

Sunshine Towne Centre

3400 W SUNSHINE ST, SPRINGFIELD, MO 65807



COVER PAGE

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For Lease



For more information please contact:

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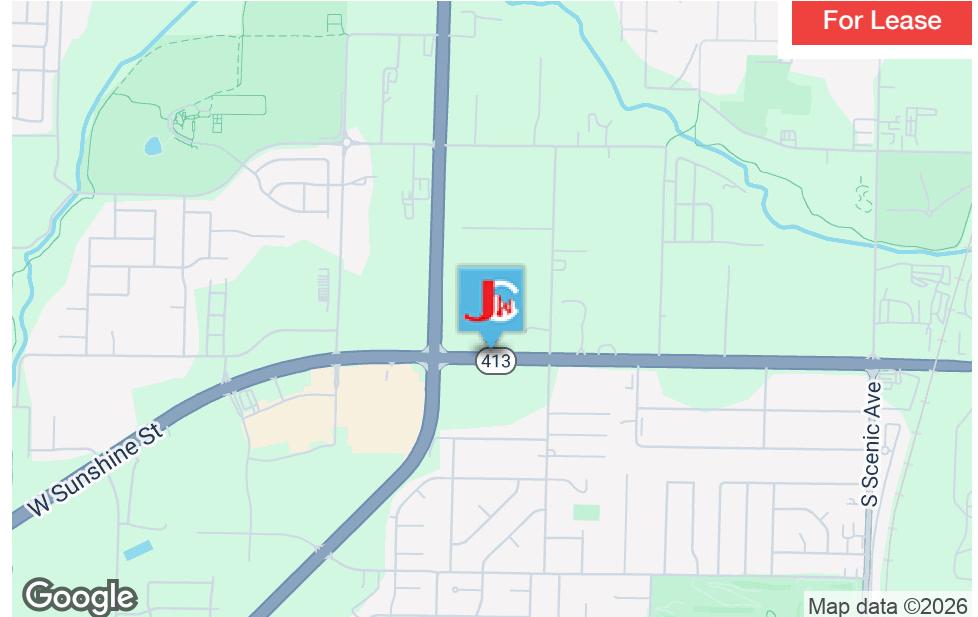
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30.00 - 75.00 SF/yr (NNN)
Building Size:	31,955 SF
Available SF:	1,875 - 9,375 SF
Lot Size:	4.962 Acres
Year Built:	2024
Zoning:	Commercial
Market:	Springfield, MO
Submarket:	West Springfield

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 3444 W Sunshine St, Springfield, MO. This prime commercial property offers unparalleled visibility and access, perfectly positioned on a signalized corner lot and anchored by Target. Its close proximity to U.S. Highway 60 ensures maximum exposure and accessibility for potential tenants. With its prime location and strong anchor tenant, this property presents an ideal setting for a wide range of businesses looking to thrive in a high-traffic area. Don't miss the chance to secure a prominent spot in this bustling commercial hub.

PROPERTY HIGHLIGHTS

- Great Visibility & Access.
- Anchored by Target.
- Signalized Corner Lot.
- Close Proximity to U.S. Highway 60.

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1,875 - 9,375 SF

Lease Rate:

\$30.00 - \$75.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
End Cap	Available	2,465 SF	NNN	\$40.00 - 60.00 SF/yr	End-Cap.
Retail Space	Available	1,875 - 9,375 SF	NNN	\$30.00 - 40.00 SF/yr	In-Line.
Retail Space Middle	Available	1,925 - 5,775 SF	NNN	\$35.00 - 45.00 SF/yr	Middle-Space.
Retail Space	Available	1,875 - 9,375 SF	NNN	\$30.00 - 40.00 SF/yr	In-Line.
End Cap	Available	2,465 SF	NNN	\$40.00 - 60.00 SF/yr	End-Cap.
Out Lot	Available	2,500 SF	NNN	\$75.00 SF/yr	Free-Standing.

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PROGRESS PHOTO NOVEMBER 2025



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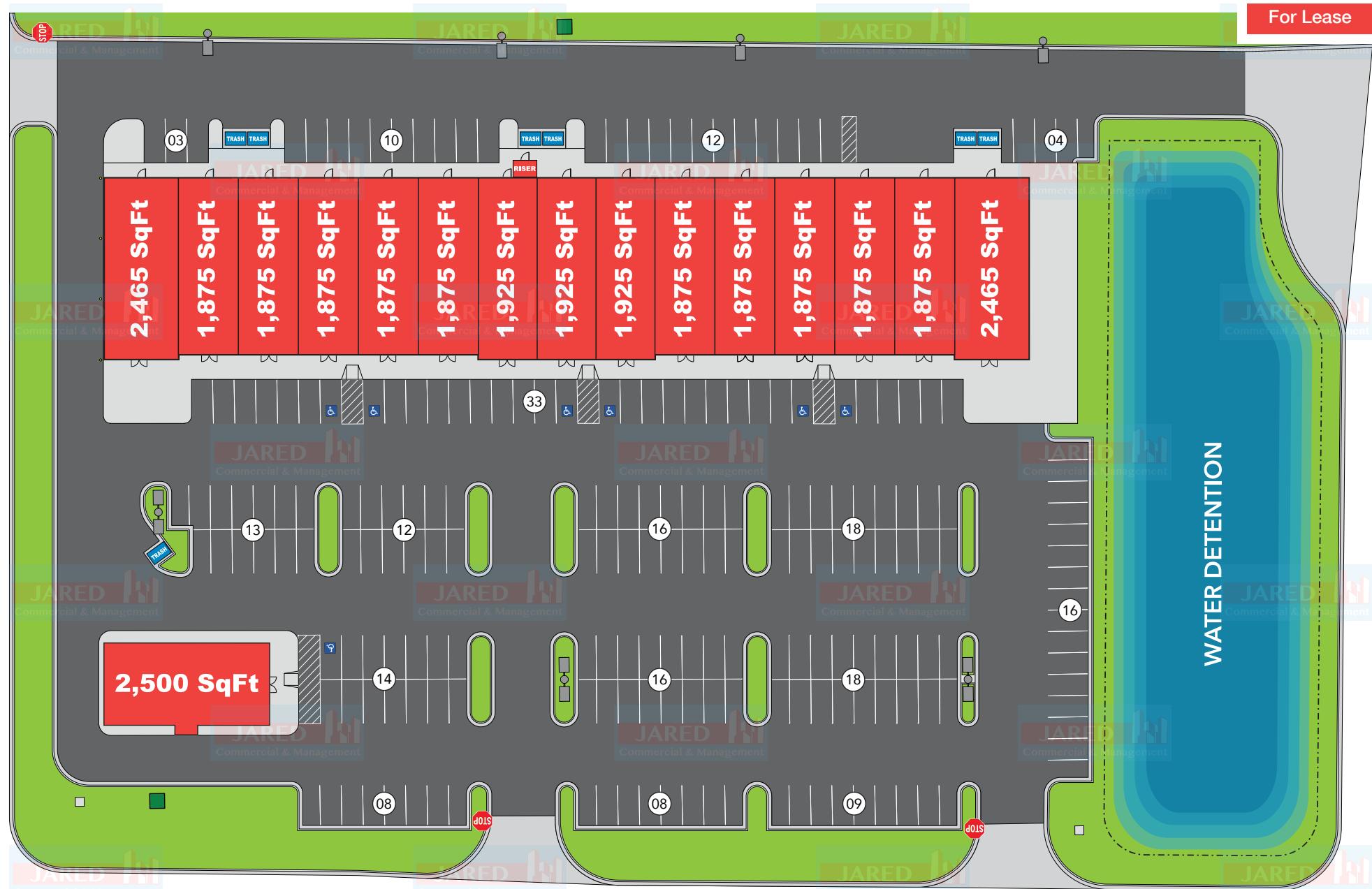


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PRELIMINARY SITE PLAN



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DEVELOPMENT SITE PLAN

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RETAILER MAP



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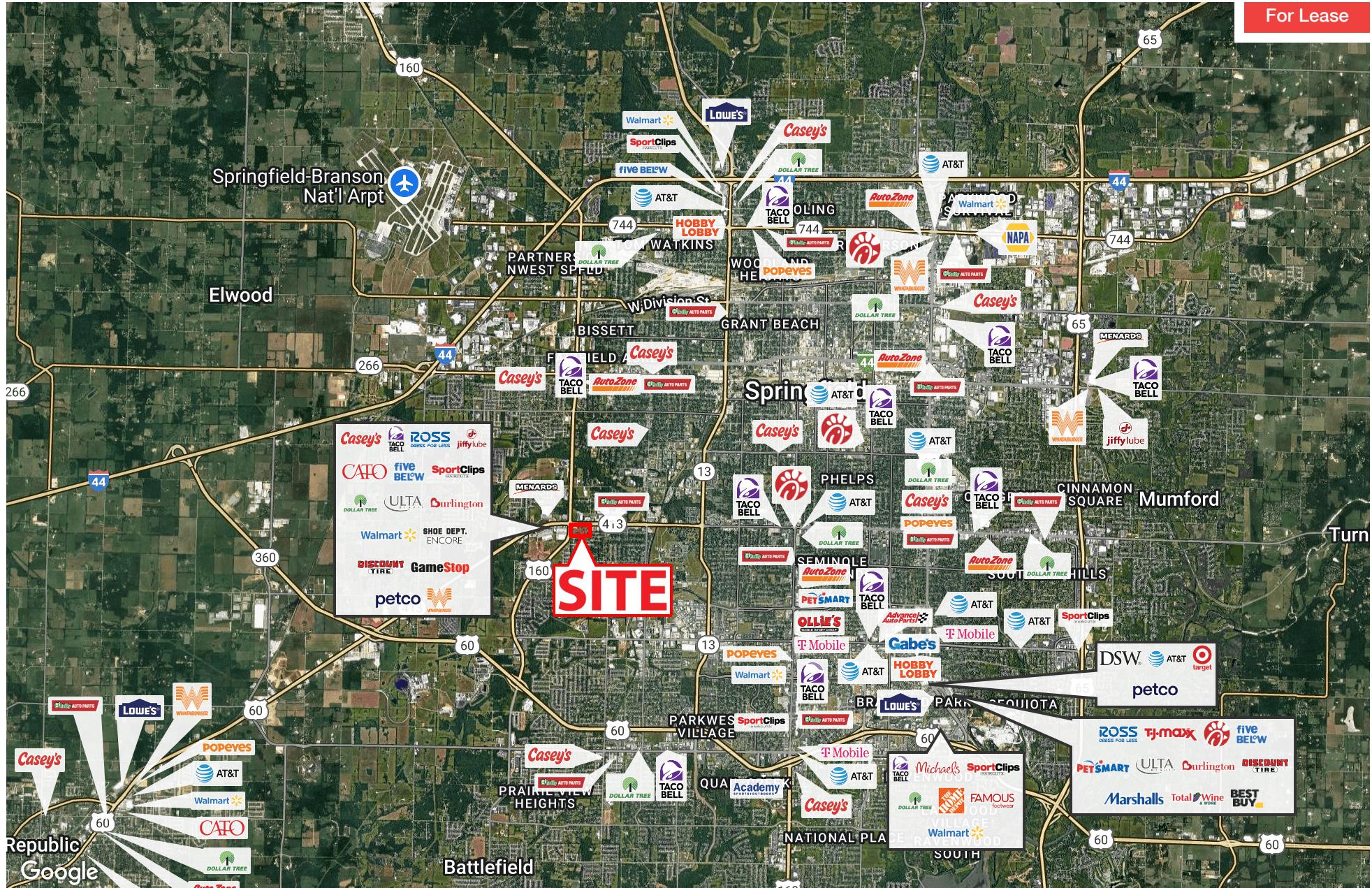
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LARGE RETAILER MAP

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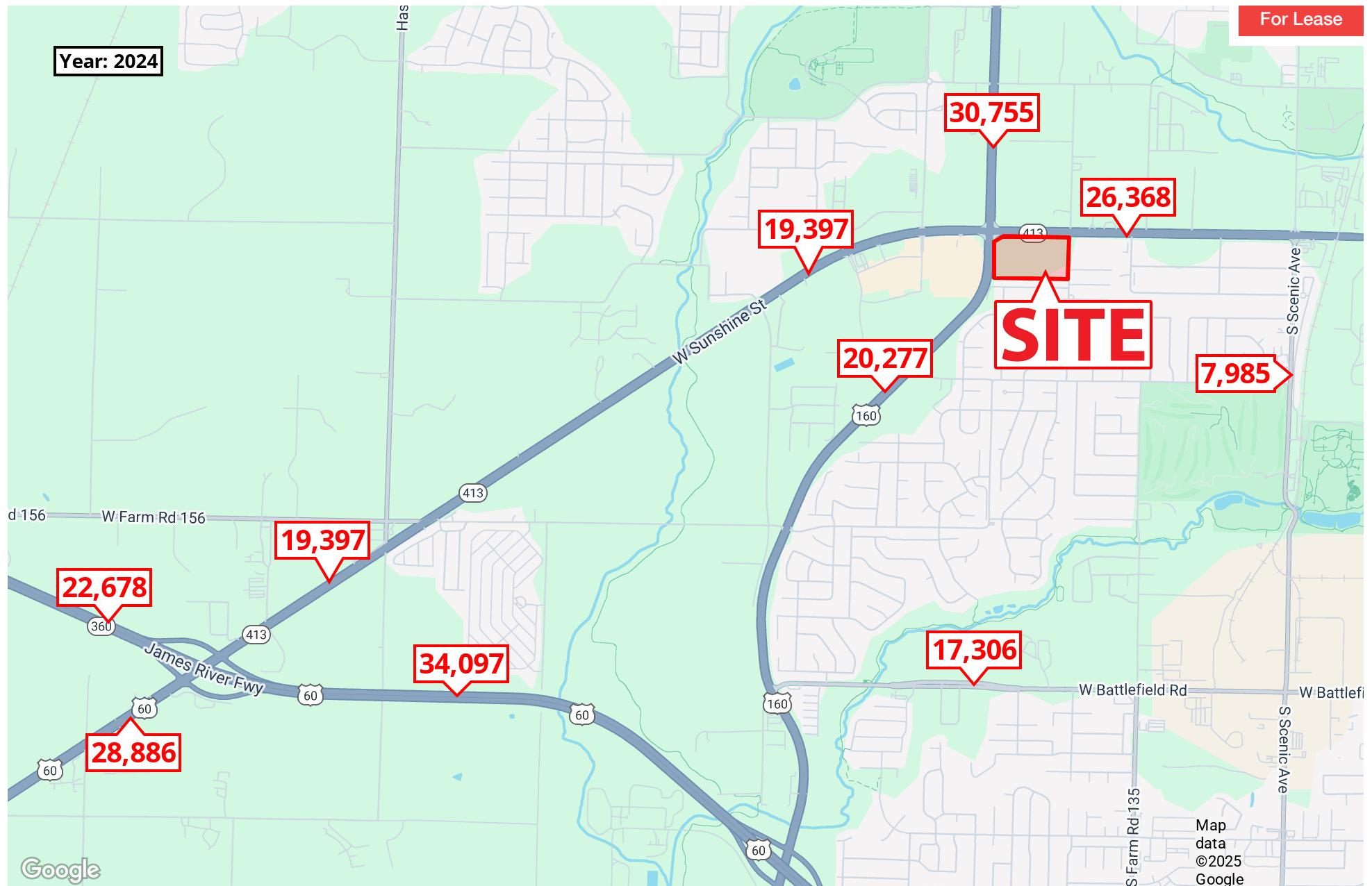
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE **3 MILES** **5 MILES**

	1 MILE	3 MILES	5 MILES
Total Population	5,418	63,708	159,324
Average Age	41	39	38
Average Age (Male)	41	38	37
Average Age (Female)	41	40	39

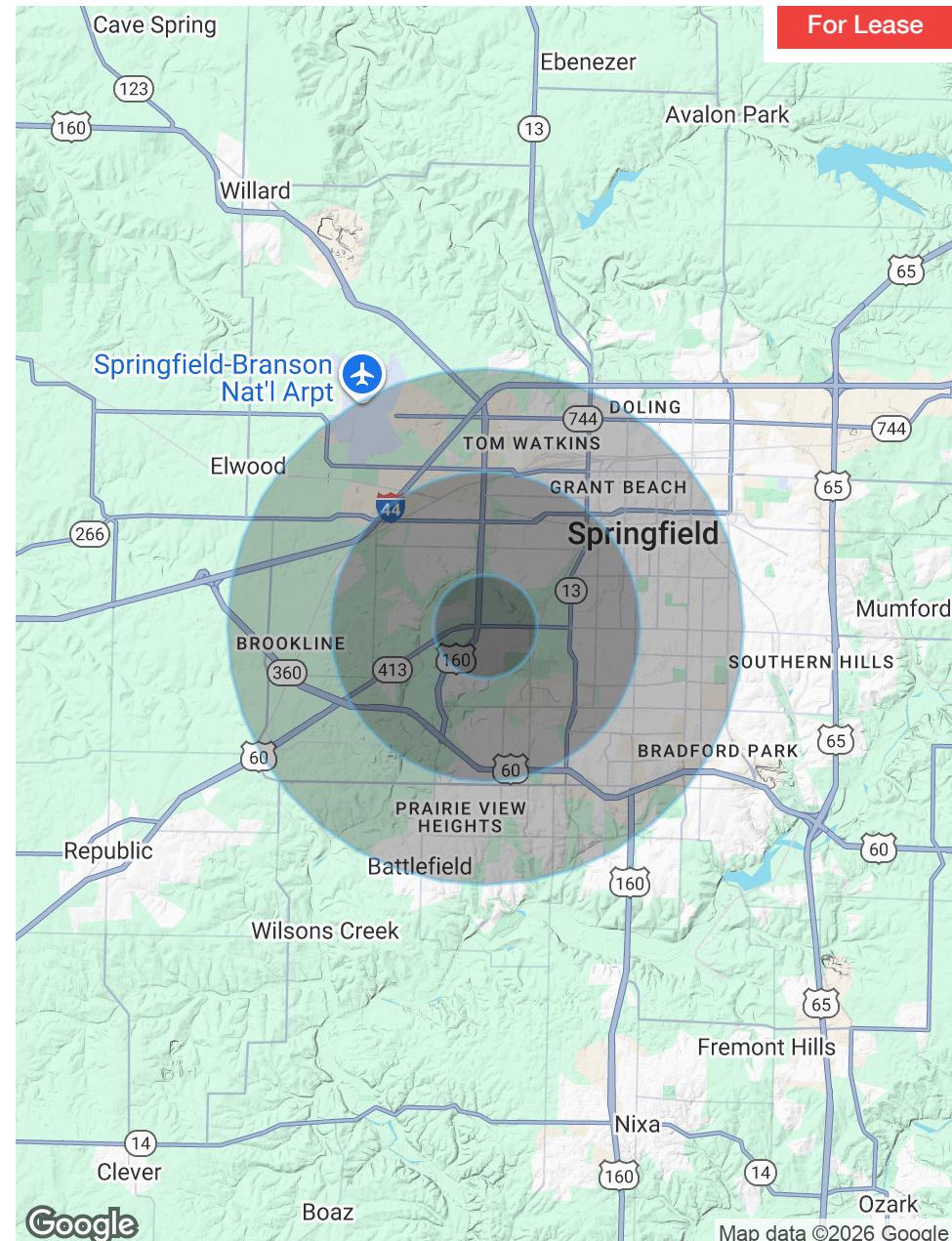
HOUSEHOLDS & INCOME

1 MILE **3 MILES** **5 MILES**

	1 MILE	3 MILES	5 MILES
Total Households	2,180	27,462	69,116
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$70,046	\$64,243	\$69,887
Average House Value	\$180,768	\$180,023	\$202,015

Demographics data derived from AlphaMap

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Map data ©2026 Google

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MEET THE TEAM

For Lease



CURTIS JARED

President & CEO

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