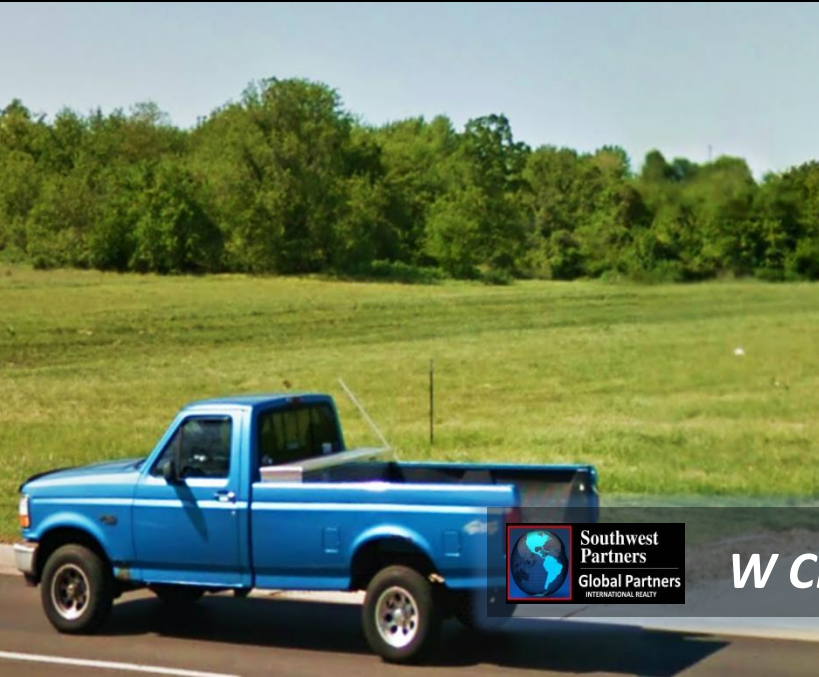


Owner Finance
Reduced \$100K
Build to Suit
Was FSBO
481' HWY Frontage
Zoned: HWY-COMM
5% BBC



W CHESTNUT HWY COMMERCIAL

[Report a problem](#)



481.66' Frontage



W CHESTNUT HWY COMMERCIAL

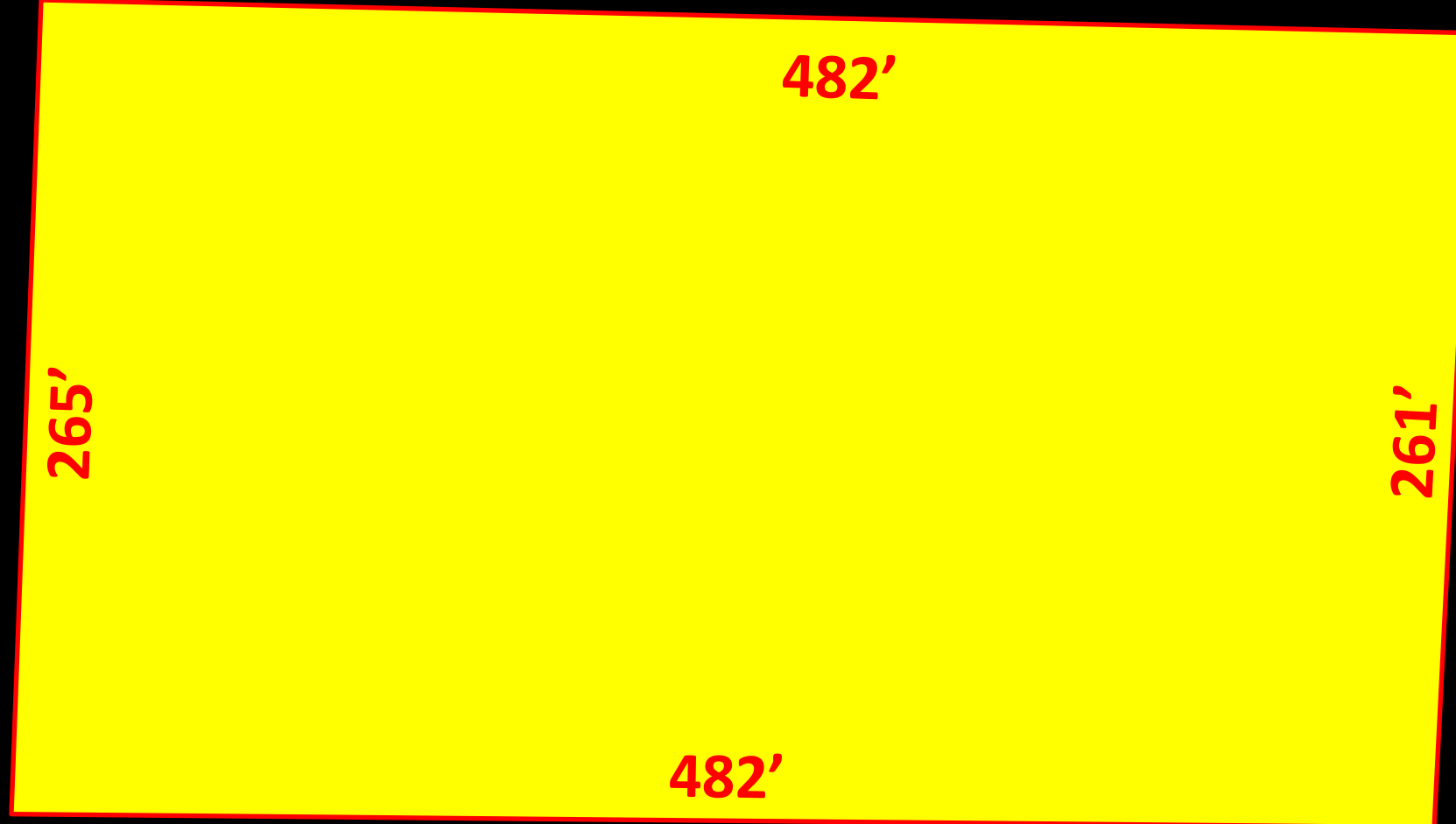
	Tract 1	Tract 2	Both
Acres	2.91	3.51	6.42
Frontage	481'	242'	723'
Zoning	H-C	R-MD	
Previous	\$344,512	\$248,559	\$593,071
Now	\$244,512	\$218,559	\$463,071
S/SF Usable	\$4.00	\$3.00	\$3.46
\$/SF Gross	\$1.93	\$1.43	\$1.65

Tract 2

Tract 1



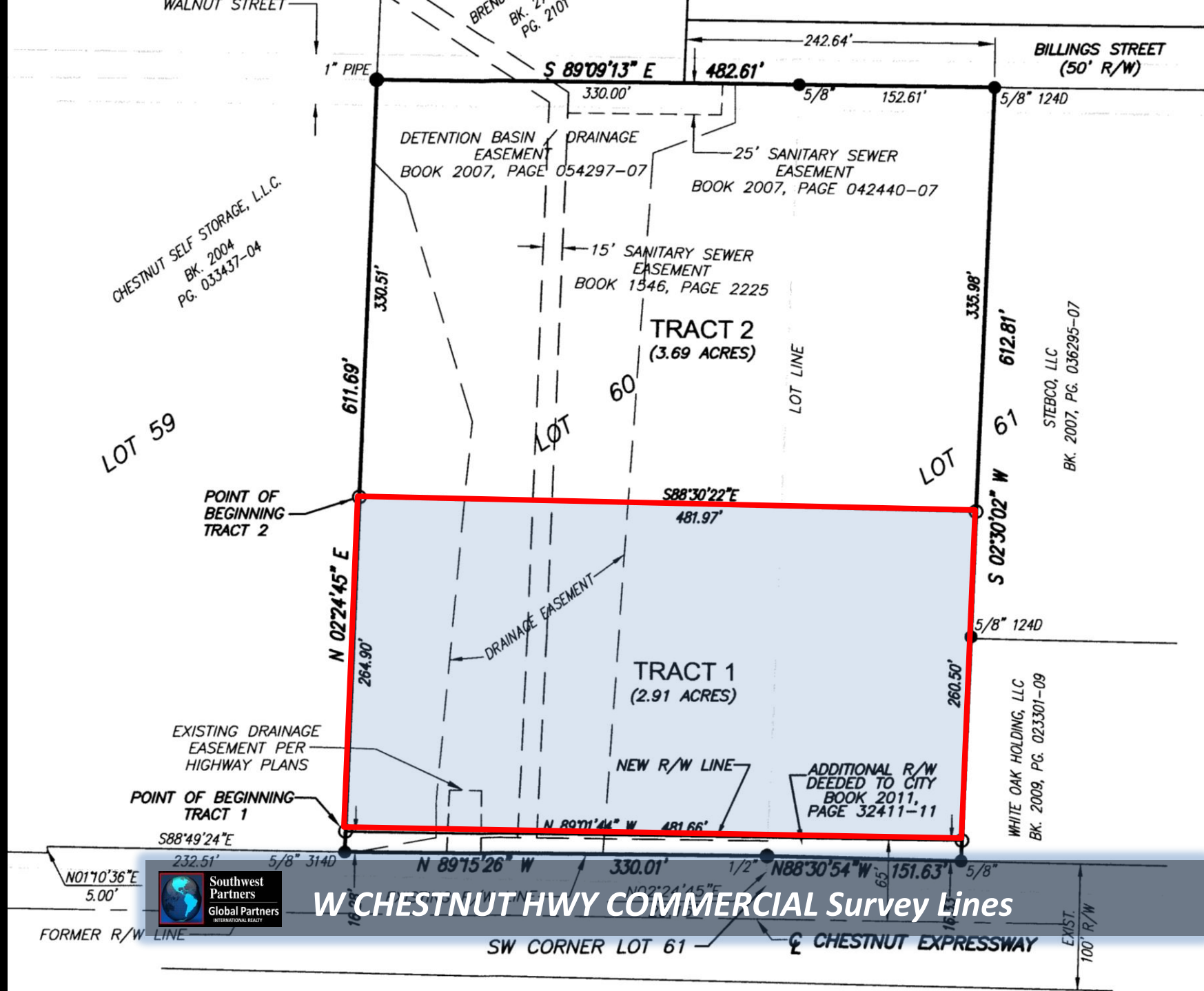
W CHESTNUT HWY COMMERCIAL



W Chestnut EXPY (I44-B)



W CHESTNUT HWY COMMERCIAL



W CHESTNUT HWY COMMERCIAL Survey Lines



W CHESTNUT HWY COMMERCIAL 1 Flood Plain



W CHESTNUT HWY COMMERCIAL



**Just
Sold**

**New
Fire
Station
Site**



W CHESTNUT HWY COMMERCIAL

An aerial photograph of a suburban neighborhood. A large, rectangular green field is outlined with a thick red border. To the left of this field is a baseball field and some smaller green spaces. To the right is a residential street with houses and a parking lot. Below the red-outlined field is a wide road, and further down is another large green field with a winding path. The text 'Young/Lilley Park & Fitness Trail' is overlaid on the lower green field.

Young/Lilley Park & Fitness Trail



W CHESTNUT HWY COMMERCIAL Across from Park /Trail



W CHESTNUT HWY COMMERCIAL



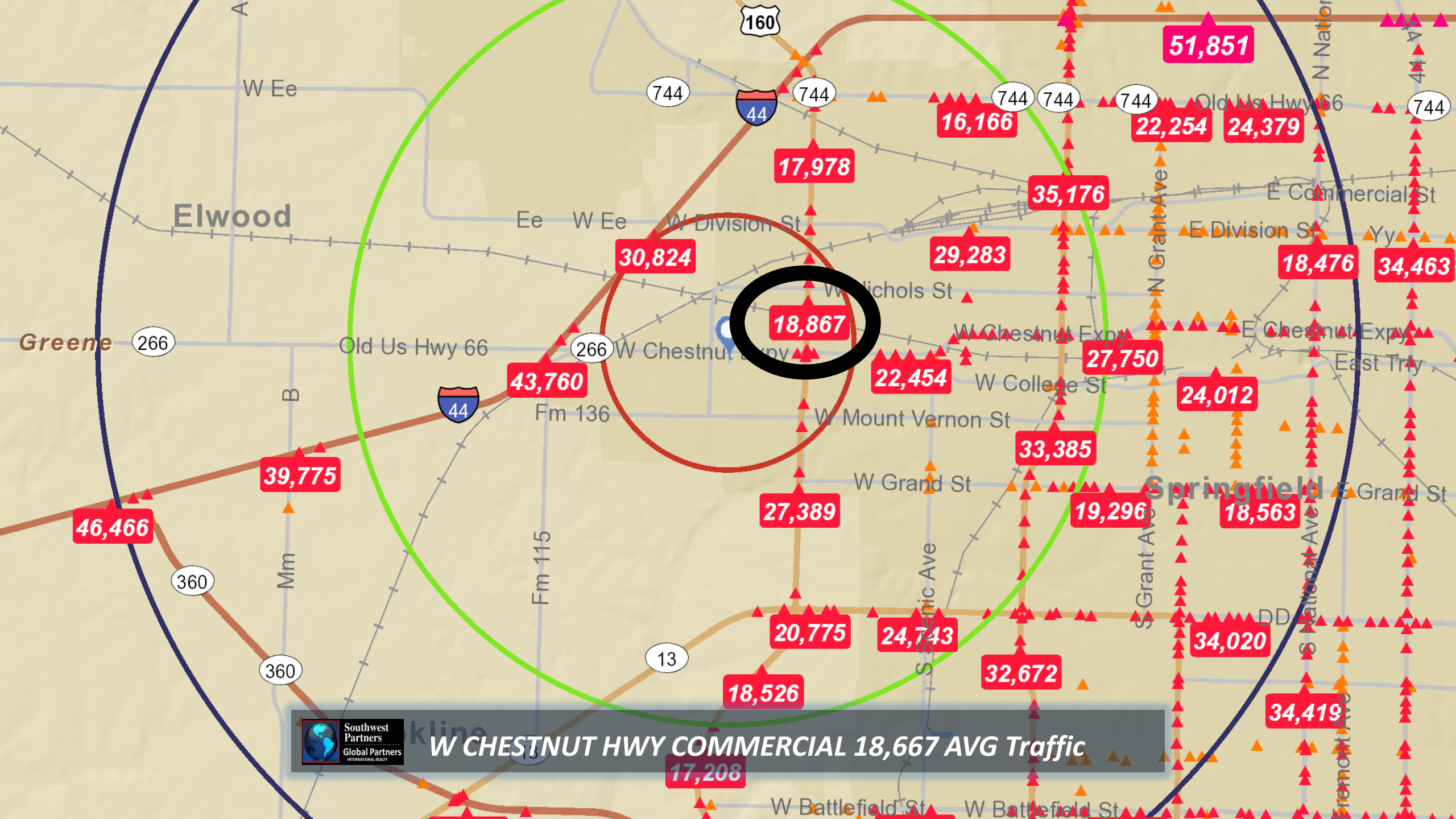
W CHESTNUT HWY COMMERCIAL 1.4 MI to I44/I44B



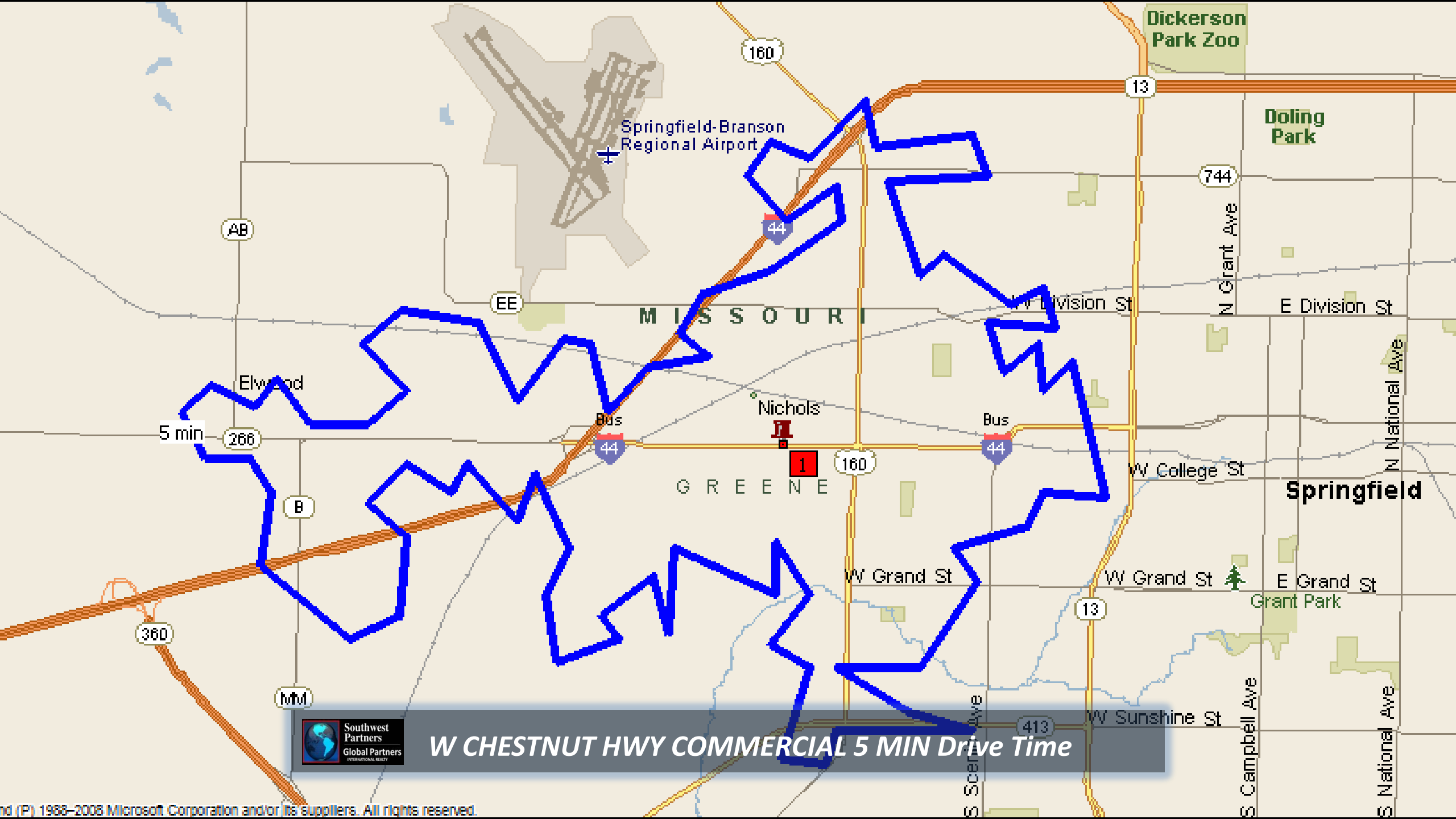
W CHESTNUT HWY COMMERCIAL 2.2 MI to Airport



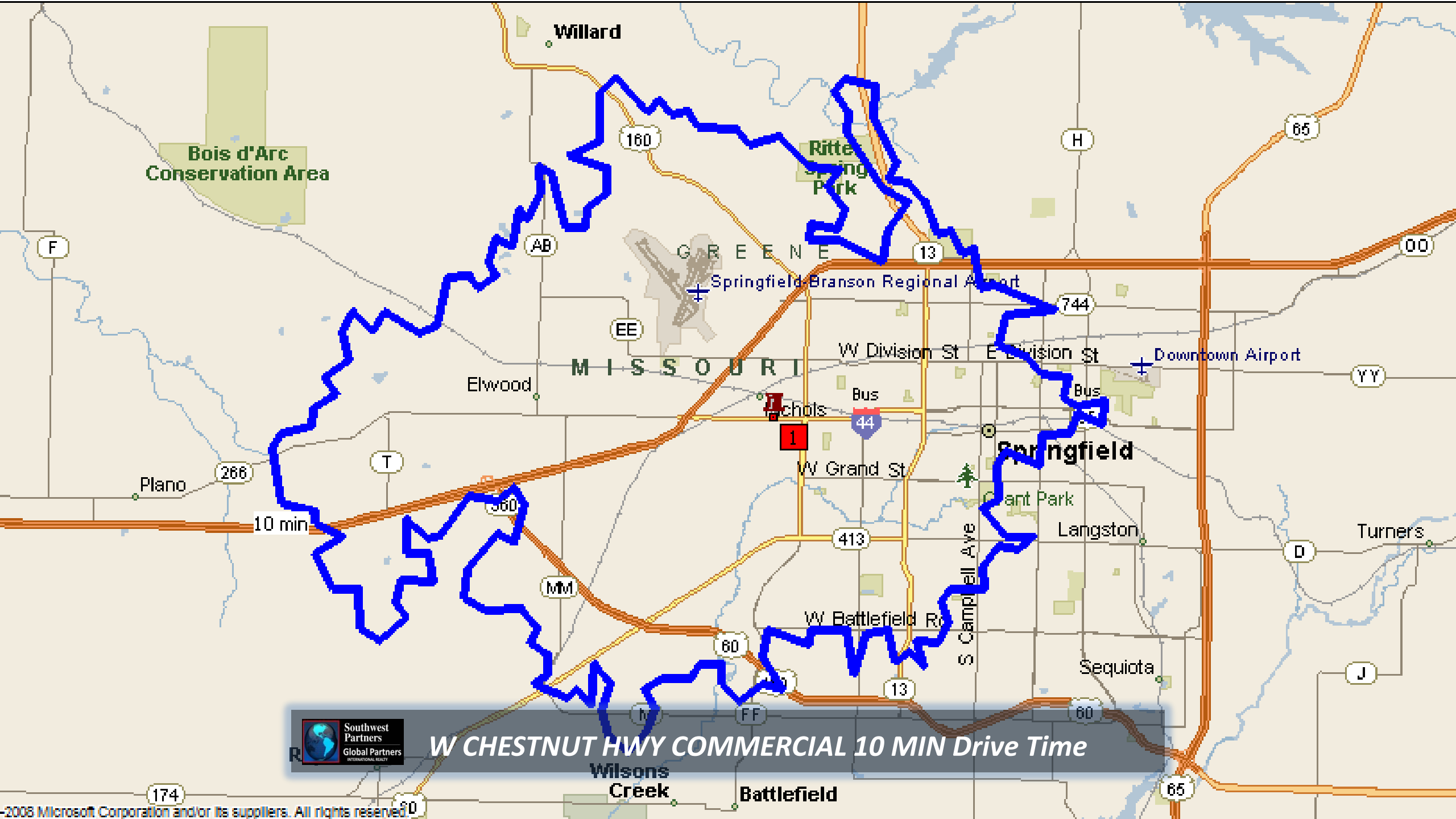
W CHESTNUT HWY COMMERCIAL 3.5 MI to Downtown



W CHESTNUT HWY COMMERCIAL 18,667 AVG Traffic



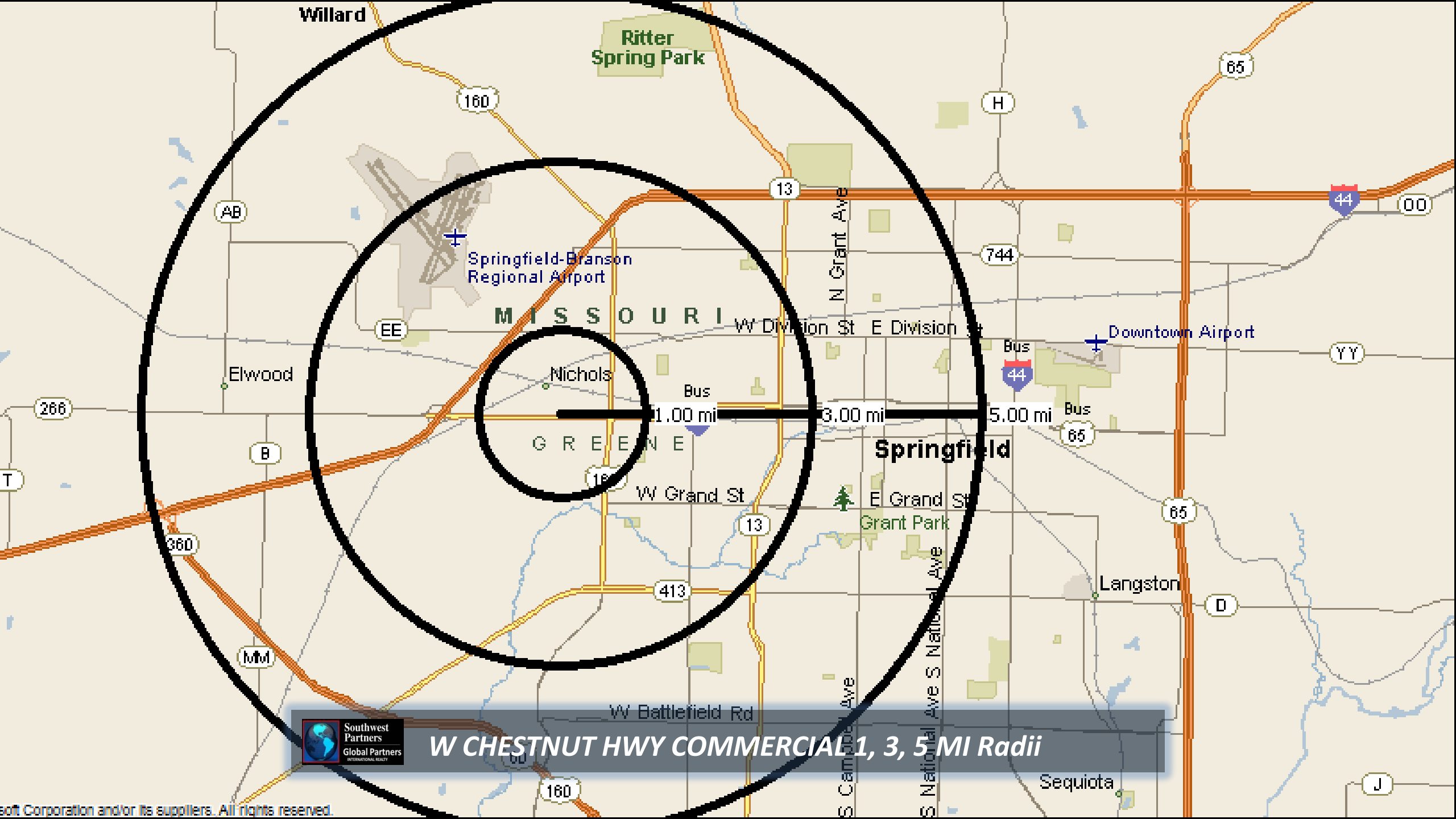
W CHESTNUT HWY COMMERCIAL 5 MIN Drive Time



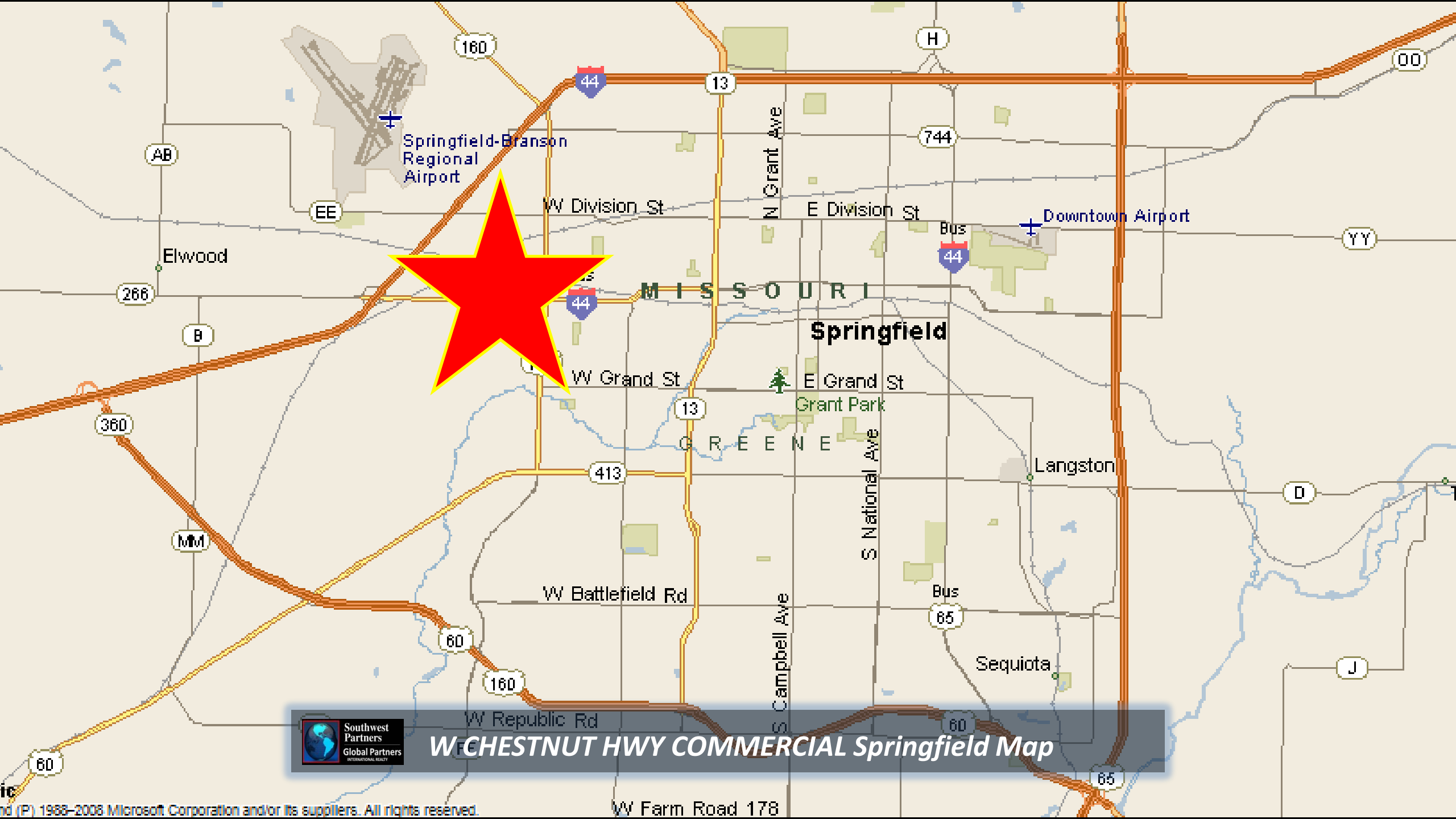
W CHESTNUT HWY COMMERCIAL 10 MIN Drive Time



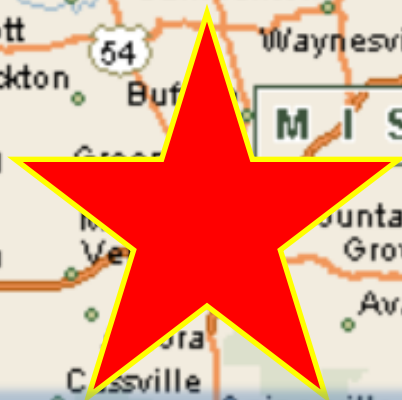
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W CHESTNUT HWY COMMERCIAL 1, 3, 5 MI Radii

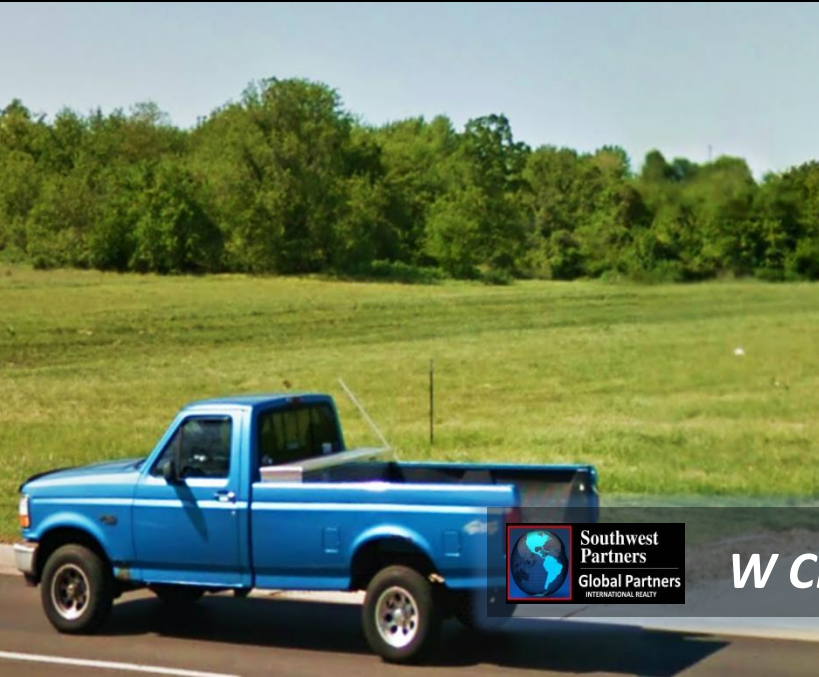


W CHESTNUT HWY COMMERCIAL Springfield Map



W CHESTNUT HWY COMMERCIAL Missouri Map

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W CHESTNUT HWY COMMERCIAL

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481.66' Frontage



W CHESTNUT HWY COMMERCIAL

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\$/SF Gross	\$1.93	\$1.43	\$1.65

Tract 2

Tract 1



W CHESTNUT HWY COMMERCIAL



<http://www.swpre.com/listing/w-chestnut-hwy-commercial/>



W CHESTNUT HWY COMMERCIAL



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