

1075–1139 E. Commercial St

Springfield, MO 65803 | Retail / Mixed-Use Investment

★ Springfield Opportunity Zone

\$2,200,000

ASKING PRICE

Corner of National Ave. & Commercial St. | Springfield, MO

High-visibility corner location · 3.2 Acres · 44,520 SF · 10 Units (Divisible to 13) · HC Zoning

44,520

SQUARE FEET

3.2 AC

LAND AREA

31,000

VEHICLES / DAY

10–13

LEASABLE UNITS

PROPERTY DETAILS

A rare opportunity to acquire a center at one of Springfield's major centers at the corner of National Avenue & Commercial St. The 44,520 SF property on 3.2 acres (divisible to 13), seven of which are currently vacant, offers three vacant spaces representing significant investment potential.

Previously anchored by a grocery store, the property is surrounded by strong neighborhood density, major transportation routes, and a daily traffic volume of ~31,000 vehicles. The property is located in the Springfield Opportunity Zone, providing significant capital gains tax deferral opportunities.

Address	1075–1139 E. Commercial St Springfield, MO 65803
Building Size	44,520 SF ±
Land Area	3.2 Acres
Unit Count	10 Units (Divisible to 13)
Zoning	HC — Highway Commercial
Parking	Paved Surface Lot
Roof	TPO — Low Maintenance
Lease Type	Modified Gross
Traffic Count	~31,000 Vehicles/Day
Opportunity Zone	Yes — Springfield Designated

INVESTMENT HIGHLIGHTS

Prime High-Traffic Location

Corner of National Ave. & Commercial St. with ~31,000 vehicles/day — one of Springfield's primary commercial corridors ensuring consistent consumer exposure.

Opportunity Zone — Tax Benefits

Qualified Opportunity Fund investors can defer and potentially reduce capital gains taxes. Highly attractive for 1031 exchange buyers and institutional investors.

Value-Add Through Lease-Up

Three vacant units (1075, 1091 & 1117) totaling 24,450 SF offer significant upside. Full lease-up drives the pro forma cap rate to 10.9% at stabilization.

Flexible Unit Configuration

10-unit layout is divisible to 13 units, enabling a new owner to attract smaller tenants, increase per-SF rents, and diversify the tenant mix.

RECENT CAPITAL IMPROVEMENTS — \$150,000+ INVESTED

<p>Unit 1135 \$150,000+ — new lighting, heaters, fire suppression system, ADA bathroom (Nov 2025)</p>	<p>Unit 1115 New doorway, all electrical, lighting, HVAC, ceiling, and paint</p>	<p>Unit 1109 New ceiling, lighting, carpet, and ductwork</p>
<p>Units 1079–83 New toilets, firewall, plumbing, glass, and doors</p>	<p>Unit 1139 New HVAC system</p>	<p>Entire Property New high-tech security system installed Nov 2025</p>

All information herein is from sources deemed reliable but is not guaranteed. Prospective purchasers are advised to conduct independent due diligence prior to any purchase decision. This flyer does not constitute an offer to sell or a binding contract.

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COMMERCIAL

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