

# 471 S A St

471 S A St, Springfield, OR 97477



Presented By:  
Windermere Real Estate Lane County



# 471 S A St

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## Property Details

Prime Retail Corridor Space currently configured with restaurant & bar.  
Full equipment with kitchen hood, flat grill, four burner grill and appliance.  
Zoned Community Commercial: Almost every commercial use including a Convenience Store, Market, Deli and more.  
Flexible Space can be divided: Suite A - 1,994 Sq Ft, Suite B - 1,565 Sq Ft  
Excellent Frontage with High Traffic Counts and 36 parking spots.  
Near from the Springfield EMX Bus Station.  
Pylon Signage with ample exposure.  
Co-Tenants: Dutch Brothers, Metro by T-Mobile, Bakery Outlet

**Price: \$15.00 /SF/YR**

- Turn Key Restaurant & Bar/Can be used for any retailers.
- Can be a deli, market, convenience store and more.
- Near from the EMX Bus Station
- Excellent Frontage with Pylon Signage
- Can be divided: Suite A - 1,994 SF, Suite B - 1,565 SF
- Ample Parking Space

View the full listing here: <https://www.loopnet.com/Listing/471-S-A-St-Springfield-OR/38582705/>

Rental Rate:	\$15.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	3,559 SF
Year Built:	2005
Walk Score ®:	91 (Walker's Paradise)
Transit Score ®:	46 (Some Transit)
Rental Rate Mo:	\$1.25 /SF/MO

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## Listing space

1st Floor	Space Available:	3,559 SF
	Rental Rate:	\$15.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	Negotiable

Prime retail corridor space currently configured as a restaurant & bar. Full kitchen and bar equipment including exhaust hood with a plat grill & four burner gas grill with approx. 90 seating.Zoned Community Commercial, this space can be for almost every commercial use including a deli, convenience store and more.Can be divided: Suite A - 1,994 Sf. Suite B - 1,565 Sf.High traffic count with 36 parking spots.Monument signage with ample exposure.Excellent road frontage with South A Street.Near from the Springfield EMX Bus Station.Co-Tenants: Dutch Brothers, Bakery Outlet, Metro by T Mobile

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bakery Outlet	-	
Dutch Brothers	-	
Metro by T Mobile	-	

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## Location



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## Property Photos



471 S A St - Front View 4



471 S A - Front View 1

# 471 S A St

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## Property Photos



471 S A St - Front View 5



Other

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## Property Photos



471 S A - Dining Hall



471 S A - Dining Hall 1

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## Property Photos



471 S A - Kitchen Hood & Grill



471 S A - Kitchen Appliance

# 471 S A St

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## Property Photos



471 S A - Private Room



471 S A - Bar Area 2

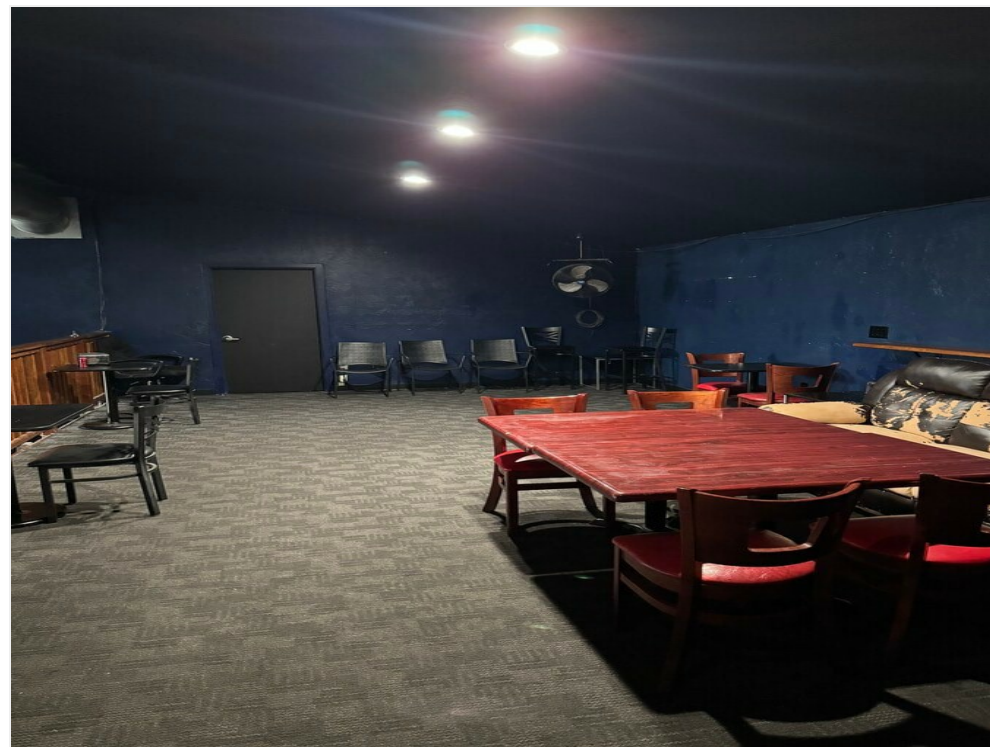
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## Property Photos



471 S A - Bar Area 1



471 S A - Mezzanin

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## Property Photos



471 S A - Storage



471 S A - Restroom

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## Property Photos



471 S A St - Sign

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