

**FOR SALE**

**Office/Retail - 2,500 SF**



**1332 W SUNSHINE ST.**

Springfield MO, 65807

**\$325,000**

*For more information contact:*

**SAM R. CRAFT**

417.955.1232

Email: [SamCraft@ReeceCommercial.com](mailto:SamCraft@ReeceCommercial.com)



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## Property Details

- For Sale
- 2,500+/- square feet currently built out as medical office.
- High Traffic Sunshine Corridor - 30,800 AADT
- Reception, 6+ clinical style rooms/private offices, multiple storage rooms, plate glass entry.
- Block construction, two (2) heating and air systems.
- 0.1148 (ac.) parcel - 50% FAR
- Shopping Center is serviced by three (3) curb cuts
- One of Springfield, Missouri's strongest sub-markets with a 2024 1-Mile AAHI of \$68,540.
- Major retailers within corridor including: Braum's, Pizza Hut, Subway, Sonic, Bass Pro Shops World Headquarters, amongst others.





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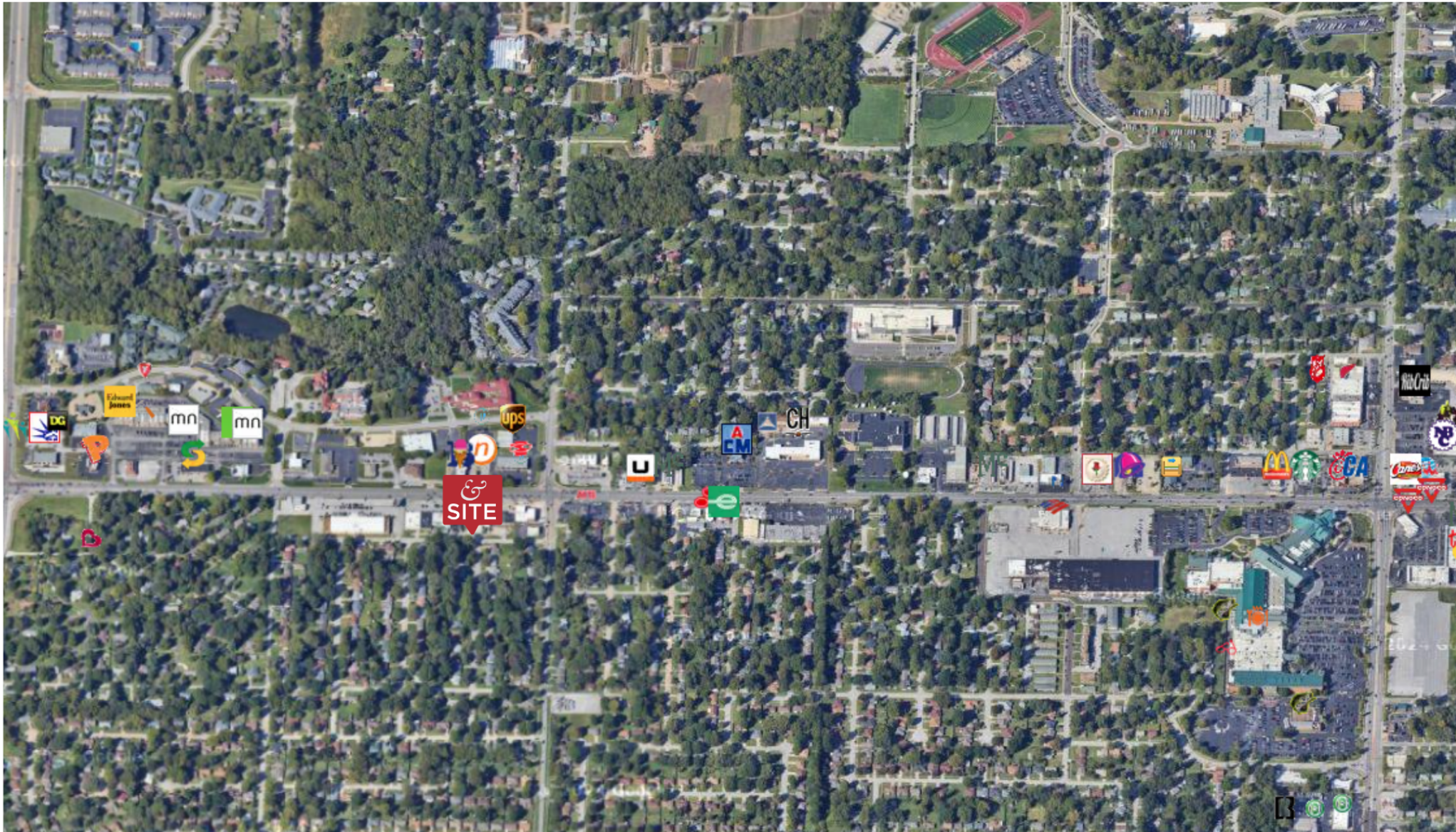
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