

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:

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PROPERTY OVERVIEW

For Lease - 5,000 sf (between Ulta Beauty & Five Below) and 23,000+/- sf (available August 2023) 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



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SPRINGFIELD PLAZA & LOCATION

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AERIAL

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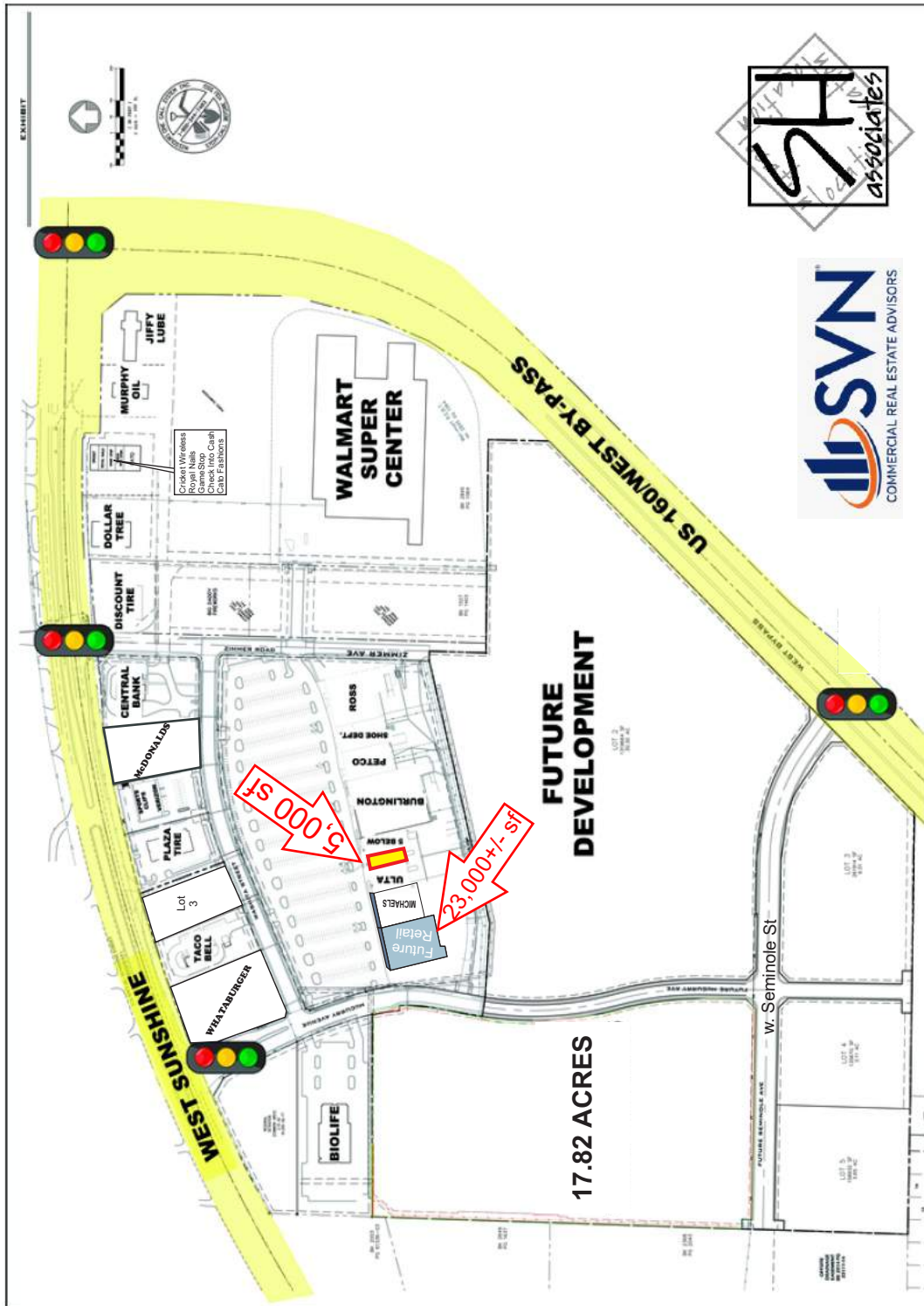
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SITE PLAN

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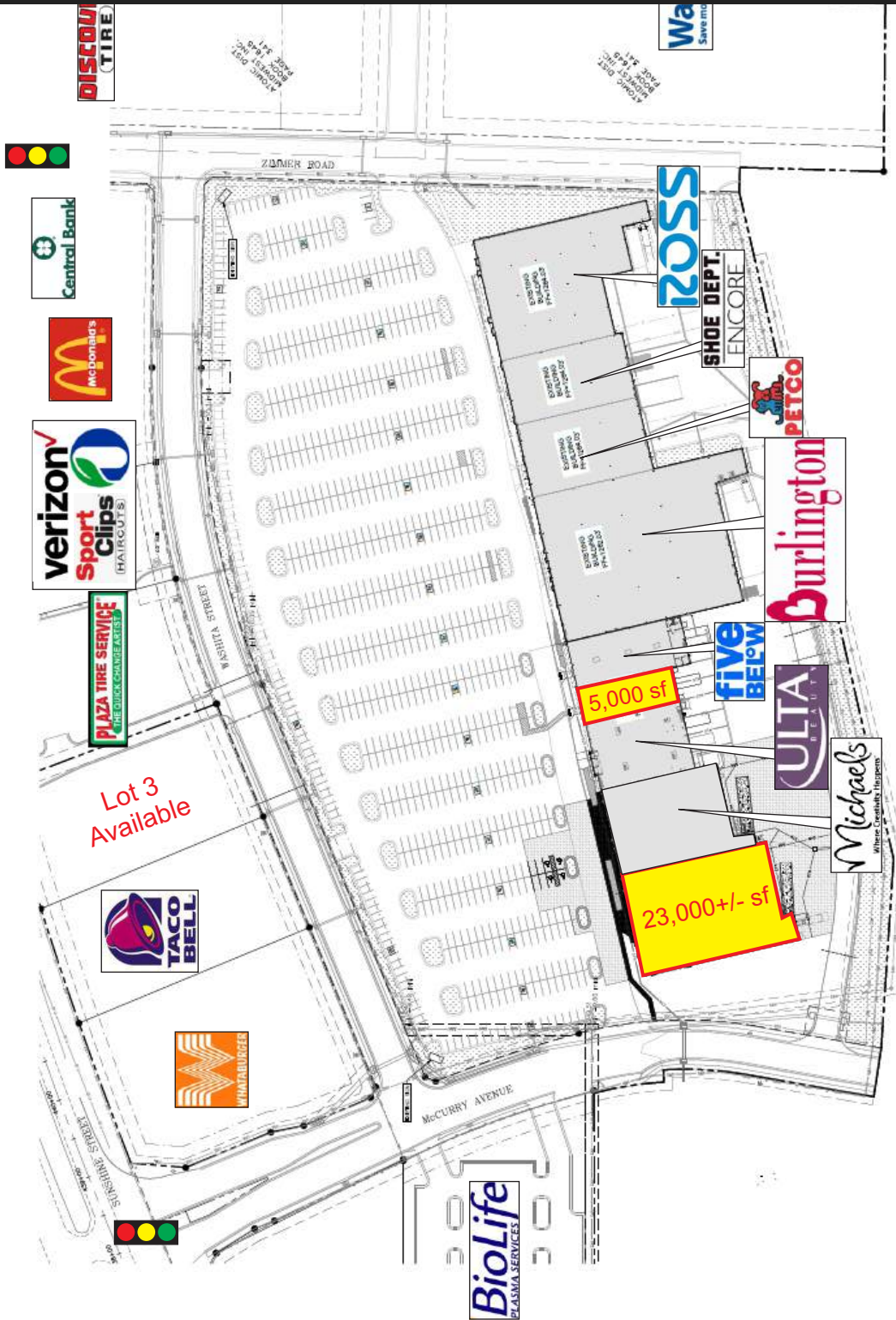
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ADDITIONAL SITE PLAN

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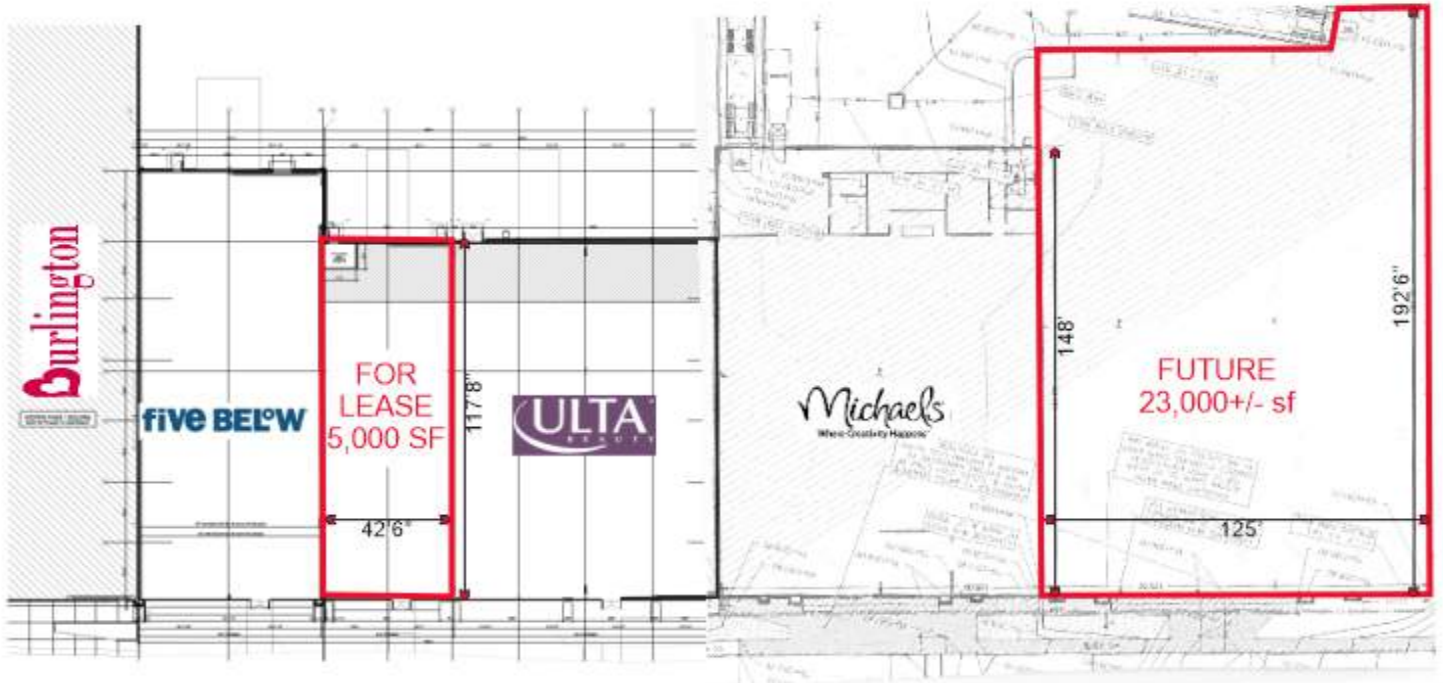
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PREMISE & DEMOGRAPHICS

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Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-----------|-----------|-----------|
| Total Population | 4,541 | 42,284 | 117,454 |
| Median Age | 35.6 | 33.9 | 34.3 |
| Median Age Male | 35.7 | 33.3 | 33.0 |
| Median Age Female | 35.7 | 34.6 | 35.5 |
| Total Households | 1,823 | 17,324 | 50,595 |
| # of persons per HH | 2.5 | 2.4 | 2.3 |
| Average Household Income | \$56,388 | \$49,400 | \$46,128 |
| Average House Value | \$122,292 | \$121,172 | \$133,497 |



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SPRINGFIELD MARKET OVERVIEW

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Population

- Economic Trade Area 1,054,954
- Greene County 304,611
- City of Springfield 173,100
- MSA 491,053 (5 County)
- Springfield Daytime Population 241,499
- 1.5% Annual Population Growth

Retail Sales

- \$10.4 billion – 5 county region
- \$6.5 billion – Springfield, MO

Top Employers

- Cox Health Systems 12,178 (1,074 beds)
 - Mercy Health 9,214 *1,068 beds)
 - State of Missouri 5,411
 - Walmart & Sam's Club 4,981
 - Springfield Public Schools 3,685
 - Bass Pro Shop* / White River Marine* 2,989
 - O'Reilly Automotive* 2,631
 - United States Government 2,425
 - Jack Henry Associates, Inc. 2,262
 - Citizens Memorial Healthcare 2,038 (86 beds)
 - Burrell Behavioral Health 1,872 (75 beds)
 - Missouri State University (MSU) 1,861
 - City of Springfield 1,857
 - SRC Holdings, Inc.* 1,750
 - EFCO Manufacturing* 1,600
 - Prime, Inc.* 1,425
 - Amazon 1,400
 - RPS (Pyramid Foods) 1,300
 - Ozarks Technical Community College (OTC) 1,125
 - Greene County 1,113
 - Great Southern Bank* 1,100
 - Expedia 1,100 and Chase Card Services 1,100
- *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 – 19,507
 - OTC – 9,528
 - Drury - 1,821
 - Evangel University – 2,439
 - Cox College - 724
 - Mission University - 247
- 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 10 Recovery Leaders / Business Facilities
- Top 20 Magnets for Young Adults / USA Today
- Top 30 Best Cities for Job Growth / New Geography
- Top 40 for Business and Careers / Forbes Magazine
- 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 1, 2024



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DISCLAIMER

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