

FOR SALE

01

117 S CENTENNIAL AVE. NEVADA, MO 64772
**FREESTANDING
RESTAURANT | ± 2.15 AC**

REECE COMMERCIAL REAL ESTATE

For More Information:

SAM R. CRAFT

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THE OFFICE OF
**SAM R.
CRAFT**
REECE COMMERCIAL INC.



OFFERING OVERVIEW

Offering Price:	\$533,000
SF:	± 3,528
Price/SF:	\$151.08
Land Area:	± 2.15 AC ± 93,523 SF
Zoning:	C-3
Year Built:	1960 Renovated 2022
Taxes:	\$4,604
County:	Vernon

PROPERTY DESCRIPTION

Now available, as an exclusive offering, is this ± 3,528 SF freestanding restaurant building with plenty of excess ground. Total site area is ± 2.15 AC zoned C-3, and sits adjacent to signalized Centennial Avenue and Austin Boulevard Intersection - Nevada's main thoroughfare. Centennial Avenue directly connects to MO-HWY 54 and offers direct on-ramps to both northbound and southbound Interstate 49. The building is equipped with covered outdoor dining space, walk-in cooler & other FF&E.

HIGHLIGHTS

- AADT (Centennial Ave.): 5,722
- Connectivity to Kansas City, MO, Joplin, MO, Fort Scott, KS
- Steady Employment Hub in Medical (Nevada Regional Medical Center) & Manufacturing (3-M)
- Three Points of Ingress/Egress



**SAM R.
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3626 S. Campbell Ave. Springfield, MO 65807

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05

5,722

SITE

14,337

DEMOGRAPHICS

POPULATION

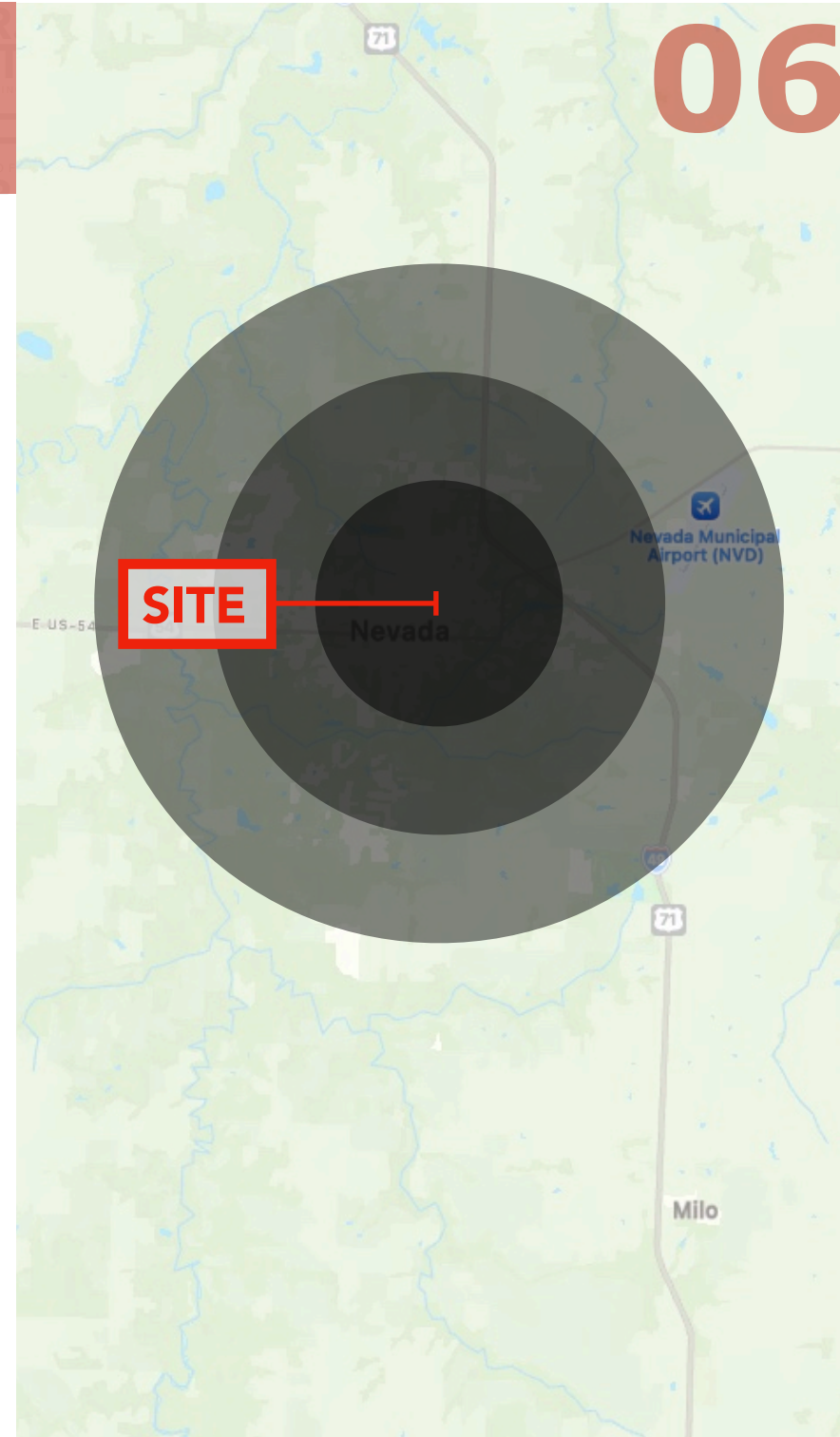
	2 MILES	5 MILES	10 MILES
Total Population	8,252	11,789	14,745
Median Age	37.2	38.7	39.5
Annual Growth (2025-2030)	-0.4%	-0.3%	-0.4%
Bachelor's Degree or Higher	20%	21%	20%

HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
Average Household Income	\$58,669	\$66,069	\$67,252
Total Households	3,340	4,684	5,835
Average Household Size	2.2	2.3	2.4
Consumer Spending	\$78.5M	\$122.1M	\$157.1M

CoStar Data

06



INTERSTATE 49 CONNECTIVITY

KC MO

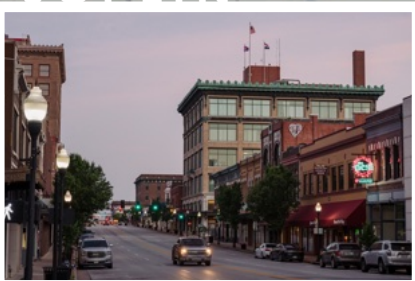


07

SPRINGFIELD



JOPLIN



SITE

BROKER BIOGRAPHY



SAM R. CRAFT

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BACKGROUND

Sam Craft is a detail-oriented commercial real estate practitioner serving Missouri. He has successfully advised on acquisitions and dispositions across multiple asset classes, with a growing emphasis on development-oriented land opportunities.

Sam differentiates himself through a strong command of due diligence, financial analysis, and land-use evaluation. His skill set includes Geographic Information System(GIS)-based analysis, entitlement and land-use planning support, contract structuring, and underwriting that helps clients understand both risk and upside before capital is committed. Clients rely on him not only to transact, but to think critically in real estate decisions through feasibility, tax-efficient dispositions, and long-term value.

With a B.S. in Natural Resources from Missouri State University, Sam brings a unique analytical lens to real estate—integrating soil, water, biomass, and environmental considerations into the advisory process. This background allows him to add meaningful insight for landowners, developers, agricultural producers, and investors navigating land-intensive decisions.

He has continued his educational pursuits by way of Certified Commercial Investment Member (CCIM) Institute and aims to become one of Missouri's only practicing professionals holding both CCIM & ALC (Accredited Land Consultant) designations.

EDUCATION

Missouri State University - B.S.
CCIM Institute

