



# Offering Memorandum



## OFFICE BUILDING CAMPUS FOR SALE ON EAST SUNSHINE

3801 E SUNSHINE ST, SPRINGFIELD, MO 65809



## PROPERTY SUMMARY

### OFFICE BUILDING ON HIGHLY DESIRABLE EAST SUNSHINE

3801 E SUNSHINE ST  
SPRINGFIELD, MO 65809

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,417,800
<b>BUILDING SIZE:</b>	23,880 SF
<b>PRICE / SF:</b>	\$185/SF
<b>LOT SIZE:</b>	5.4 Acres
<b>ZONING:</b>	Office (O-1)
<b>SUBMARKET:</b>	Southeast
<b>CURRENT USE:</b>	Owner/User
<b>RE TAX:</b>	\$39,629 (2024)

## PROPERTY SUMMARY

SVN is pleased to offer this office campus in a highly desirable location on East Sunshine. For the first time to market, this office is over 23,000 SF on two levels with a private drive winding back to the building. This office sits on a large 5.4 acre tract and is zoned Office (O-1). This is a rare opportunity to purchase an existing office building with a large lot on East Sunshine, near US Highway 65. (Do not disturb employees. Please contact listing agent for private showing)





## EXTERIOR PHOTOS





## EXTERIOR PHOTOS





## INTERIOR PHOTOS





## INTERIOR PHOTOS





## INTERIOR PHOTOS





## INTERIOR PHOTOS





## LOCATION DESCRIPTION

This property is located in one of the most desirable areas of Springfield along East Sunshine just east of US Highway 65. There are several strong professional offices including Husch Blackwell Attorneys, Baron Design & Associates, Wilson & Co. Engineers, O'Reilly Hospitality, Central Bank, Multipli Credit Union and several others. There are also many nearby retailers including Walmart & Sam's Club, Getaway Golf, Maverik, Toyota, Mama Jean's Natural Market, Mid-Missouri Bank, Maso Pizza Bar, Nicola's Ristorante and many more. The property sits off of Sunshine Street at the intersection of Blackman Road and has access to Highway 65 less than 1/2 mile away.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.





# SPRINGFIELD DATA & HIGHLIGHTS

MAJOR EMPLOYERS:	# EMPLOYED
COX HEALTH	13,297
MERCY SPRINGFIELD COMMUNITIES	9,238
STATE OF MISSOURI	6,298
WALMART/SAM'S CLUB	5,960
UNITED STATES GOVERNMENT	3,946
SPRINGFIELD PUBLIC SCHOOLS	3,735
BASS PRO SHOPS	3,492
O'REILLY AUTO PARTS	2,305
MISSOURI STATE UNIVERSITY	2,099

## Springfield, Missouri – A Growing Hub of Opportunity

As the economic and cultural center of southwest Missouri, Springfield anchors a thriving five-county metropolitan area that continues to attract business investment, talent, and innovation. With a population nearing 500,000 residents, the Springfield MSA has experienced consistent growth over the past decade, fueled by a strong healthcare network, a diverse mix of industries, and a cost of living more than 10% below the national average.

Known as the “Queen City of the Ozarks,” Springfield offers a dynamic balance of business accessibility and exceptional quality of life. The region is home to major employers such as CoxHealth, Mercy, Bass Pro Shops, O'Reilly Auto Parts, and Missouri State University, creating a stable economic foundation supported by a skilled workforce of more than 250,000 individuals.

With its strategic location along Interstate 44 and direct access to major markets like St. Louis, Kansas City, and Tulsa, Springfield serves as a vital logistics and service corridor for the region. The city's pro-business environment, competitive wage structure, and growing innovation ecosystem make it an attractive market for expansion, entrepreneurship, and real estate investment.



- Population of the five-county Springfield MSA (Greene, Christian, Webster, Polk & Dallas counties) is approximately 496,975 (2024 estimate).
- The MSA has grown about 8.5% over the past decade (2014-2023 period), representing roughly 0.8-1.0% annual growth.
- Daytime population of the city proper (Springfield, Missouri) increases significantly due to commuters: from ~168,090 full-time residents to ~252,454 during the day.
- Median age in the MSA is 37.1 years.
- Household & family data: ~183,438 households; average household size 2.44; average family size 3.05.











## ADDITIONAL PHOTOS



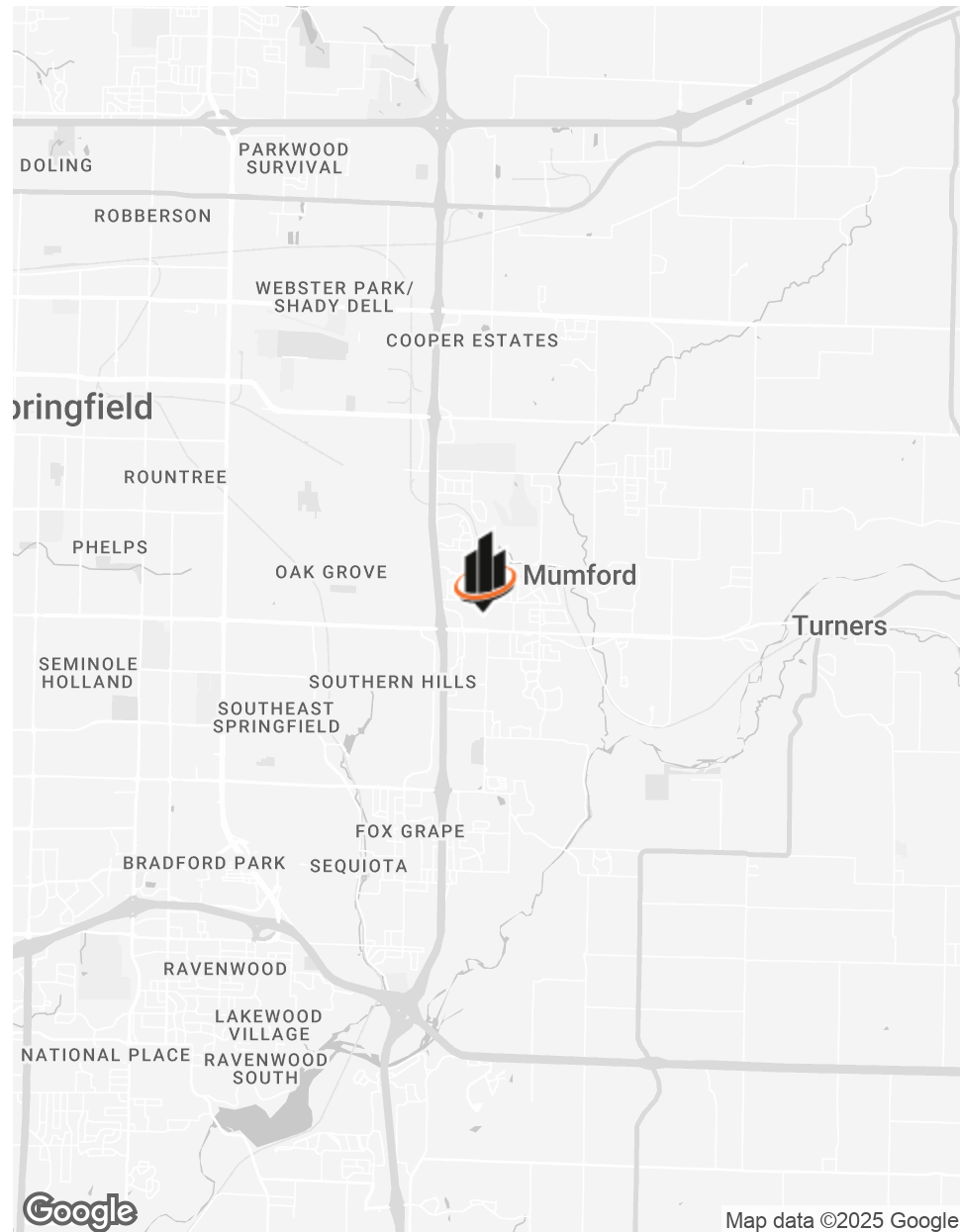


# RETAILER MAP





# LOCATION MAP





# SPRINGFIELD, MO - DEMOGRAPHICS

## EXECUTIVE SUMMARY

### SPRINGFIELD MSA

Greene, Christian, Webster, Polk, Dallas counties in Southwest Missouri.

### NATIONAL RECOGNITION FOR SPRINGFIELD (MSA)

- Top 10 Best Hospitals in Missouri
- Best Places for Food Manufacturing
- Best Places to Retire in the U.S.
- Top 10 Best Mid-Sized Cities for New College Grads
- Best Places to Live in Missouri

[Sources: U.S. News & World Report (2025), checker Q2025]

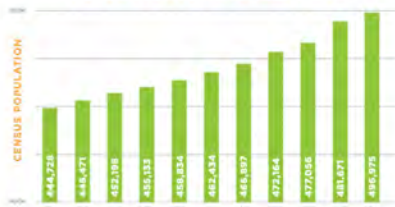
### WELL-KNOWN COMPANIES

- 3M
- Bass Pro Shops
- CoxHealth
- Forvix Mazars
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Heinz Company
- Mercy Springfield Communities
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile

## POPULATION

**496,975** Current Springfield Metro Area Population  
**170,596** Springfield City Limits  
**12%** Metro Area Overall 10-Year Population Growth

### POPULATION | SPRINGFIELD MSA



[Source: JobsEQ (2024); U.S. Census Bureau (2023)]

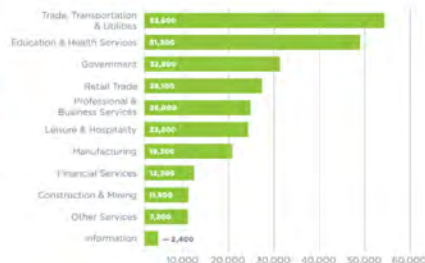


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## WORKFORCE

**248,975** May 2025 Springfield Metro Area Workforce  
**2.2%** Workforce 1-Year Growth Rate

### MAY 2025 EMPLOYMENT SECTOR



[Source: Bureau of Labor Statistics (2025); WallerHub (2025)]

**3.7%** Current Unemployment Rate for Springfield Metro

### UNEMPLOYMENT RATE | SPRINGFIELD MSA



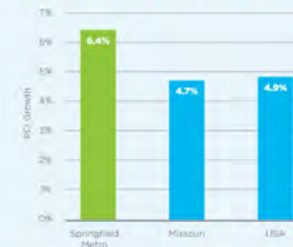
[Source: Bureau of Labor Statistics (2025)]

## INCOME & WAGE RATES

**\$34,596** Per Capita Income  
**\$57,400** Average Wage  
**\$62,249** Median Household Income

[Source: JobsEQ (2025); U.S. Census Bureau (2023)]

### 1-YEAR GROWTH IN PER CAPITA INCOME



[Source: JobsEQ (2023)]

### NATIONAL SPRINGFIELD OCCUPATIONAL CODE

OFFICE & CLERICAL		
Executive Admin Assistant	\$37.59	\$25.84 43-6011
Office Clerk, General	\$22.49	\$20.70 43-9061
Receptionist	\$18.95	\$17.29 43-4171
Office Manager	\$35.31	\$30.41 43-1011
PROFESSIONAL & TECHNICAL		
Accountant & Auditor	\$45.59	\$35.94 13-2011
Computer Programmer	\$52.02	\$45.82 15-1251
Mechanical Engineer	\$54.09	\$41.10 17-2141
Marketing Manager	\$62.44	\$61.46 11-2021
Human Resources Manager	\$77.26	\$58.78 11-3121
MANUFACTURING & MAINTENANCE		
Maintenance & Repair Worker	\$26.03	\$24.48 49-9071
Janitor	\$18.53	\$17.59 37-2011
First Line Supervisor (Prod & Oper)	\$36.82	\$32.76 51-1011
Machine Tool Setters, Operators & Tenders	\$23.66	\$22.66 51-4081
Sheet Metal Worker	\$32.42	\$32.69 47-2211
MISCELLANEOUS		
Welder	\$27.24	\$25.23 51-4121
Truck Driver (Light/Delivery)	\$23.80	\$22.45 53-3033
Mail Clerk	\$19.76	\$18.18 43-9051
Training & Development Specialist	\$36.08	\$29.93 13-1151
Customer Service Representative	\$22.40	\$20.97 43-4051

[Source: JobsEQ (2025)]

## HOUSING

### TYPICAL HOME VALUE



### TYPICAL RENT



[Source: Zillow (2025)]



ROUNTREE, A HISTORIC CENTER-CITY NEIGHBORHOOD



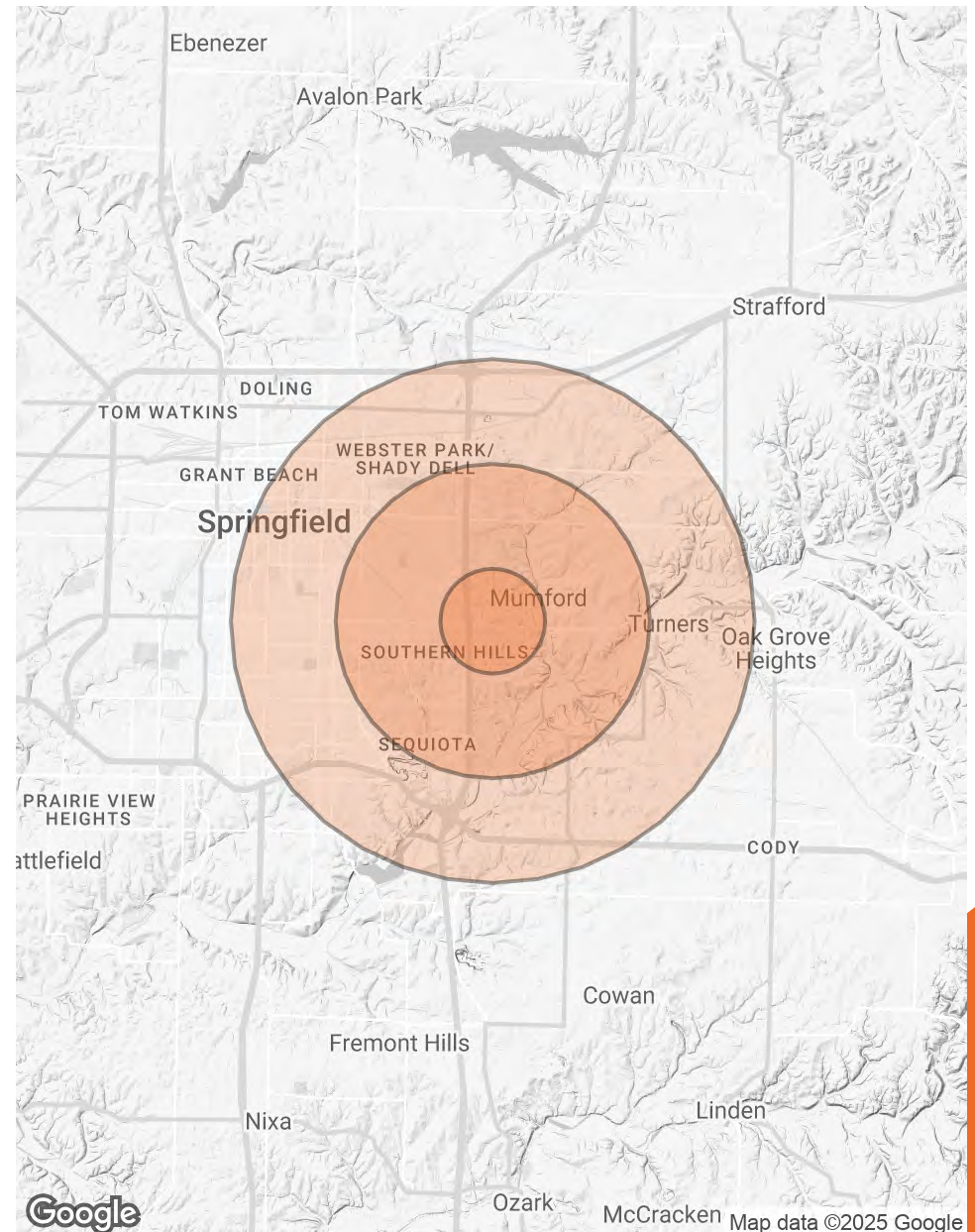
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,963	91,476	175,466
AVERAGE AGE	31	36	39
AVERAGE AGE (MALE)	31	36	38
AVERAGE AGE (FEMALE)	31	37	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,558	39,681	77,794
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$43,199	\$55,267	\$67,024
AVERAGE HOUSE VALUE	\$207,891	\$164,052	\$204,084

Demographics data derived from AlphaMap







**LEE MCLEAN III, SIOR, CCIM**

Senior Advisor

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### PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 – 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 Advisor in SVN International - SVN President's Circle Recipient (2024)  
Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)  
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)  
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)  
CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)  
Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)  
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

### EDUCATION

Drury University  
CCIM Institute

### MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member



## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each





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