



# SOUTHERN HILLS SHOPPING CENTER

Retail/Office Suites Available for Lease on Sunshine Street

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**Broker/Agent**

1675 E. Seminole St. Suite B,  
Springfield, MO 65804

*the* **WOOTEN COMPANY**  
LLC

Lease Brochure

# Property Snapshot

## Current Tenants

160 Driving Academy

Avon with Penny

Before and After Brewing

Dollar General

Hallmark

H&R Block

La Paloma Mexican Restaurant

My Hot Yoga

NexGen Fitness

Pet Supplies Plus

Realty Group

Sunshine Nutrition

The Pitch

Watching Over Whiskers

## Building Details

- **Property Type** Retail/Office
- **Total Building SQFT** 81,135
- **Total Building Suites** 30
- **Vacant SQFT** 11,709
- **Land Acres** 8.6
- **Class** A
- **Year Built** 1961
- **Year Renovated** 2023
- **Stories** 1
- **Taxes (cost per SQFT)** \$0.80
- **Total Parking Spaces** 800/7.07 ratio
- **Elevators** No
- **Cross Street** Sunshine Street
- **Zoning** General Retail
- **APN** 12-33-201-003
- **County** Greene County
- **Submarket** Southern Hills
- **Submarket Cluster** Southeast

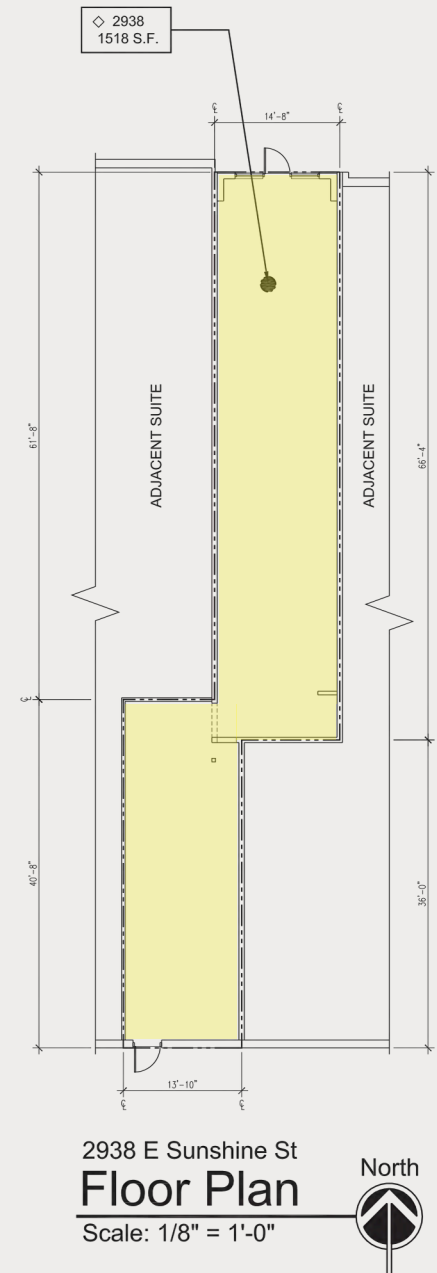
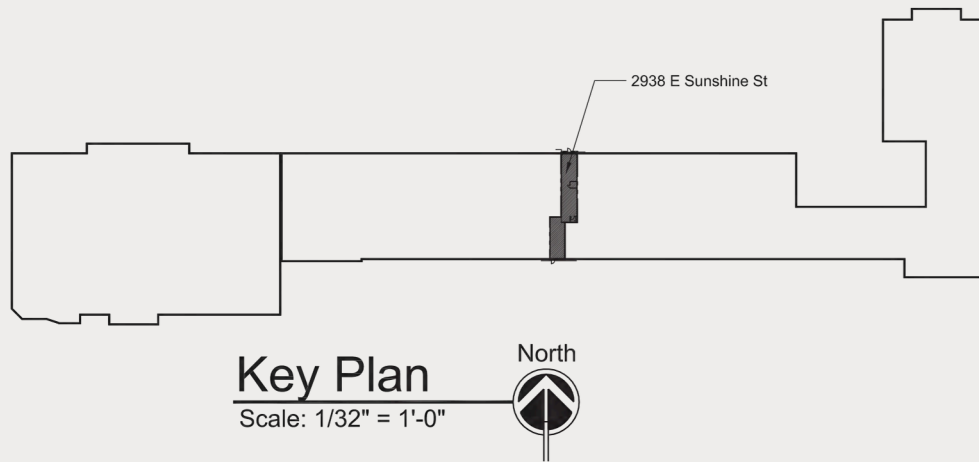
## Building Description

Located on one of Springfield's major arteries (Sunshine Street), this center has been a fixture since 1973. Southern Hills Shopping Center is approximately 1/2 mile west of US Hwy 65 in one of the city's most prestigious neighborhoods.

# Suite 2938 - Floor Plan

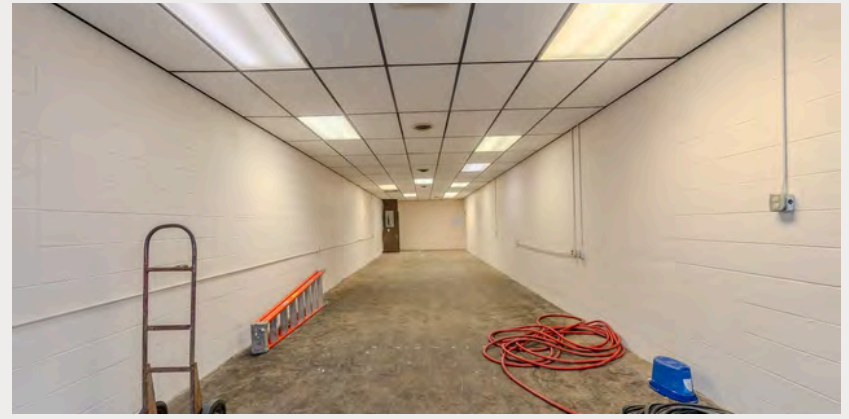
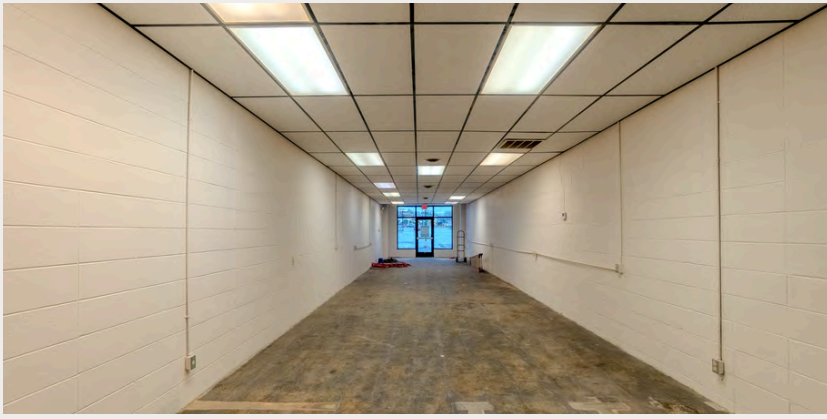
## LEGEND

- ◇ FLOOR PLAN VERIFIED
- PERIMETER OF LEASE AREA
- ⊥ INDICATES CENTERLINE OF DEMISING WALL





# Suite 2938 - Floor Plan & Interior Photos



# Suite 2938 - Summary

## Offering Summary

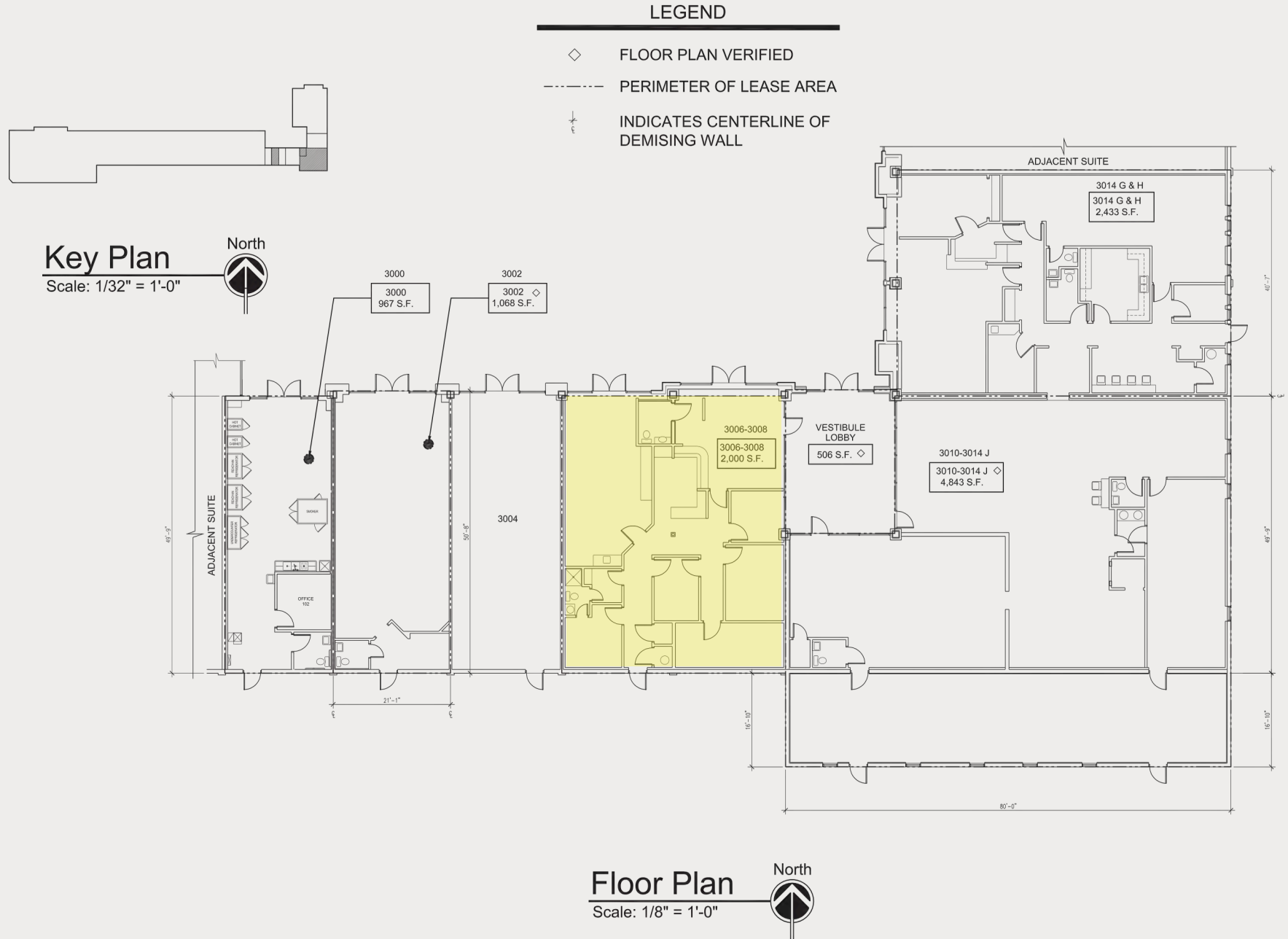
<b>Unit</b>	2938
<b>Rentable Square Footage</b>	1,518
<b>Rate (Per SF)</b>	\$20
<b>Lease Type</b>	NNN
<b>Total NNN</b>	\$241.62
<b>Total Monthly Rent</b>	\$2,530.00
<b>Expense Rate (Per SF/YR)</b>	\$1.91
<b>Lease Term</b>	Negotiable



## Suite Description

This suite is a blank canvas, transformed into a white box space, offering endless possibilities to customize and bring your vision to life.

# Suite 3006-3008 - Floor Plan





# Suite 3006-3008 - Interior Photos



# Suite 3006-3008 - Summary

## Offering Summary

<b>Unit</b>	3006-3008
<b>Rentable Square Footage</b>	2,000
<b>Rate (Per SF)</b>	\$18
<b>Lease Type</b>	NNN
<b>Total NNN</b>	\$318.33
<b>Total Monthly Rent</b>	\$3,000.00
<b>Expense Rate (Per SF/YR)</b>	\$1.91
<b>Lease Term</b>	Negotiable



## Suite Description

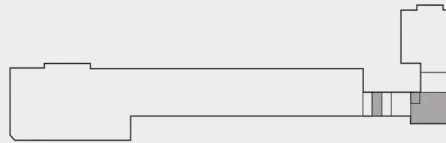
This suite is a blank canvas, transformed into a white box space that you can divide to suit your business needs and bring your vision to life.



# Suite 3010-3014J - Floor Plan

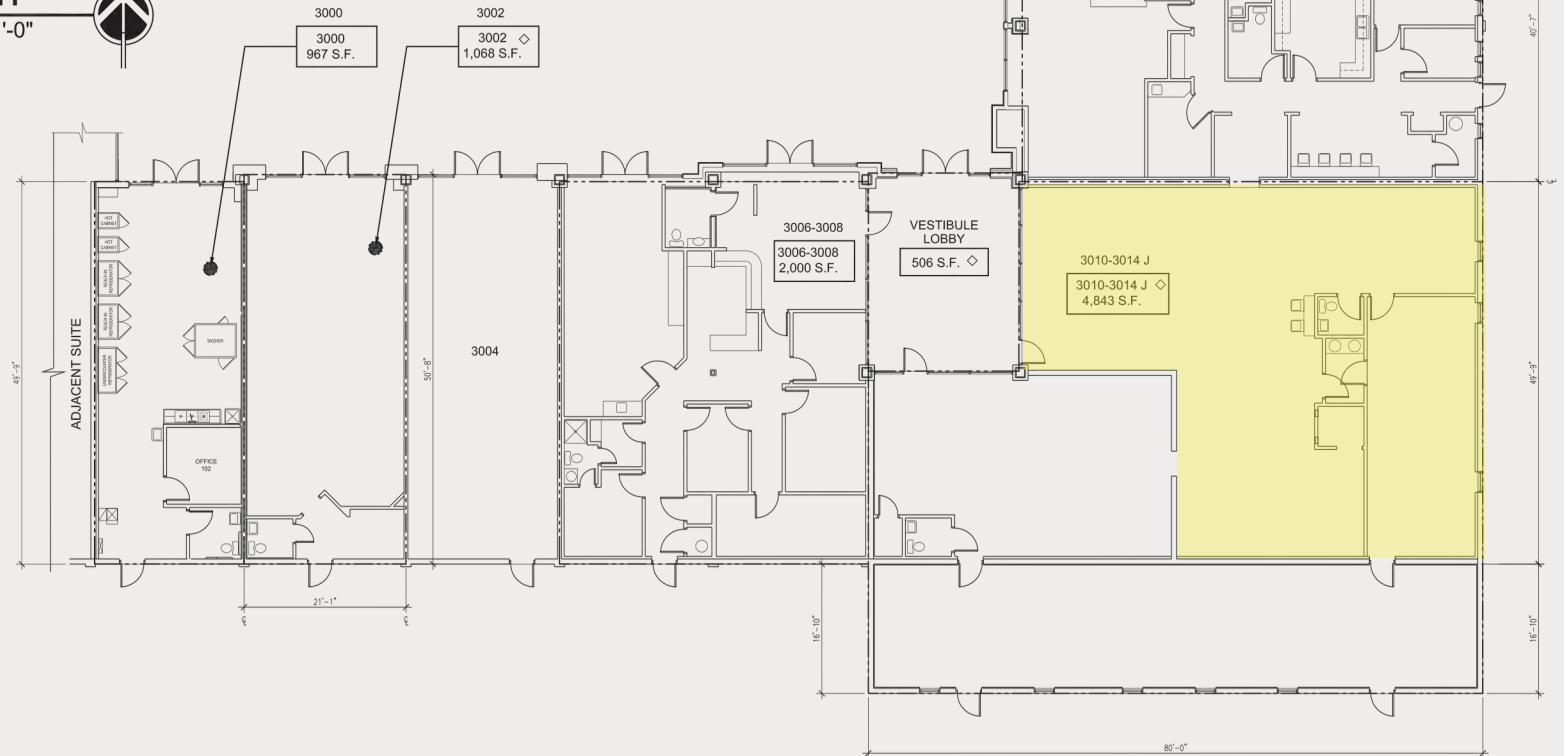
## LEGEND

- ◇ FLOOR PLAN VERIFIED
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## Key Plan

Scale: 1/32" = 1'-0"



## Floor Plan

Scale: 1/8" = 1'-0"



# Suite 3010-3014J - Interior Photos





# Suite 3010-3014J - Summary

## Offering Summary

<b>Unit</b>	3010-3014J
<b>Rentable Square Footage</b>	5,349
<b>Rate (Per SF)</b>	\$18
<b>Lease Type</b>	NNN
<b>Total NNN</b>	\$851.38
<b>Total Monthly Rent</b>	\$8,023.50
<b>Expense Rate (Per SF/YR)</b>	\$1.91
<b>Lease Term</b>	Negotiable

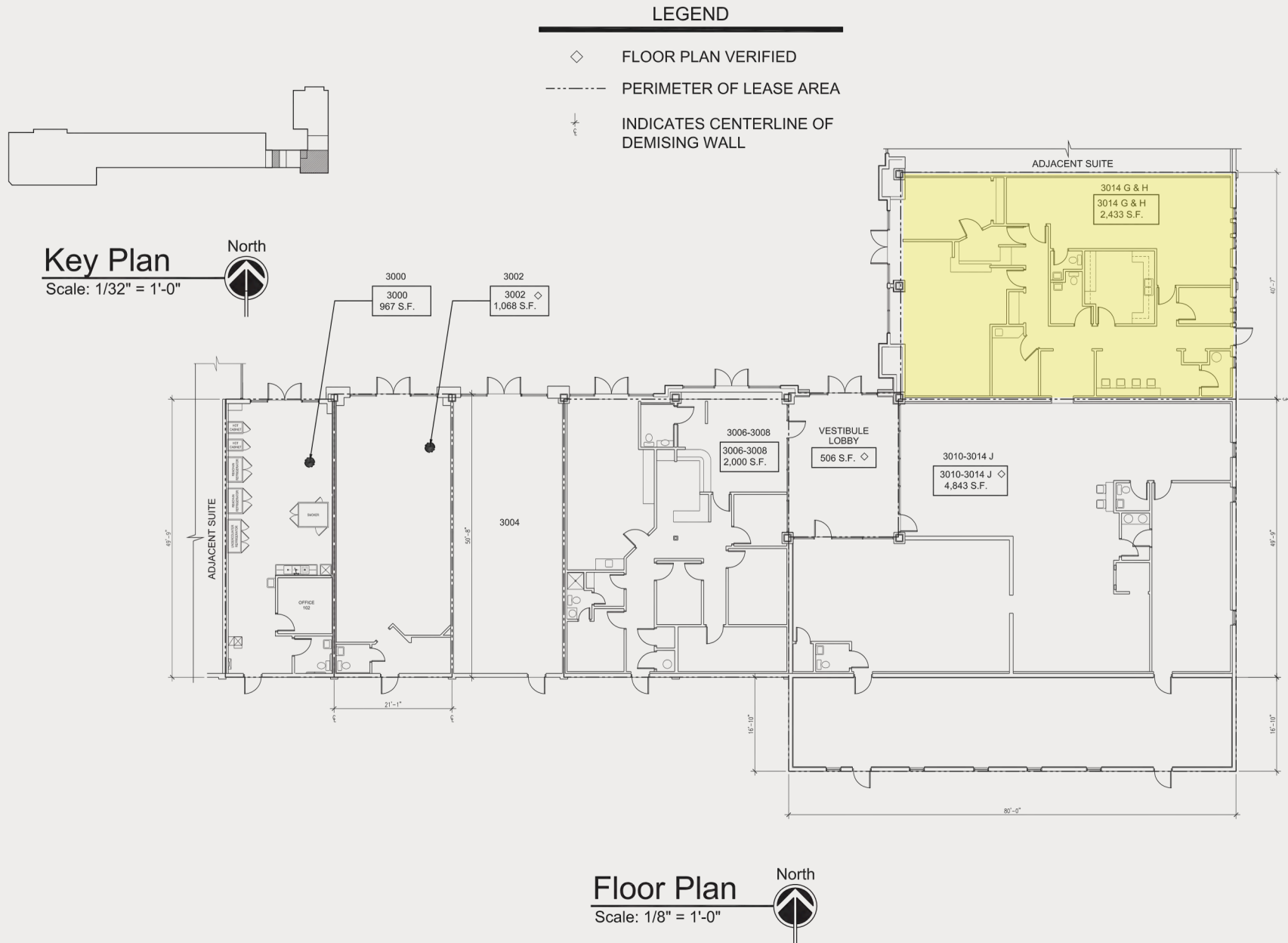


## Suite Description

Formerly a cosmetology learning space, with some equipment potentially available, the layout can be customized to fit your business needs. It includes an atrium that connects two sections of the suite, eight individual offices, two bathrooms, four utility or storage closets, washer and dryer hookups, four rooms with dual entry that could serve as offices, workstations, or conference rooms, two hair washing stations, two work rooms with sinks, and a receptionist area.



# Suite 3014 G&H - Floor Plan



# Suite 3014 G&H - Interior Photos



# Suite 3014 G&H - Summary

## Offering Summary

Unit	3014 G&H
Rentable Square Footage	2,433
Rate (Per SF)	\$18
Lease Type	NNN
Total NNN	\$387.25
Total Monthly Rent	\$3,649.50
Expense Rate (Per SF/YR)	\$1.91
Lease Term	Negotiable



## Suite Description

The available space can be divided to fit your needs. It was previously used as a cosmetology space and includes a reception/waiting area, two bathrooms, two offices, two workstations, hair washing stations, and a breakroom area.



# Google Earth View



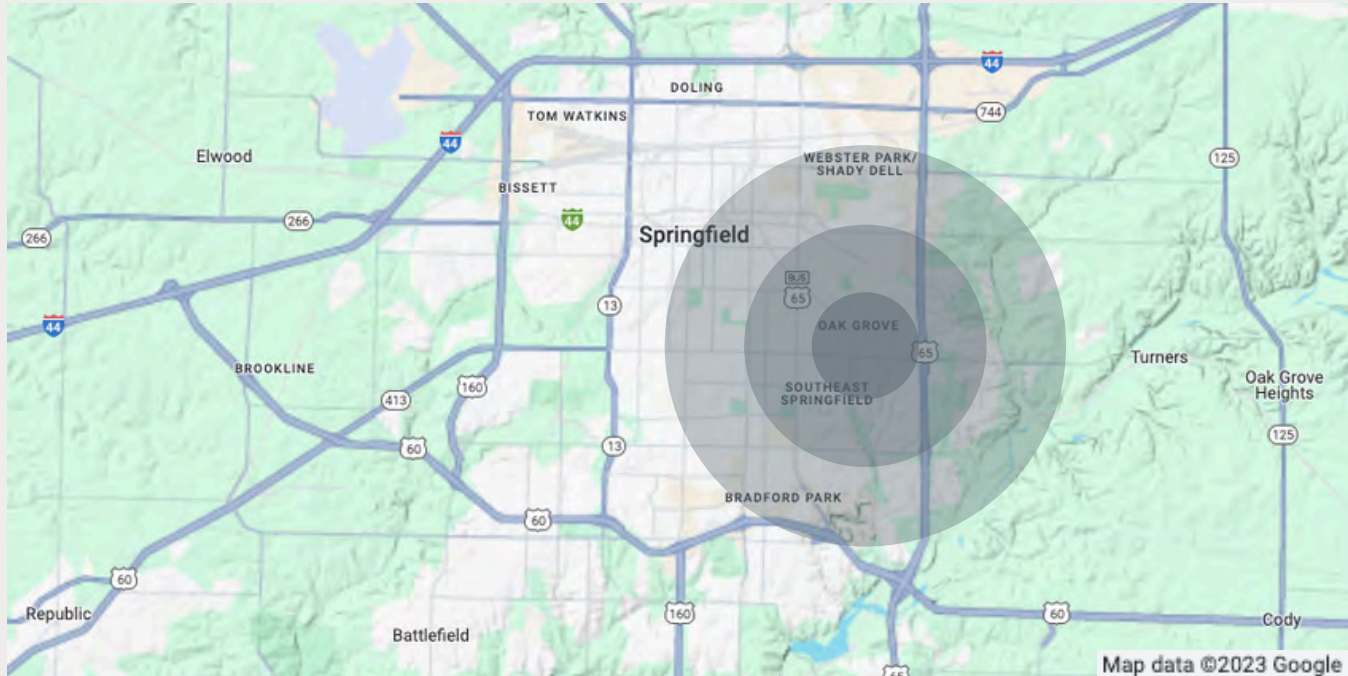


# Retailer Map





# Demographics



	1 Mile	3 Mile	5 Mile
<b>Population</b>	20.7k	90k	183k
<b>Average Household Income</b>	53.5k	48.4k	44.5k
<b>Median Age</b>	37	35	35



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