

# FOR LEASE

## Retail Property For Lease

SPRINGFIELD PLAZA, W. SUNSHINE (BUS 60) & WEST BYPASS (HWY 160) // SPRINGFIELD, MO 65807



### OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	5,000 SF & 23,000+- sf
Taxes, Insurance & CAM est:	\$2.90 SF
Building SF:	150,000 SF
CONTACTS:	
Scott F. Harrell & Associates, Inc. 417-832-0033 Scott Harrell (x1)	
SVN/Rankin Co. 417-887-8826 Jeff Childs (X104) Tom Rankin (X102)	

### PROPERTY OVERVIEW

For Lease - 5,000 sf (between Ulta Beauty & Five Below) and 23,000+- sf in the Springfield Plaza

### PROPERTY HIGHLIGHTS

- Springfield Plaza is a 150,000 retail center, which opened in the fall of 2017, and is located next to the Walmart Super Center Springfield's MSA Retail Sales approximately \$5.5 Billion. Located in West Springfield near the intersection of W. Sunshine and West Bypass.
- Traffic Counts:  
West Sunshine St. 22,856 vehicles per day  
West Bypass 20,745 vehicles per day
- Access to the Springfield Plaza via 3 signalized intersections: W. Sunshine & Zimmer, W. Sunshine & McCurry and West Bypass (US 160) & W. Seminole
- Located adjacent to the Walmart Super Center
- NNN Expenses - estimated at \$2.90 sf total (Taxes \$1.50 sf, Insurance \$0.40 sf and CAM \$1.00 sf)
- Property Retail & Restaurants include: Ross Dress for Less, Shoe Department /Encore, Petco, Burlington, Five Below, Ulta Beauty, Verizon, Sport Clips, Plaza Tire, Taco Bell, Whataburger, Michaels, McDonald's, Central Bank and BioLife Plasma Center
- Other Area Retailers include: Walmart Super Center, Menards, Discount Tire, Dollar Tree, Cato, GameStop, Cricket, Murphy USA, Casey's, Jiffy Lube & More
- Future Area Retail & Restaurants coming soon: Target, Olive Garden, Wendy's, Chick-Fil-A and Menards Self Storage



### SCOTT F. HARRELL & ASSOCIATES, INC.

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# SPRINGFIELD PLAZA & LOCATION

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# AERIAL

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# SITE PLAN

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# ADDITIONAL SITE PLAN

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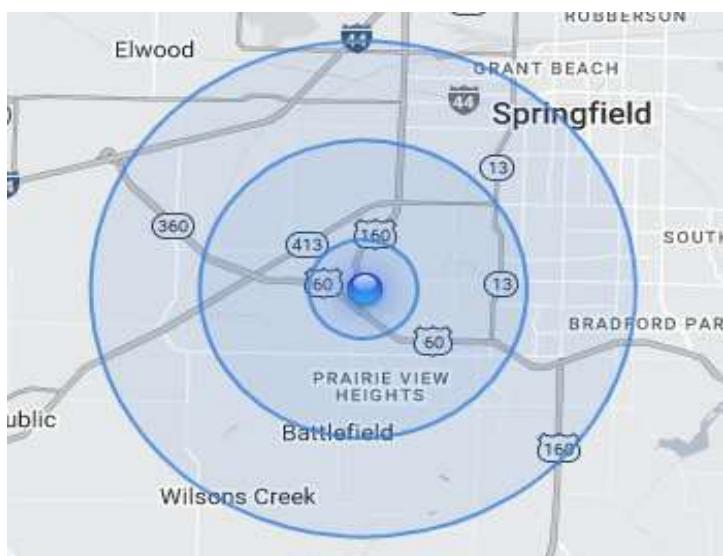
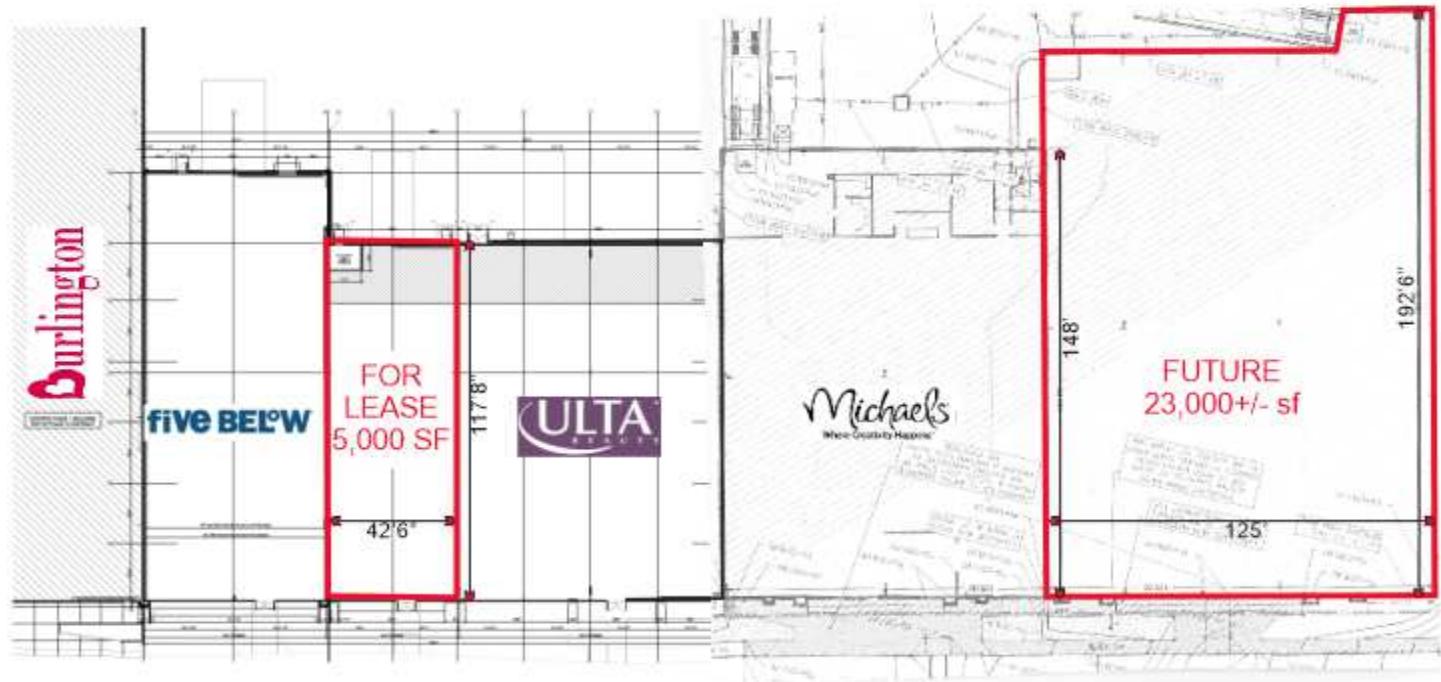
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# PREMISE & DEMOGRAPHICS

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## Demographics

	1 Mile	3 Mile	5 Mile
Population	5,863	46,100	117,117
Avg Household Income	\$78,803	\$85,241	\$80,194
Number of Households	2,458	19,344	50,464



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# SPRINGFIELD MARKET OVERVIEW

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### Population

- Economic Trade Area 1,071,707
- Greene County 307,942
- City of Springfield 170,067
- MSA 487,061 (5 County )
- Springfield Daytime Population 252,454
- 1.5% Annual Population Growth

### Retail Sales

- \$10.4 billion – 5 county region  
Polk, Greene, Christian, Dallas & Webster
- \$6.5 billion – Springfield, MO

### Top Employers

- Cox Health Systems 13,297 (1,074 beds)
- Mercy Health 9,238 \*1,068 beds)
- State of Missouri 6,298
- Walmart & Sam's Club 5,960
- United States Government 3,946
- Springfield Public Schools 3,735
- Bass Pro Shop\* / White River Marine\* 3,492
- O'Reilly Automotive\* 2,305
- Citizens Memorial Healthcare 2,258 (86 beds)
- Missouri State University (MSU) 2,099
- City of Springfield 1,906
- SRC Holdings, Inc.\* 1,900
- Burrell Behavioral Health 1,872 (75 beds)
- Ozarks Technical Community College (OTC) 1,610
- EFCO Manufacturing\* 1,600
- Jack Henry Associates, Inc. 1,412
- Prime, Inc.\* 1,405
- Amazon 1,400
- RPS (Pyramid Foods) 1,350
- Greene County 1,110
- Lowe's 1,031
- The Arc of the Ozarks, Inc. 1,030

\*Corporate Headquarters in Springfield, MO

### Economic Generators

- Regional Healthcare Mecca 32,000+ employed with Two Top 100 Hospitals with a \$4.5B Economic Impact
- Education 33,800+/- students attending 8+ colleges and universities.
  - MSU – 23,274
  - OTC – 9,969
  - Drury - 1,868
  - Evangel University – 2,467
  - Cox College - 668
  - Mission University - 269
- Tourism
  - #1 Tourist Venue in the State – Bass Pro Shops - World's Largest Sporting Goods Store
  - #1 Tourist Destination in State - Branson, Missouri
  - Wonder's of Wildlife Aquarium voted best aquarium in the U.S.
  - Springfield Cardinals - AA Minor League Baseball Affiliated with the St. Louis Cardinals
- Springfield Gross Metro Product (GMP) \$22.23 billion

### Miscellaneous

- Top 5 Best Cities to Start a Business / WalletHub
- Top 30 Best Cities for Job Growth / New Geography
- Top 10 Recovery Leaders / Business Facilities
- Top 40 for Business and Careers / Forbes Magazine
- Top 20 Magnets for Young Adults / USA Today
- Top 100 Places to Live / Livability.com

Scott F. Harrell & Associates, Inc. obtained the above attached information from sources deemed reliable but does not warrant the accuracy hereof and is subject to errors or omissions.

April 9, 2025



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# DISCLAIMER

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