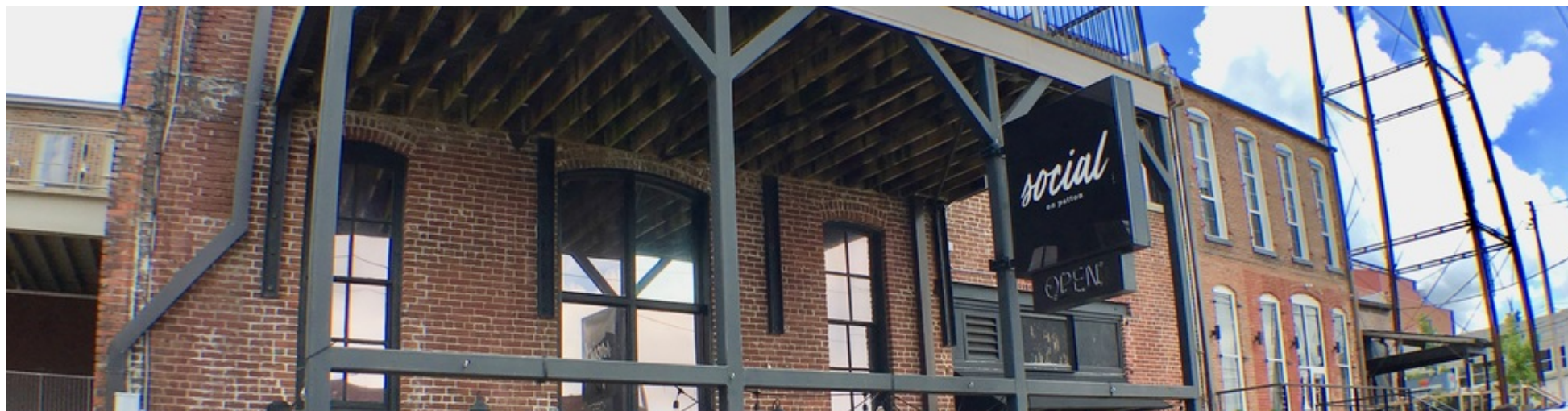
Please feel free to contact Jeff Childs to schedule a showing today.

LOCATION OVERVIEW

This property is located in the Downtown Area of Springfield, Missouri. Property features nearby access to 4 large universities: Missouri State University, Drury University, Evangel University, and Ozark's Technical Community College. The Downtown Area features lots of restaurants and retail that are walking distance from the subject property, offering lots of foot traffic, visibility, and easy access. A few nearby businesses include Norman's Bridal, the Patton Alley Pub, and Great Southern Bank. The Downtown Square is only a 5 minute walk from this location. This property is also zoned as Central City Zoning, which offers a variety of uses and creates limitless possibilities.

Table Text	\$1,350,000
Building Size:	±15,000 SF
Zoning:	CC-Center City

Interior Description



BASEMENT DESCRIPTION

- ±3,000 SF
- Outdoor Seating
- Private Dining Room
- 2 story ceiling with Balcony over dining area
- Handicap Restroom
- Bar constructed from Bricks from the original road on McDaniel
- Walk in cooler/Freezer
- Basement Storage Available

1ST FLOOR DESCRIPTION

- ±6,000 SF
- Large Dining Area
- Bar with a rolling ladder
- Balcony over Basement Dining
- Mens & Womens Restrooms
- Office Area
- Large Kitchen
- Lockable Safe original with the building

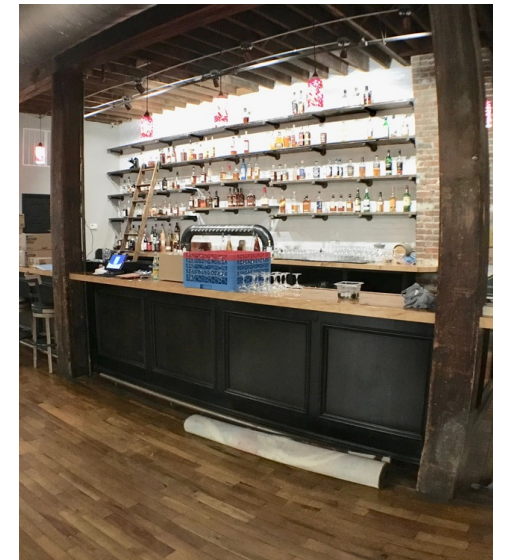
2ND FLOOR DESCRIPTION

- ±6,000 SF
- Large Open Floor Plan perfect for Event Space or Dining Area
- Bar
- Office Area
- Mens & Womens Restrooms
- Access to Exterior Balcony

Basement Photos



1st Floor Photos



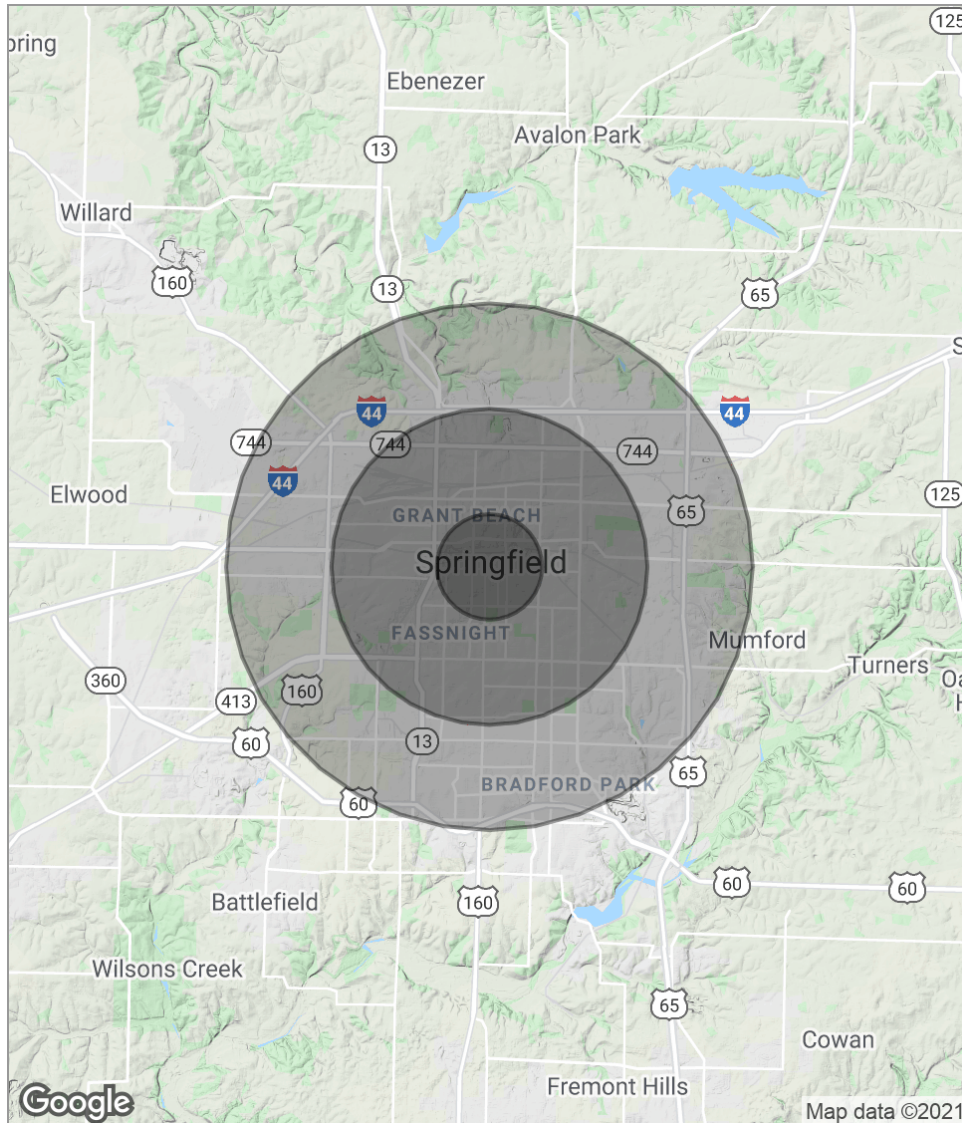
2nd Floor Photos



Retailer Map



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,987	91,868	180,574
Median age	26.0	31.1	34.2
Median age (Male)	26.6	30.3	33.0
Median age (Female)	25.6	32.2	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,205	38,349	78,801
# of persons per HH	2.6	2.4	2.3
Average HH income	\$27,478	\$37,657	\$41,842
Average house value	\$120,500	\$116,357	\$118,079

* Demographic data derived from 2010 US Census

Advisor Bio & Contact

JEFF CHILDS, SIOR, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 25 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); International Council of Shopping Centers (ICSC); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves as past chairman of the Springfield Area Chamber of Commerce, former chair on the board for City Utilities of Springfield, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

MEMBERSHIPS & AFFILIATIONS

Society of Industrial and Office REALTORS (SIOR) / Certified Commercial Investment Member (CCIM) / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / 2019 Chairman for Springfield Chamber of Commerce / Former Board Member Springfield Convention & Visitors Bureau, Inc / Local Issues Public Policy Task Force - Past Chairman / Development Issues Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

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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.