

RESTAURANT FOR SALE SALE PRICE: \$425,000



**1730 E
Republic Rd Ste A**
Springfield, MO 65804





Please call **Ron or Mark** to learn more and schedule a tour.

KRAMER COMMERCIAL REALTY, LLC

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BUSINESS SUMMARY



BUSINESS SUMMARY

An exceptional turnkey restaurant is now available for sale, offering the unique opportunity to acquire the Sugarfire Franchise along with it (subject to franchise approval if retaining the brand). The establishment underwent a comprehensive build-out in 2019, entailing an investment exceeding one million dollars. This investment included top-tier furniture, fixtures, and equipment. Notably, the build-out was finalized, and the restaurant commenced operations three months before the onset of the Covid-19 shutdown, ensuring that all components remain in excellent condition.

Ideal for a hands-on owner/operator, this space holds the potential for sales and brand growth through strategic initiatives like extending operating hours, implementing advertising campaigns, and expanding the catering business. The current owners are absentee, residing three hours away. This presents an enticing opportunity for a buyer to leverage hands-on management and enhanced operational involvement, unlocking new possibilities for growth and success.

This versatile location accommodates a multitude of restaurant concepts and users, and the transition away from the Sugarfire brand is entirely possible. New signage and the restaurant would be ready to open for any use!



100+ seat restaurant with beautiful patio



Acquire an award-winning barbecue franchise*

Subject to franchise approval*



Opportunity to create a unique restaurant in a thriving market



This location has achieved high sales days of \$10,000!



**1730 E
REPUBLIC RD STE A
SPRINGFIELD, MO 65804**

PROPERTY DESCRIPTION



4,071 SF



Monthly Rent \$6,551.83, Plus
NNN



Brand-new build out in 2019,
over \$1 Million spent
*(Some Personal Items not
included in sale)*



Possible Sugarfire franchise
opportunity available (signs not
included if buyer is not opening as
Sugarfire)



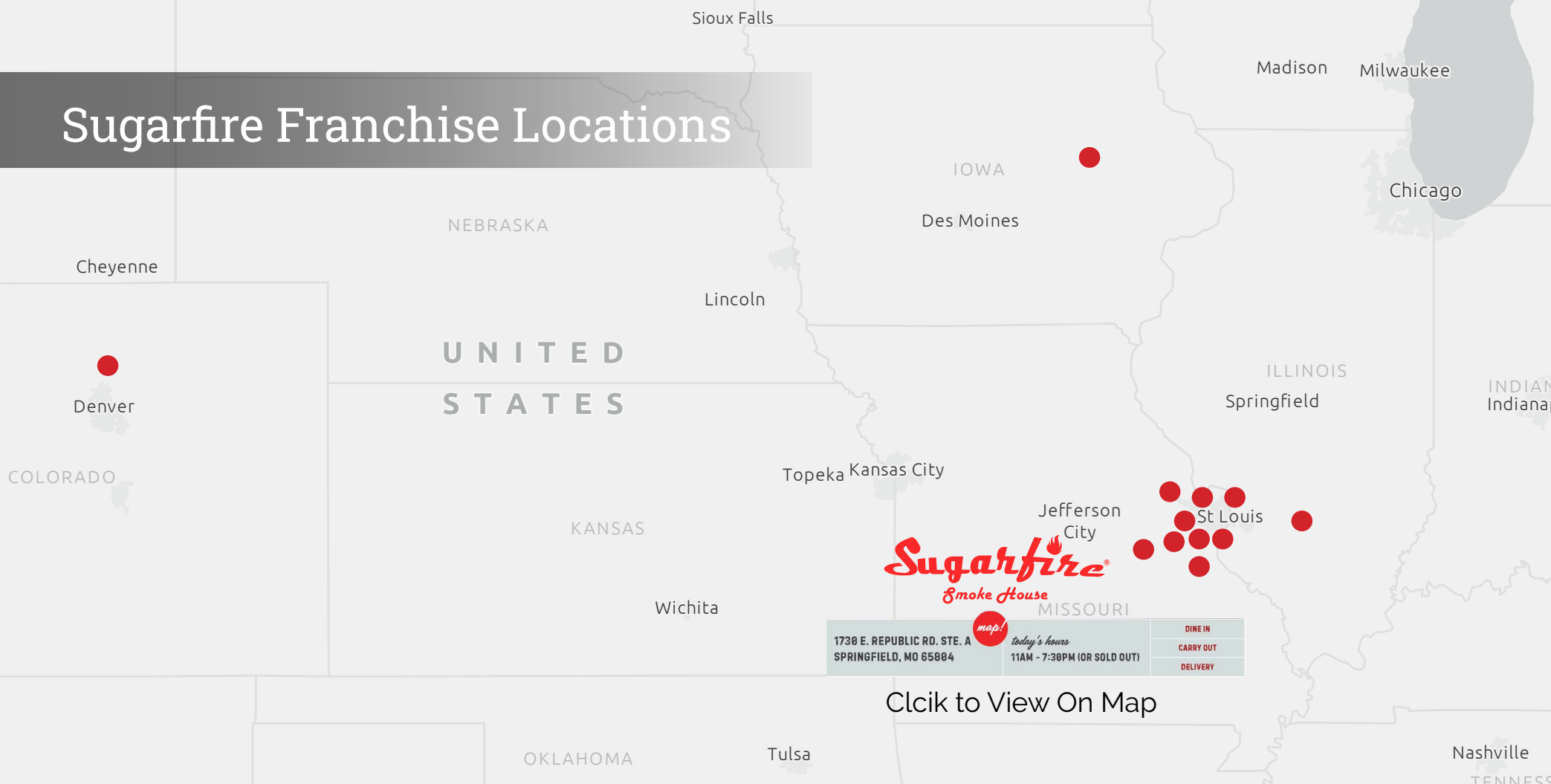
All FF&E included in sale



Brand-new build out in 2019, over \$1 Million spent



Sugarfire Franchise Locations



Sugarfire
Smoke House

1730 E. REPUBLIC RD. STE. A
SPRINGFIELD, MO 65804

map! today's hours
11AM - 7:30PM (OR SOLD OUT)

DINE IN
CARRY OUT
DELIVERY

Click to View On Map

An Exciting Option To Acquire An Acclaimed BBQ Franchise!



Missouri

- MO - Springfield
- MO - Olivette
- MO - St. Charles
- MO - Winghaven
- MO - Arnold
- MO - Valley Park
- MO - Washington
- MO - Wentzville
- MO - Farmington
- MO - Downtown STL

Illinois

- IL - O'Fallon

Iowa

- IA - Cedar Rapids

Colorado

- CO - Westminster

Aerial Map



Area Information



3rd Largest City

Springfield is the third largest city in the state of Missouri with a population of 169,176 according to the 2020 census.



15,000 VPD

Restaurant is located off E Republic Rd, with 15,000 cars a day, between the intersection of National and Republic Road and the intersection for James River Freeway.



Excellent Market

Springfield's economy is based on health care, manufacturing, retail, education, and tourism.



Notable Attractions

Springfield is home to attractions both large and small: from the world-famous Bass Pro Shops Outdoor World, the Wonders of Wildlife and the Aquarium.

MARKET OVERVIEW



Missouri
State

Market Overview

SPRINGFIELD, MO

Located in scenic southwest Missouri, Springfield is home to a metro population of more than 450,000, encompassing five counties: Greene, Christian, Webster, Polk, and Dallas." A "big, small town," Springfield offers a great blend of fascinating attractions, historical treasures, sports excitement and cultural and leisure activities in a welcoming environment.

Through the Springfield-Greene County Park Board, the city offers 102 parks and Ozarks Greenways, a linear trail system that integrates with the city's growing on-street bike route system. Springfield also boasts an airport; an art museum; a zoo; a professional tennis team; a minor-league baseball team and is home to Bass Pro Shops and Johnny Morris' Wonders of Wildlife Museum & Aquarium, Missouri State University, Drury and Evangel universities, Ozarks Technical Community College and two nationally recognized Top 100 Integrated Health Systems.

Springfield Public Schools is Missouri's largest fully accredited school district. More than 24,000 students attend 36 elementary schools, an intermediate school (grades 5-6), nine middle schools, five high schools, Phelps Center for Gifted Education and an Early Childhood Center. Casual dining, upscale bars and restaurants, great shopping, art galleries, and a public art and sculpture tour make Springfield a great place to live and visit.



The original and largest of the Bass Pro Shops®. Almost 500,000 square feet dedicated to the beauty of the outdoors. Waterfalls, aquariums, firing range, TRACKER® boat showroom, Hemingway's Blue Water Café and more. Shop from a large selection of outdoor gear and visit the NRA® Museum and Archery Hall of Fame.

Market Overview

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	8,215	68,258	150,439
2020 Estimate	8,488	72,485	169,634
2025 Projection	8,629	74,371	175,109
Growth: 2010 to 2020	3.32%	6.19%	6.78%
Growth: 2010 to 2025	1.66%	2.60%	2.79%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	4,109	31,140	65,152
2020 Estimate	4,382	33,546	70,337
2025 Projection	4,502	34,575	72,538
Growth: 2010 to 2020	6.64%	7.73%	7.96%
Growth: 2010 to 2025	2.74%	3.07%	3.13%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Average HH Income	\$59,233	\$72,497	\$68,581

CORP. HQ IN SPRINGFIELD, MO

Springfield's economy is based on health care, manufacturing, retail, education, and tourism. With a Gross Metropolitan Product of \$13.66 billion in 2004 and \$18.6 billion in 2016 according to missourieconomy.org. Springfield's economy makes up 6.7% of the Gross State Product of Missouri.

Total retail sales exceed \$4.1 billion annually in Springfield and \$5.8 billion in the Springfield MSA. Its largest shopping mall is Battlefield Mall. According to the Springfield Convention & Visitors Bureau, an estimated 3,000,000 overnight visitors and day-trippers annually visit the city. The city has more than 60 lodging facilities and 6,000 hotel rooms. The Convention & Visitors Bureau spends more than \$1,000,000 annually marketing the city as a travel destination.

Positronic, Bass Pro Shops, CoxHealth, BKD, Prime, Inc., Springfield ReManufacturing, and O'Reilly Auto Parts have their national head quarters in Springfield. In addition, two major American Christian denominations- General Council of the Assemblies of God in the United States of America (one of the largest of the Pentecostal denominations) and Baptist Bible Fellowship International (a fundamentalist Baptist denomination founded by J. Frank Norris)-are headquartered in the city.



Headquarters in Springfield, MO



Colleges





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Contact

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