

1705 Martin Springs Drive
Rolla, MO 65401

**FREESTANDING RESTAURANT
OPPORTUNITY | 4,756 SF**



FOR SALE: \$1,195,000

PROPERTY HIGHLIGHTS

- \$1,195,000 | 4,756 SF | 2.03 acres
- Two dining areas, bar and hostess/waiting area
- Commercial kitchen with 22.5' hood
- Four walk-in coolers and two smokers
- Rear office and storage
- Paved parking and freestanding signage
- 102 parking spaces
- Eight onsite Tesla Superchargers
- FF&E negotiable separately

SPACE DESCRIPTION

Freestanding former restaurant featuring two dining areas, a bar, commercial kitchen, four walk-in coolers and two smokers. Situated on approximately 2.03 acres with paved parking, freestanding signage and onsite Tesla Superchargers. FF&E negotiable separately; Bandana's business, name and franchise rights excluded.



For more information, please contact:



HAL HANSTEIN
PRESIDENT

Mobile: (314) 607-2928
Office: (636) 225-0385
E-mail: Hal@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com



RYAN JOURAVEL
VICE PRESIDENT

Mobile: (314) 277-9169
Office: (636) 218-7122
E-mail: ryan@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com

1705 Martin Springs Drive
Rolla, MO 65401

RETAIL & AREA AMENITIES

Rolla, Missouri



DIRECTIONS:

From I-44, take Exit 184 and follow signs to Martin Springs Drive. Travel west on Martin Springs Drive to 1705 Martin Springs Drive. The property is on the left at Blues Lake Parkway.

LOCATION BENEFITS:

High visibility from I-44 with convenient access near Exit 184.

34,384 vehicles per day on I-44

Located in Rolla, home to Missouri S&T, the property offers an opportunity to serve local residents, interstate travelers, students, faculty and visiting families. University events, campus visits and graduation weekends create additional opportunities for dining, takeout and catering.

1705 Martin Springs Drive
Rolla, MO 65401

PHOTOS



1705 Martin Springs Drive
Rolla, MO 65401

PHOTOS



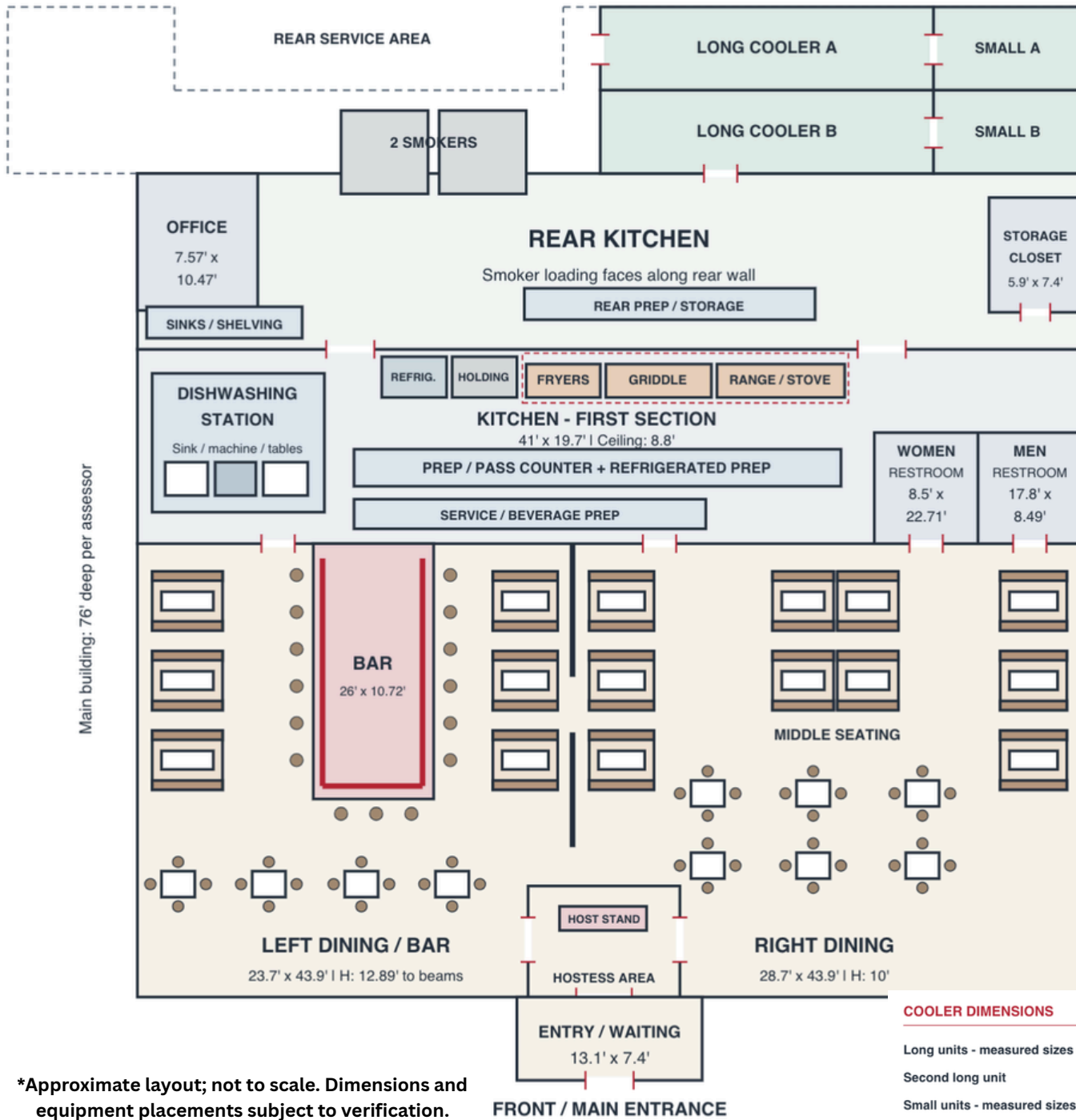
1705 Martin Springs Drive
Rolla, MO 65401

PHOTOS



1705 Martin Springs Drive
Rolla, MO 65401

FLOOR PLAN



For more information, please contact:



HAL HANSTEIN
PRESIDENT

Mobile: (314) 607-2928
Office: (636) 225-0385
E-mail: Hal@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com



RYAN JOURAVEL
VICE PRESIDENT

Mobile: (314) 277-9169
Office: (636) 218-7122
E-mail: ryan@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com

**CARDINAL
REALTY GROUP**
Your Commercial
Real Estate Home Team

1705 Martin Springs Drive
Rolla, MO 65401

VIDEO WALKTHROUGH



**RESTAURANT
PROPERTY
FOR SALE**

ROLLA, MO

\$1,195,000
4,756 SF | 2.03 ACRES

CARDINAL REALTY GROUP

For more information, please contact:



HAL HANSTEIN
PRESIDENT

Mobile: (314) 607-2928
Office: (636) 225-0385
E-mail: Hal@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com



RYAN JOURAVEL
VICE PRESIDENT

Mobile: (314) 277-9169
Office: (636) 218-7122
E-mail: ryan@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com

