



www.billbeall.com

## 8,153 SF FREESTANDING RESTAURANT - FOR SALE

1110 E. Battlefield Rd., Springfield, MO 65807



### HIGHLIGHTS

- 8,153 SF Freestanding Restaurant
- Zoned GR: General Retail
- Year Built: 2005
- FF&E Included
- Lot Size: 1.735 Acres / 75,576 SF
- Parking Spaces: 119
- Seating: 286
- Two Private Dining Areas
- 40' Pylon Signage
- Sales Price: \$2,200,000.00
- Located on the Medical Mile between two major medical centers.
- 1,500 Gallon Grease Trap
- High Volume Traffic Count: 19,556 (Battlefield Rd. W. of National Ave.)
- 218' E. Battlefield Frontage
- 2019 Real Estate Taxes: \$31,572.00



2921 S. National Ave., Springfield, MO 65804  
(417) 887-5535 email: beall@billbeall.com

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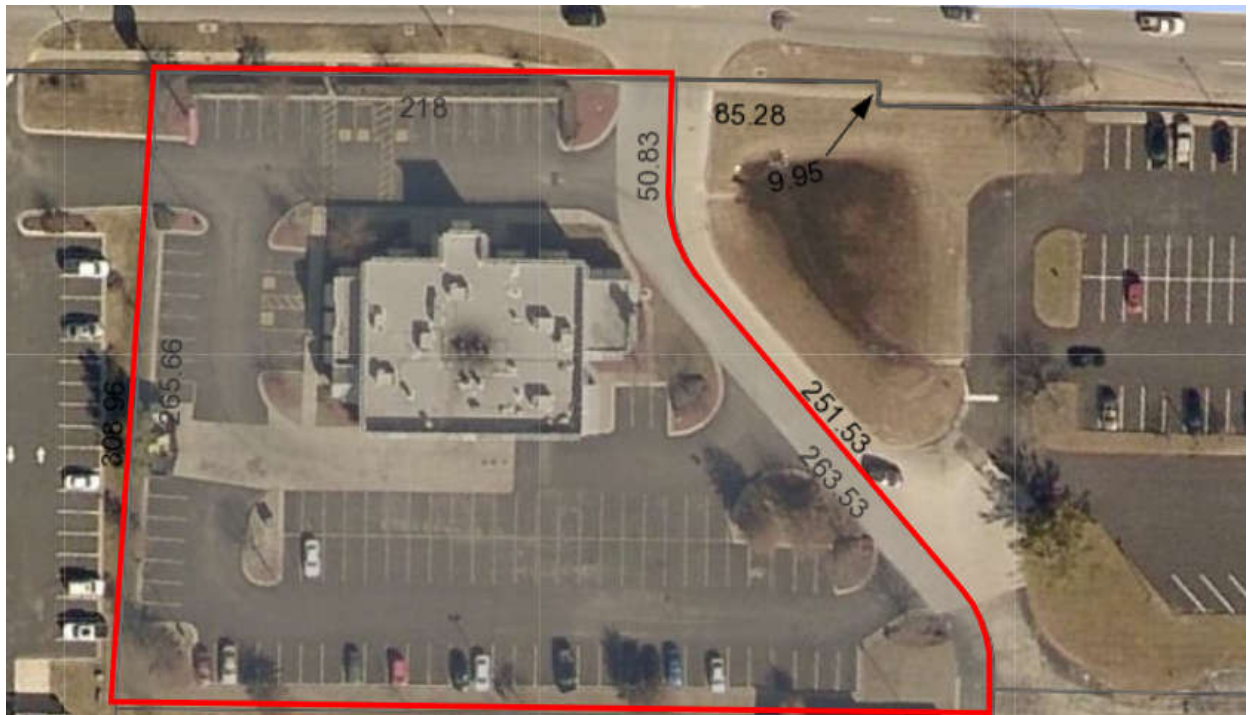
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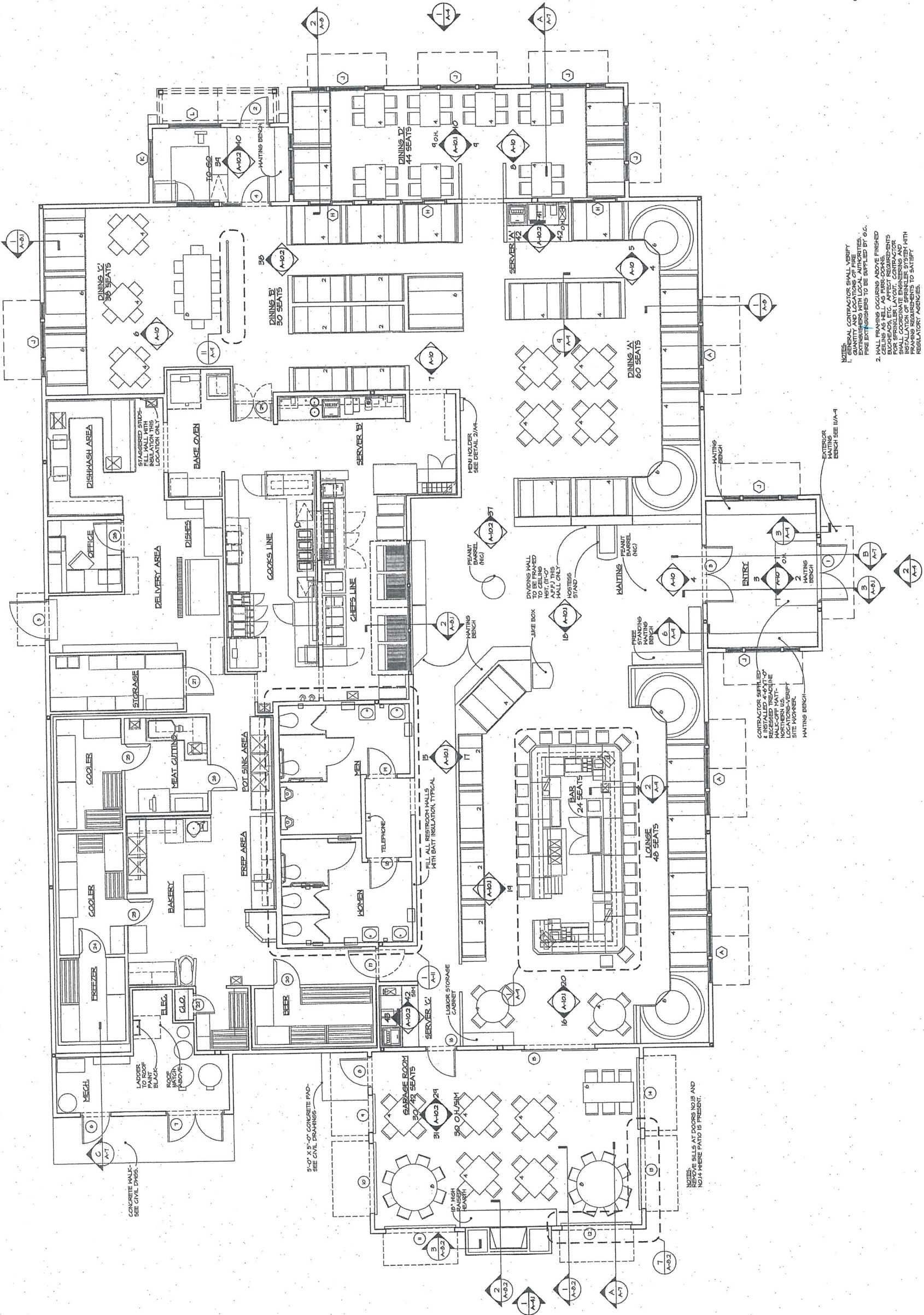


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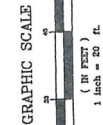
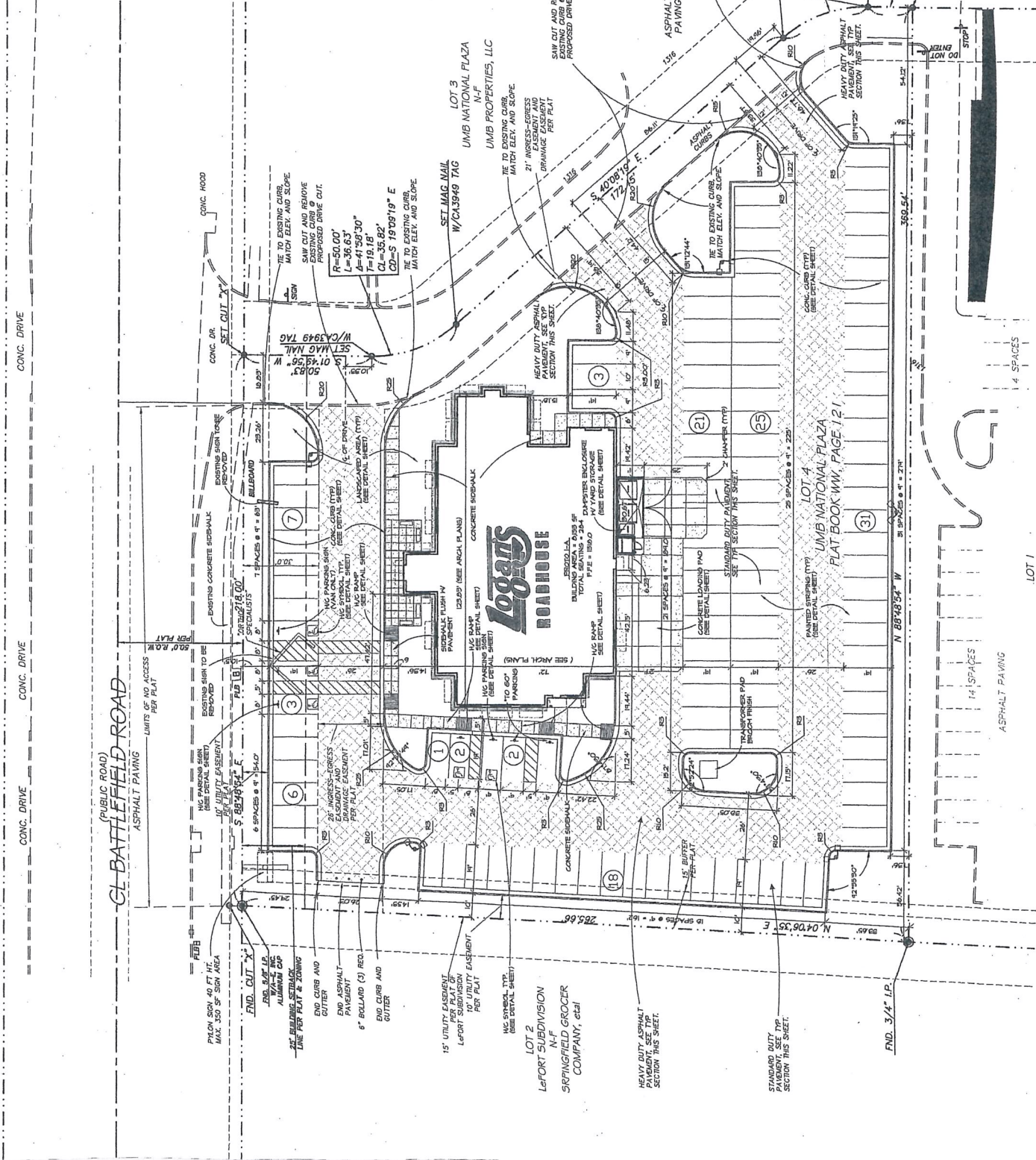
NOTES:  
1. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH LOCAL AUTHORITIES. FIRE EXTINGUISHERS TO BE SUPPLIED BY 602.  
2. WALL FRAMING OCCURRING ABOVE FINISHED FLOOR SHALL BE REMOVED AND REFRAMED FOR SPRINKLER LAYOUT. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REFRAMING REQUIREMENTS TO SATISFY REGULATORY AGENCY.

DEPICTIVE FLOOR PLAN  
SCALE: 1/4" = 1'-0"

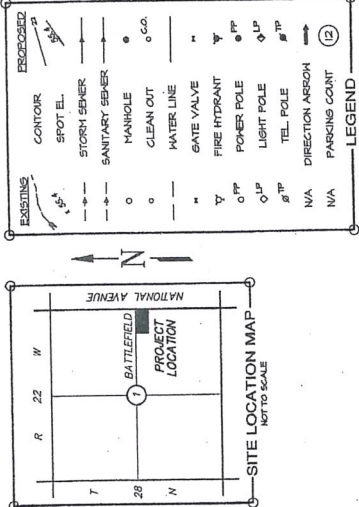


SITE CALCULATIONS

- A. PARKING REQUIREMENTS OF 40000 SQ. FT. AREA (200 SPACES OR 1 SPACE PER 200 SQ. FT.)  
TOTAL NUMBER OF SPACES REQUIRED - 115 SPACES  
TOTAL NUMBER OF SPACES PROVIDED - 114 SPACES
- B. SITE INFORMATION  
TOTAL AREA 1785 AC.  
TOTAL BUILDING AREA 1000 AC.  
TOTAL PARKING AREA 40000 SQ. FT.  
TOTAL LANDSCAPE AREA 1285 AC.  
TOTAL PAVEMENT AREA 40000 SQ. FT.  
TOTAL ASPHALT PAVING 40000 SQ. FT.  
TOTAL CONCRETE PAVING 0 SQ. FT.



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NOTES

- A. OWNER: LOGAN'S ROADHOUSE, INC.  
3011 ARMORY DRIVE  
NASHVILLE, TENNESSEE 37204  
PHONE: (615) 885-4056
- B. BOUNDARY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY BY:  
MR. JAMES H. HARRIS, P.E., S.E.  
100 N.E. 9th Street, Oklahoma City, OK 73104 Telephone: (405) 840-1044  
DATED: 11/10 FAX: (405) 840-1116
- C. TOTAL AREA OF SITE: 1785 ACRES
- D. PARKING SUMMARY:  
114 PARKING SPACES FOR CARS  
05 HANDICAP PARKING SPACES  
119 TOTAL PARKING SPACES
- E. BUILDING: 8159 SF SQUARE FEET
- F. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH THE SPECIFICATIONS AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
- G. PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- H. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- I. UNLESS NOTED OTHERWISE, CURB RADIUS 30'.
- J. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- K. THESE PLANS, PREPARED BY DESIGN AND ENGINEERING, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION OR TO THE SAFETY OF THE OPERATIONS OF THE FACILITY. THE CONTRACTOR SHALL PROVIDE THE SEAL OF DESIGN AND ENGINEERING'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY MATTERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATION.
- L. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING, THE DRAWING SHALL BE THE FINAL DESIGN. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- M. PARKING STRIPING SHALL BE YELLOW ASPHALT PAINT CONFORMING TO FEDERAL SPECIFICATION IT-P-16. PAINT SHALL BE APPLIED IN TWO COATS. APPLY THE FIRST COAT TO A MINIMUM THICKNESS OF 20 MILS. SECOND COAT 30 DAYS LATER TO A MINIMUM TOTAL THICKNESS OF 20 MILS.
- N. THE OWNER WILL PROVIDE A STEEL PACKAGE TO INCLUDE DMS 1000S METAL HANDRAILS, BOLLS, DAMPERS, GATES, ETC. IF THE DAMPER ENCLOSURE IS REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS STEEL SUCH AS HANDRAILS, BOLLS, DAMPERS, GATES, ETC. IF THE DAMPER ENCLOSURE IS REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS STEEL SUCH AS HANDRAILS, BOLLS, DAMPERS, GATES, ETC. IF THE DAMPER ENCLOSURE IS REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS STEEL SUCH AS HANDRAILS, BOLLS, DAMPERS, GATES, ETC. IF THE DAMPER ENCLOSURE IS REQUIRED.
- O. IF A MONUMENT SIGN IS PROPOSED, THEN THE BASE WILL BE SUPPLIED BY THE GENERAL CONTRACTOR.

DESIGN and ENGINEERING, P.C.  
Architects, Structural and Civil Engineers  
5105 WATKINS DRIVE, SUITE 200  
NASHVILLE, TENNESSEE 37204  
PHONE: (615) 701-1719 FAX: (615) 701-1718

3011 Armory Dr., Suite 300  
Nashville, Tennessee 37204  
Phone: (615) 885-4056

Logan's ROADHOUSE

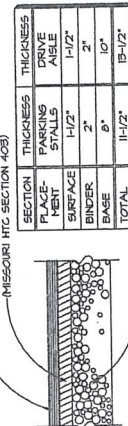
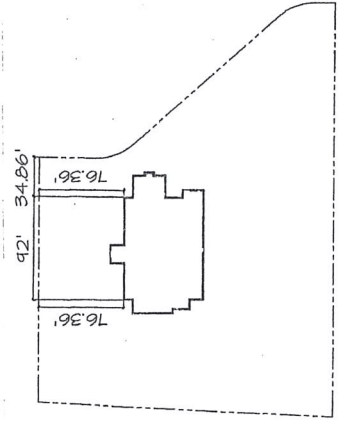
Location:  
BATTLEFIELD RD  
SPRINGFIELD MO

Job Number:  
400402/MLD

Revisions:

SIX PLAN  
APRIL 25, 2005  
PHOTO 1-BUILDING

BUILDING STAKEOUT PLAN



PAVING DETAIL

SCALE: NONE

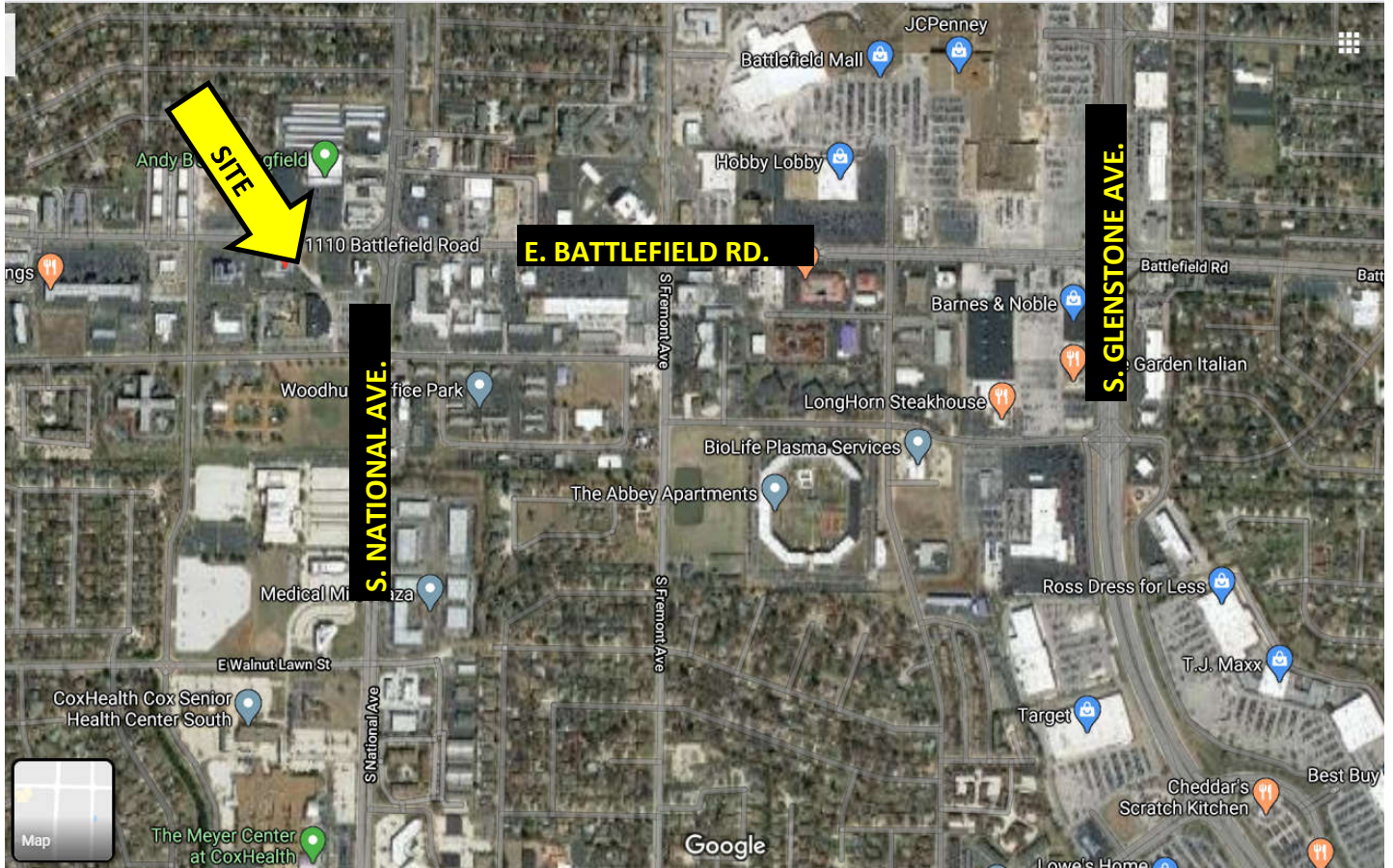


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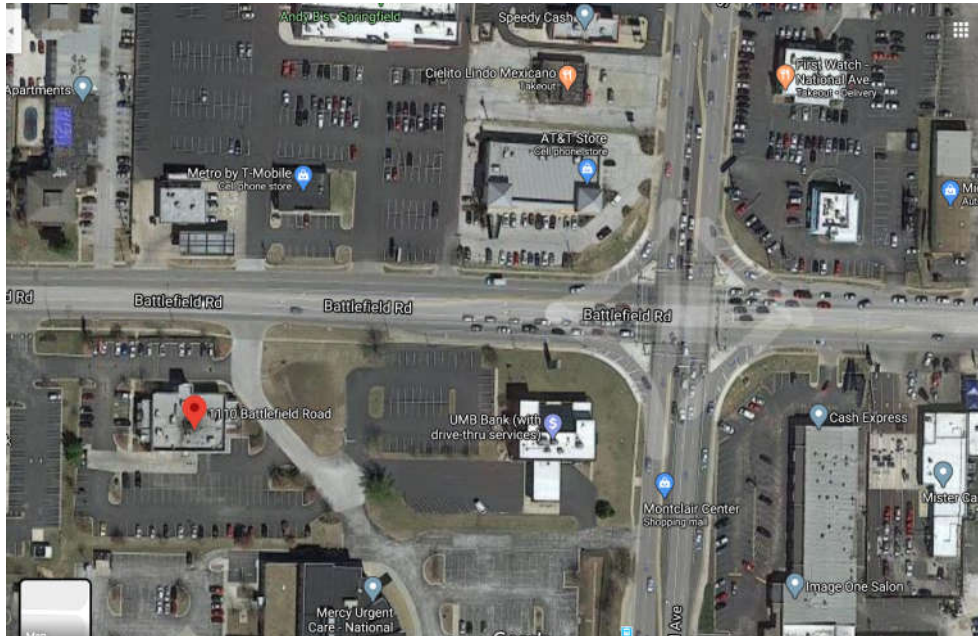
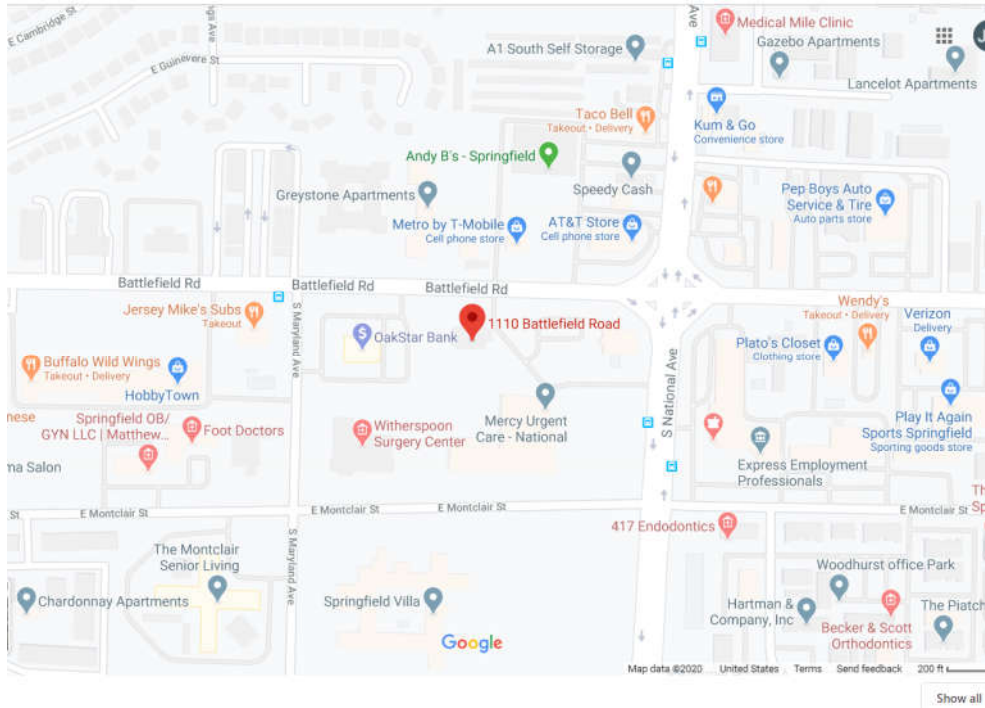
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## Demographic and Income Profile

1110 E Battlefield Rd, Springfield, Missouri, 65807  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 37.15960  
Longitude: -93.27928

Summary	Census 2010	2020	2025				
Population	9,596	10,067	10,343				
Households	4,767	5,005	5,155				
Families	2,124	2,166	2,209				
Average Household Size	1.94	1.94	1.94				
Owner Occupied Housing Units	2,031	1,952	2,037				
Renter Occupied Housing Units	2,736	3,053	3,117				
Median Age	40.0	42.0	44.0				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	0.54%	0.44%	0.72%				
Households	0.59%	0.46%	0.72%				
Families	0.39%	0.38%	0.64%				
Owner HHs	0.86%	0.45%	0.72%				
Median Household Income	0.84%	1.26%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
	<\$15,000	833	16.6%	779	15.1%		
	\$15,000 - \$24,999	600	12.0%	588	11.4%		
	\$25,000 - \$34,999	785	15.7%	791	15.3%		
	\$35,000 - \$49,999	929	18.6%	976	18.9%		
	\$50,000 - \$74,999	905	18.1%	971	18.8%		
	\$75,000 - \$99,999	485	9.7%	533	10.3%		
	\$100,000 - \$149,999	337	6.7%	377	7.3%		
	\$150,000 - \$199,999	78	1.6%	81	1.6%		
\$200,000+	53	1.1%	59	1.1%			
Median Household Income	\$38,477		\$40,119				
Average Household Income	\$50,732		\$54,663				
Per Capita Income	\$25,402		\$27,418				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	492	5.1%	458	4.5%	465	4.5%
	5 - 9	375	3.9%	403	4.0%	401	3.9%
	10 - 14	328	3.4%	382	3.8%	396	3.8%
	15 - 19	486	5.1%	406	4.0%	457	4.4%
	20 - 24	1,192	12.4%	780	7.7%	760	7.3%
	25 - 34	1,454	15.2%	1,830	18.2%	1,463	14.1%
	35 - 44	890	9.3%	1,021	10.1%	1,342	13.0%
	45 - 54	995	10.4%	834	8.3%	831	8.0%
	55 - 64	1,007	10.5%	1,143	11.4%	1,022	9.9%
	65 - 74	860	9.0%	1,143	11.4%	1,335	12.9%
	75 - 84	872	9.1%	903	9.0%	1,064	10.3%
	85+	645	6.7%	765	7.6%	808	7.8%
Race and Ethnicity	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	8,525	88.9%	8,662	86.1%	8,708	84.2%
	Black Alone	335	3.5%	407	4.0%	455	4.4%
	American Indian Alone	46	0.5%	50	0.5%	52	0.5%
	Asian Alone	259	2.7%	377	3.7%	453	4.4%
	Pacific Islander Alone	13	0.1%	13	0.1%	14	0.1%
	Some Other Race Alone	154	1.6%	210	2.1%	250	2.4%
	Two or More Races	262	2.7%	347	3.4%	410	4.0%
	Hispanic Origin (Any Race)	387	4.0%	533	5.3%	638	6.2%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020



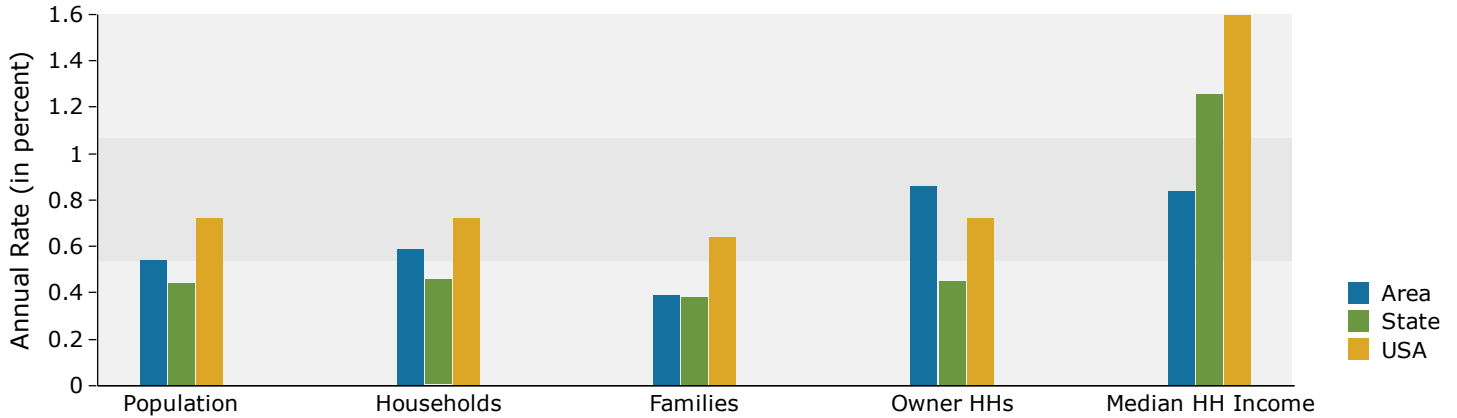


## Demographic and Income Profile

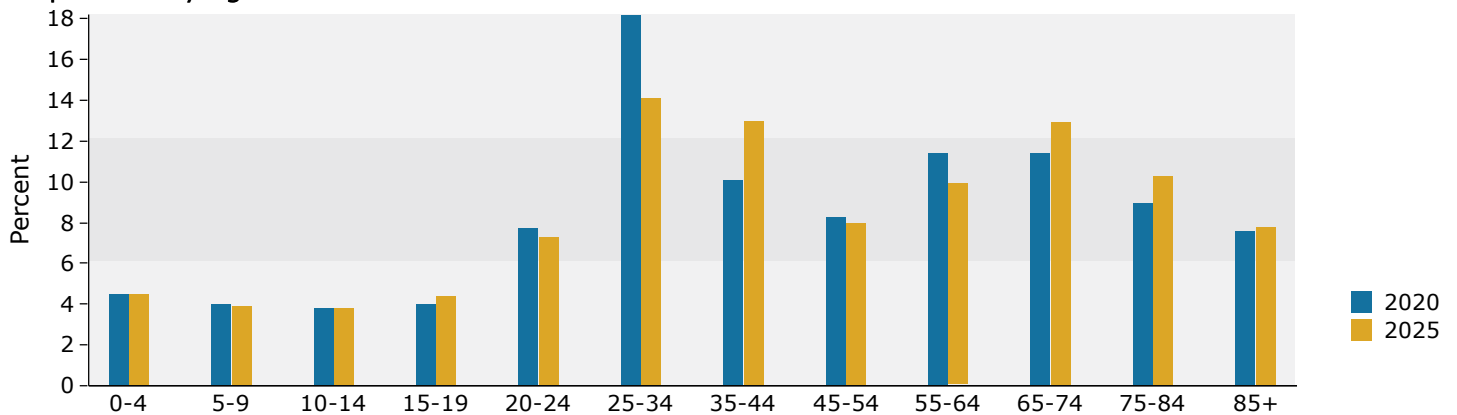
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Ring: 1 mile radius

Prepared by Esri  
Latitude: 37.15960  
Longitude: -93.27928

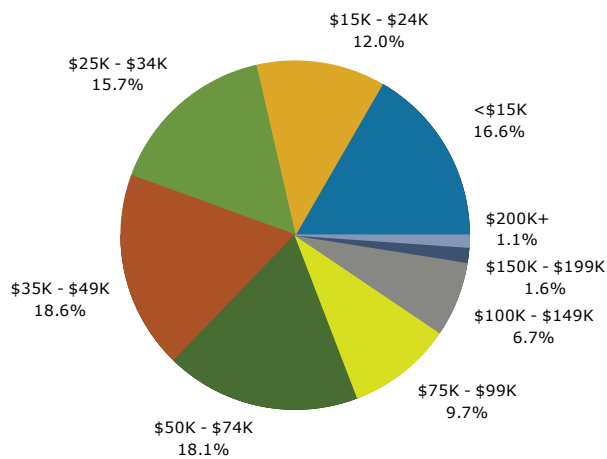
### Trends 2020-2025



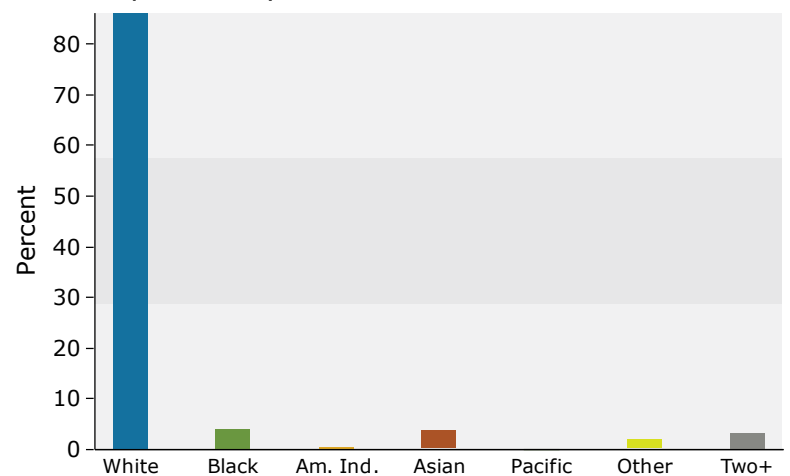
### Population by Age



### 2020 Household Income



### 2020 Population by Race



2020 Percent Hispanic Origin: 5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020





## Demographic and Income Profile

1110 E Battlefield Rd, Springfield, Missouri, 65807  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 37.15960  
Longitude: -93.27928

Summary	Census 2010	2020	2025				
Population	75,154	79,766	82,514				
Households	35,181	37,536	38,922				
Families	17,493	18,162	18,671				
Average Household Size	2.04	2.04	2.03				
Owner Occupied Housing Units	18,095	17,931	18,526				
Renter Occupied Housing Units	17,086	19,605	20,396				
Median Age	35.9	37.7	39.3				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	0.68%	0.44%	0.72%				
Households	0.73%	0.46%	0.72%				
Families	0.55%	0.38%	0.64%				
Owner HHs	0.66%	0.45%	0.72%				
Median Household Income	0.81%	1.26%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
	<\$15,000	6,931	18.5%	6,713	17.2%		
	\$15,000 - \$24,999	4,427	11.8%	4,426	11.4%		
	\$25,000 - \$34,999	5,012	13.4%	5,089	13.1%		
	\$35,000 - \$49,999	5,880	15.7%	6,191	15.9%		
	\$50,000 - \$74,999	6,636	17.7%	6,963	17.9%		
	\$75,000 - \$99,999	3,647	9.7%	3,949	10.1%		
	\$100,000 - \$149,999	2,775	7.4%	3,042	7.8%		
	\$150,000 - \$199,999	1,048	2.8%	1,175	3.0%		
	\$200,000+	1,180	3.1%	1,374	3.5%		
Median Household Income	\$39,930		\$41,572				
Average Household Income	\$58,628		\$63,548				
Per Capita Income	\$27,414		\$29,752				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,878	5.2%	3,754	4.7%	3,873	4.7%
	5 - 9	3,359	4.5%	3,438	4.3%	3,500	4.2%
	10 - 14	3,165	4.2%	3,373	4.2%	3,493	4.2%
	15 - 19	5,523	7.3%	5,339	6.7%	5,502	6.7%
	20 - 24	10,110	13.5%	8,678	10.9%	8,903	10.8%
	25 - 34	10,828	14.4%	12,670	15.9%	11,150	13.5%
	35 - 44	7,591	10.1%	8,765	11.0%	10,380	12.6%
	45 - 54	8,766	11.7%	7,769	9.7%	8,007	9.7%
	55 - 64	8,428	11.2%	9,091	11.4%	8,594	10.4%
	65 - 74	5,903	7.9%	8,171	10.2%	9,046	11.0%
	75 - 84	4,884	6.5%	5,347	6.7%	6,550	7.9%
	85+	2,720	3.6%	3,372	4.2%	3,513	4.3%
Race and Ethnicity	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	67,947	90.4%	69,839	87.6%	70,815	85.8%
	Black Alone	1,979	2.6%	2,554	3.2%	2,898	3.5%
	American Indian Alone	449	0.6%	513	0.6%	559	0.7%
	Asian Alone	1,931	2.6%	2,914	3.7%	3,551	4.3%
	Pacific Islander Alone	110	0.1%	120	0.2%	134	0.2%
	Some Other Race Alone	775	1.0%	1,106	1.4%	1,325	1.6%
	Two or More Races	1,963	2.6%	2,719	3.4%	3,232	3.9%
	Hispanic Origin (Any Race)	2,392	3.2%	3,516	4.4%	4,302	5.2%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020

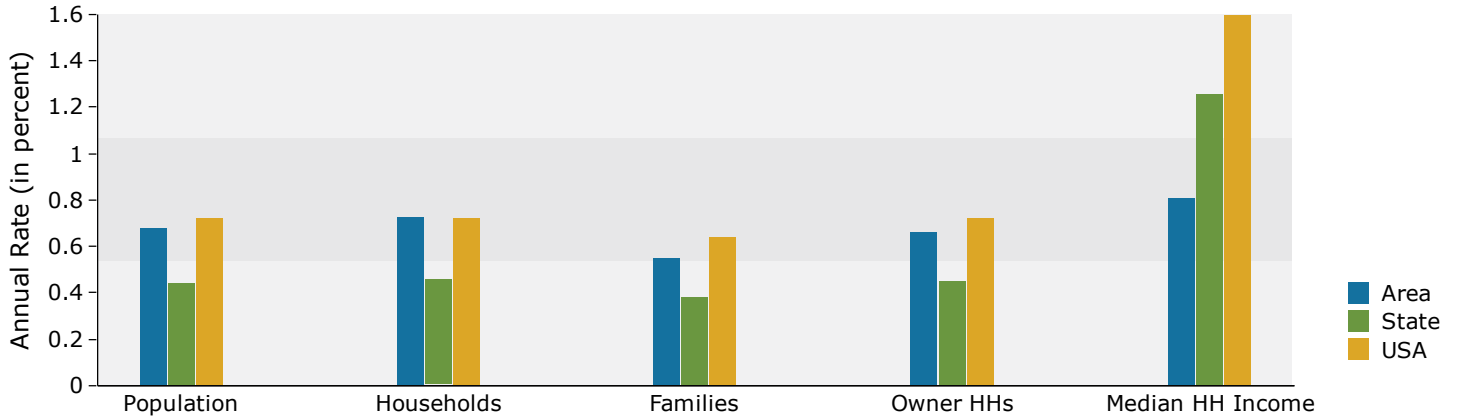


## Demographic and Income Profile

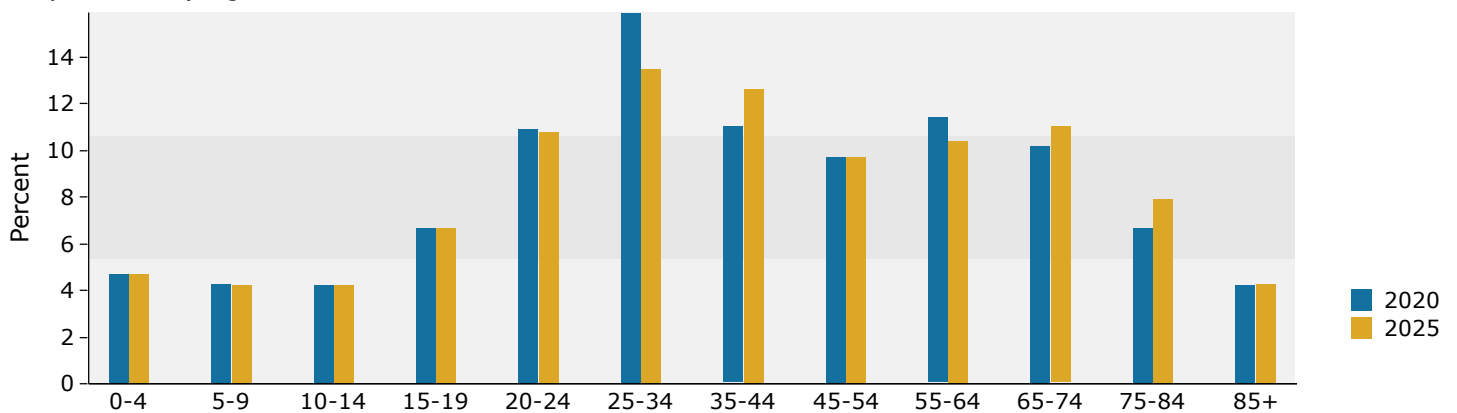
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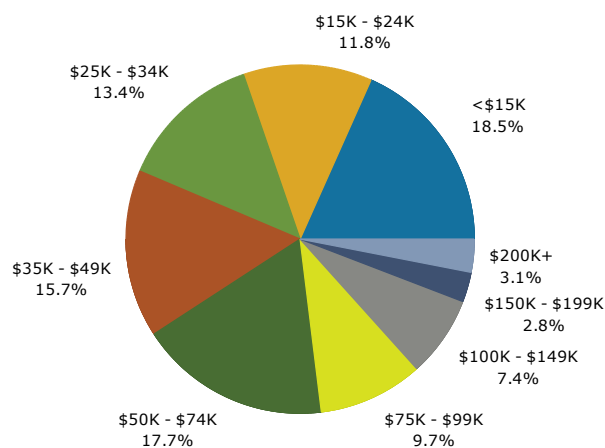
### Trends 2020-2025



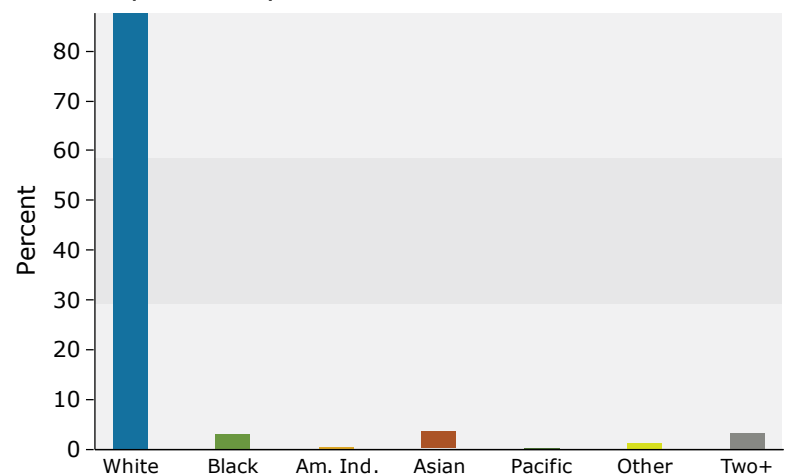
### Population by Age



### 2020 Household Income



### 2020 Population by Race



2020 Percent Hispanic Origin: 4.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020





## Demographic and Income Profile

1110 E Battlefield Rd, Springfield, Missouri, 65807  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 37.15960  
Longitude: -93.27928

Summary	Census 2010	2020	2025				
Population	163,855	176,335	183,449				
Households	70,390	76,404	79,740				
Families	38,137	40,400	41,837				
Average Household Size	2.19	2.18	2.18				
Owner Occupied Housing Units	38,008	38,549	40,067				
Renter Occupied Housing Units	32,382	37,855	39,673				
Median Age	34.4	36.4	37.8				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	0.79%	0.44%	0.72%				
Households	0.86%	0.46%	0.72%				
Families	0.70%	0.38%	0.64%				
Owner HHs	0.78%	0.45%	0.72%				
Median Household Income	0.92%	1.26%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
	<\$15,000	14,073	18.4%	13,651	17.1%		
	\$15,000 - \$24,999	8,622	11.3%	8,636	10.8%		
	\$25,000 - \$34,999	10,017	13.1%	10,260	12.9%		
	\$35,000 - \$49,999	11,734	15.4%	12,302	15.4%		
	\$50,000 - \$74,999	13,313	17.4%	13,939	17.5%		
	\$75,000 - \$99,999	7,335	9.6%	7,948	10.0%		
	\$100,000 - \$149,999	6,054	7.9%	6,748	8.5%		
	\$150,000 - \$199,999	2,536	3.3%	2,911	3.7%		
	\$200,000+	2,720	3.6%	3,346	4.2%		
Median Household Income	\$40,792		\$42,713				
Average Household Income	\$61,005		\$66,991				
Per Capita Income	\$26,555		\$29,233				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	9,524	5.8%	9,278	5.3%	9,669	5.3%
	5 - 9	8,446	5.2%	8,950	5.1%	9,122	5.0%
	10 - 14	7,944	4.8%	8,851	5.0%	9,122	5.0%
	15 - 19	12,178	7.4%	11,984	6.8%	12,729	6.9%
	20 - 24	20,961	12.8%	18,683	10.6%	19,357	10.6%
	25 - 34	24,007	14.7%	27,224	15.4%	24,599	13.4%
	35 - 44	18,353	11.2%	21,188	12.0%	24,358	13.3%
	45 - 54	20,674	12.6%	18,737	10.6%	19,233	10.5%
	55 - 64	18,197	11.1%	20,346	11.5%	19,652	10.7%
	65 - 74	11,432	7.0%	16,502	9.4%	18,362	10.0%
	75 - 84	8,145	5.0%	9,473	5.4%	11,828	6.4%
	85+	3,994	2.4%	5,119	2.9%	5,417	3.0%
	Race and Ethnicity	Census 2010		2020		2025	
Number		Percent	Number	Percent	Number	Percent	
White Alone		146,499	89.4%	152,415	86.4%	155,286	84.6%
Black Alone		5,898	3.6%	7,619	4.3%	8,651	4.7%
American Indian Alone		1,129	0.7%	1,286	0.7%	1,394	0.8%
Asian Alone		3,693	2.3%	5,708	3.2%	7,019	3.8%
Pacific Islander Alone		242	0.1%	273	0.2%	304	0.2%
Some Other Race Alone		1,742	1.1%	2,526	1.4%	3,034	1.7%
Two or More Races		4,651	2.8%	6,508	3.7%	7,761	4.2%
Hispanic Origin (Any Race)		5,542	3.4%	8,253	4.7%	10,124	5.5%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020

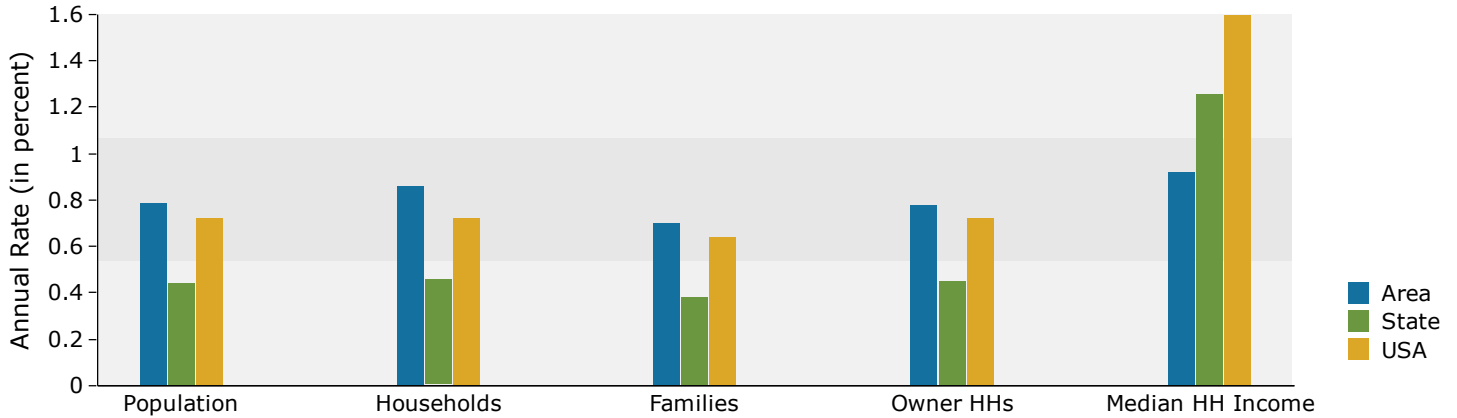


# Demographic and Income Profile

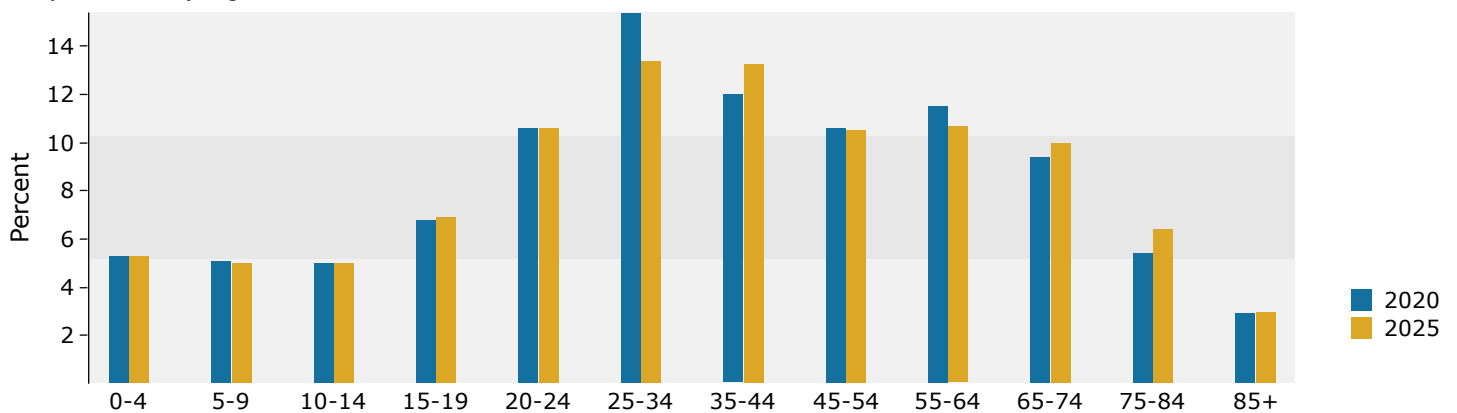
1110 E Battlefield Rd, Springfield, Missouri, 65807  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 37.15960  
Longitude: -93.27928

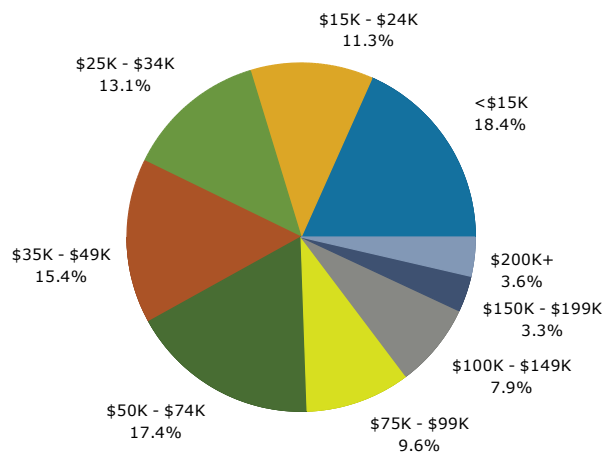
## Trends 2020-2025



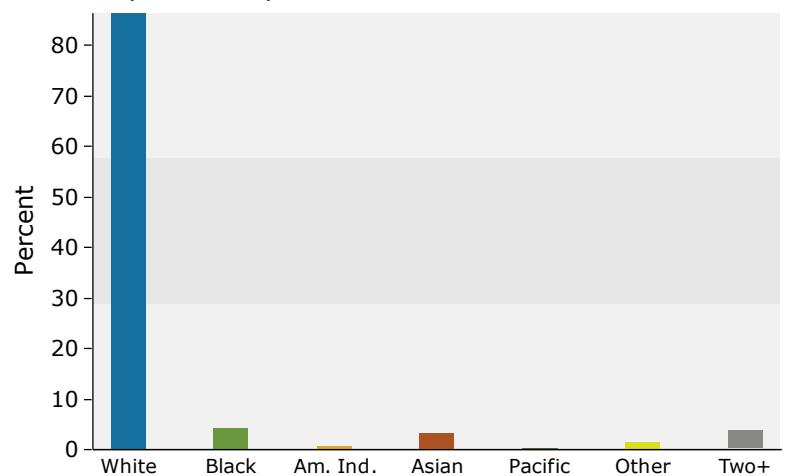
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 4.7%