



## SOUTHERN HILLS SHOPPING CENTER

Retail/Office Suites Available for Lease on Sunshine Street

Karen Cowan

**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**

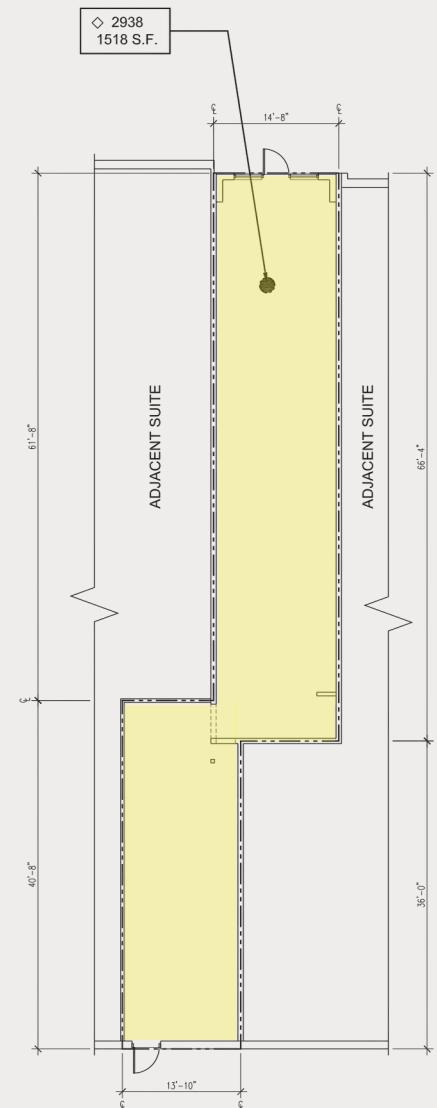
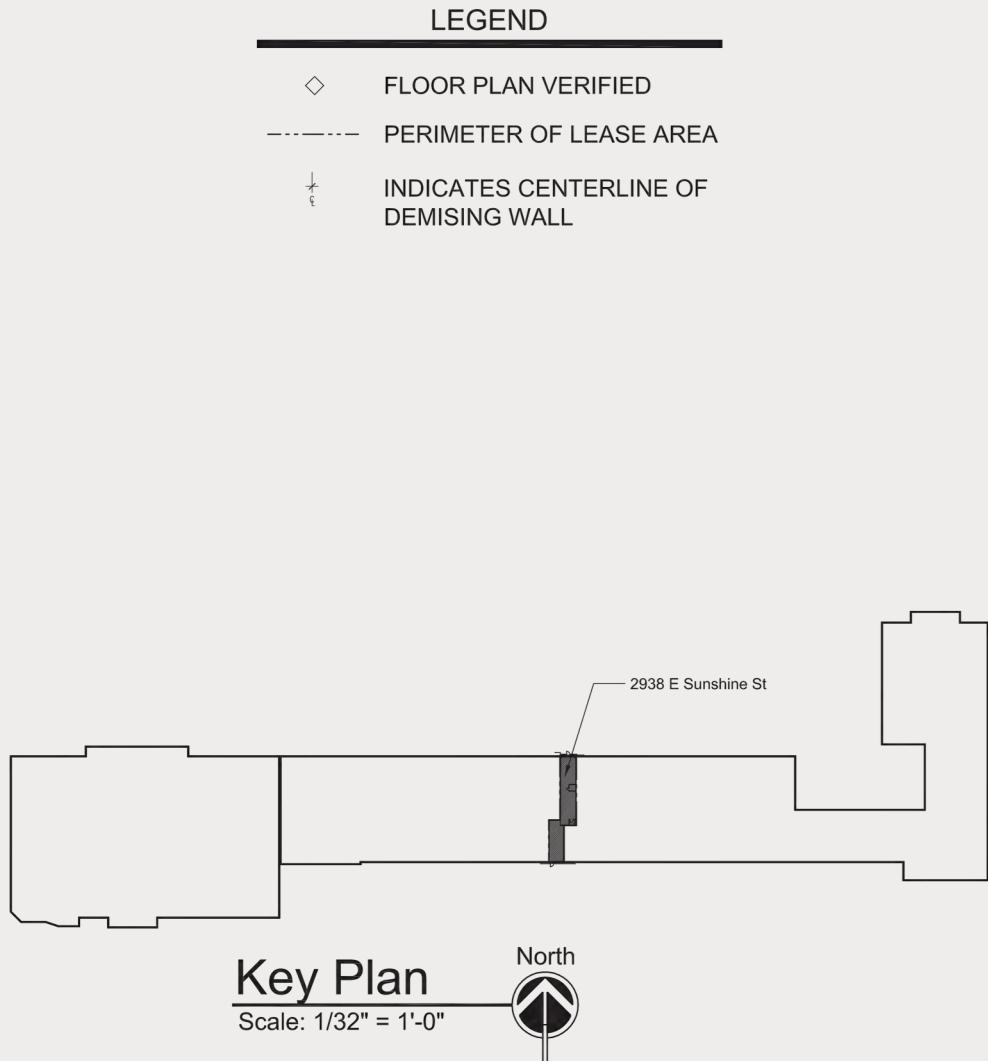
## Building Details

- **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

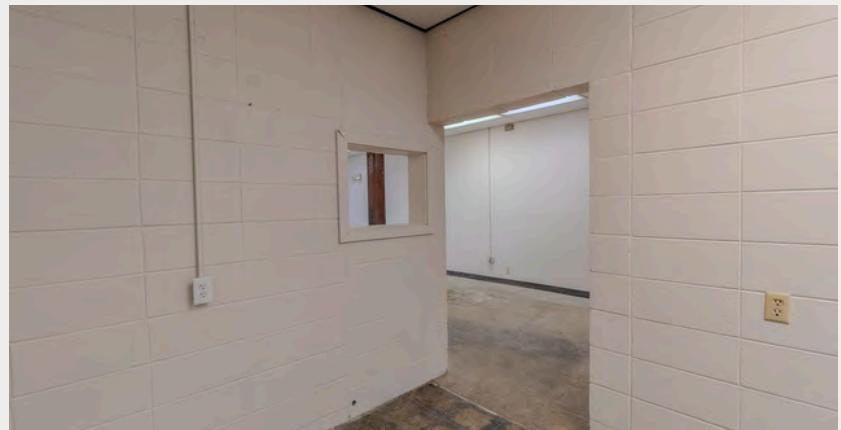
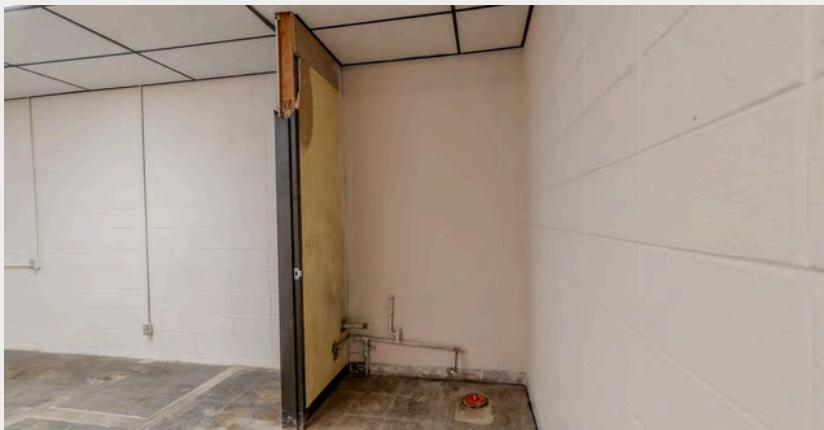
## Building Description

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



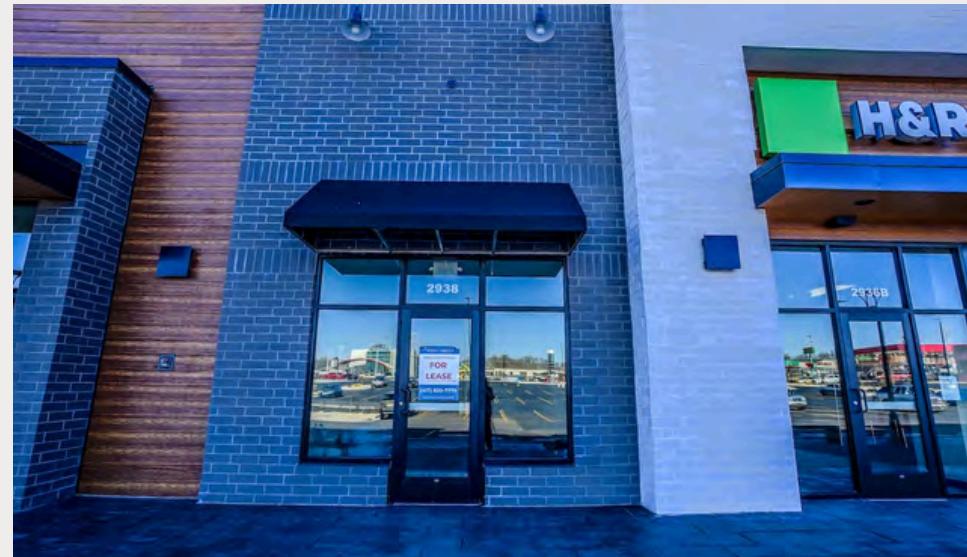
# Suite 2938 - Floor Plan & Interior Photos



# 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

## LEGEND

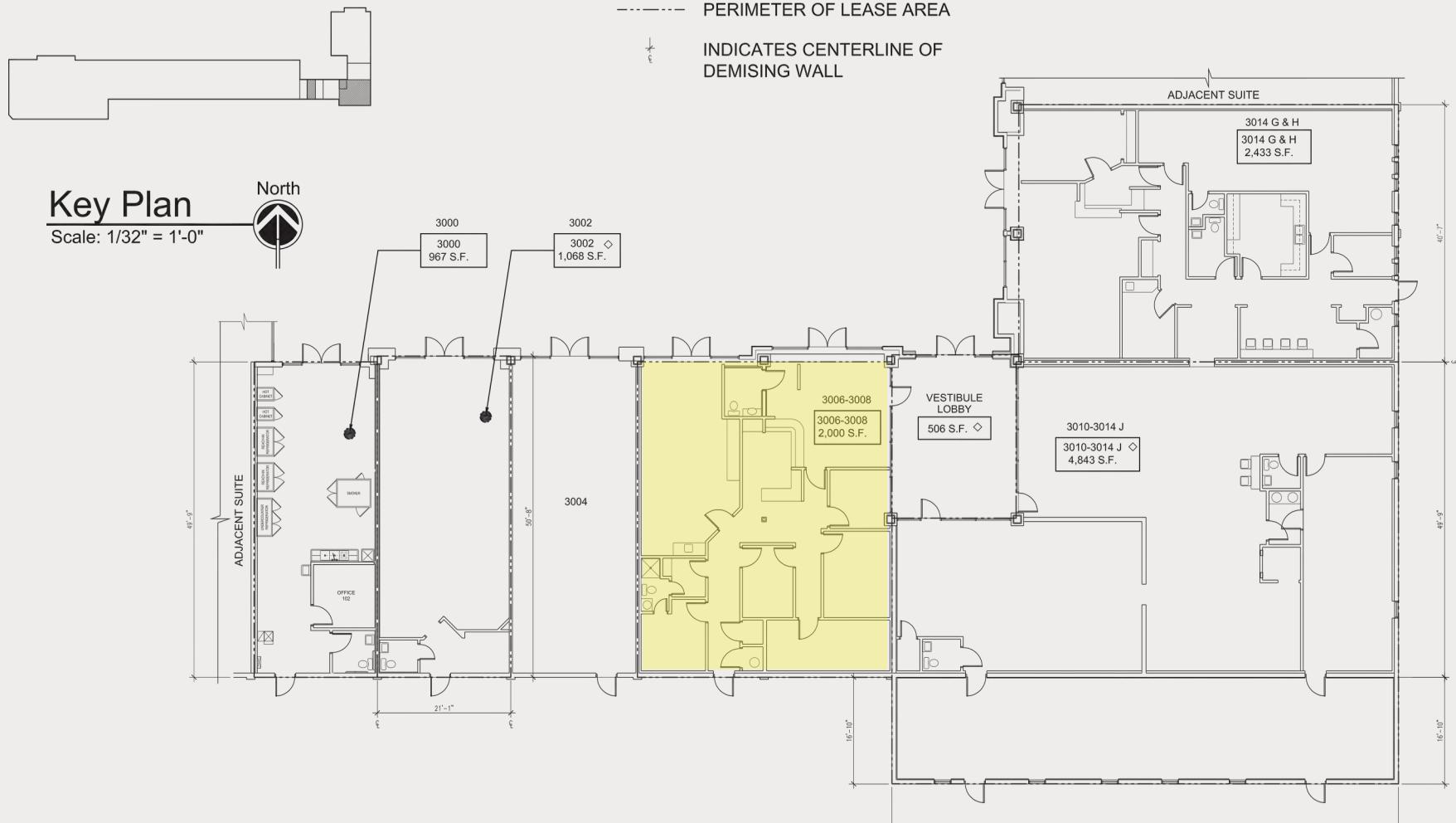
◆ FLOOR PLAN VERIFIED

----- PERIMETER OF LEASE AREA

INDICATES CENTERLINE OF  
DEMISING WALL

## Key Plan

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



## Floor Plan

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



# Suite 3006-3008 - Interior Photos



# Suite 3006-3008 - Summary

## Offering Summary

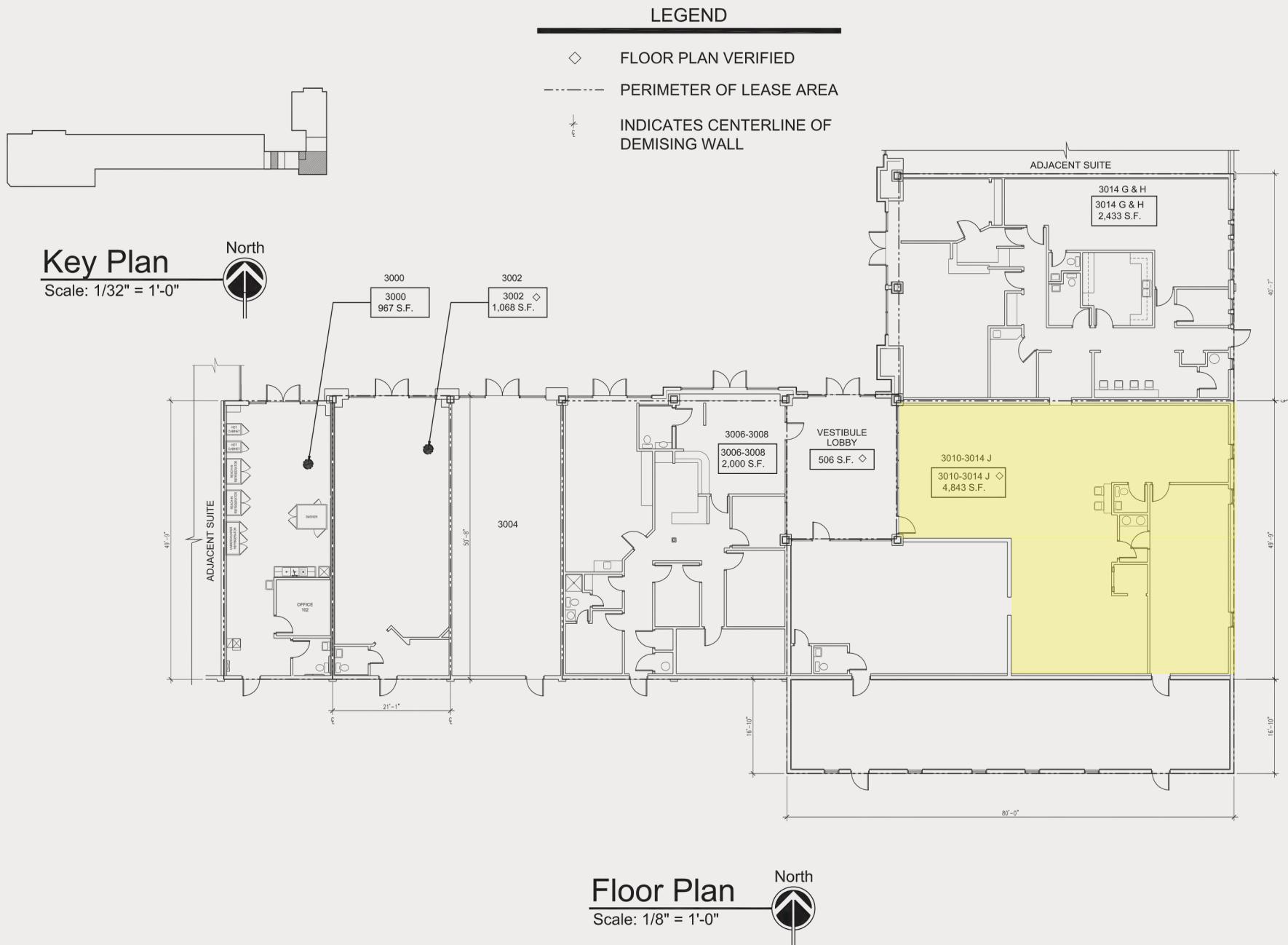
<b>Unit</b>	3006-3008
<b>Rentable Square Footage</b>	2,000
<b>Rate (Per SF)</b>	\$18
<b>Lease Type</b>	NNN
<b>Total NNN</b>	\$318.33
<b>Total Monthly Rent</b>	\$3,000.00
<b>Expense Rate (Per SF/YR)</b>	\$1.91
<b>Lease Term</b>	Negotiable



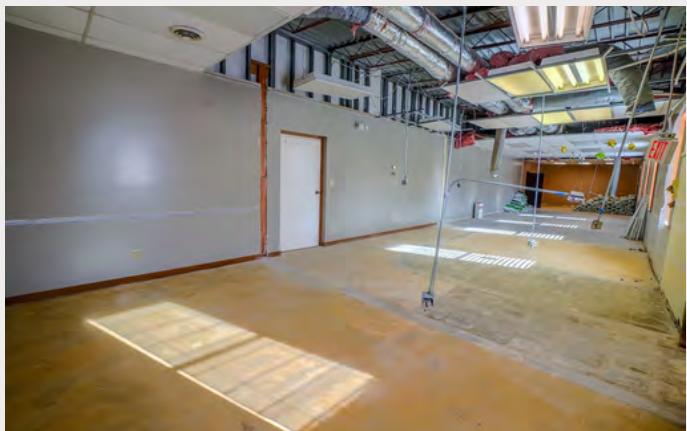
## Suite Description

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



# 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

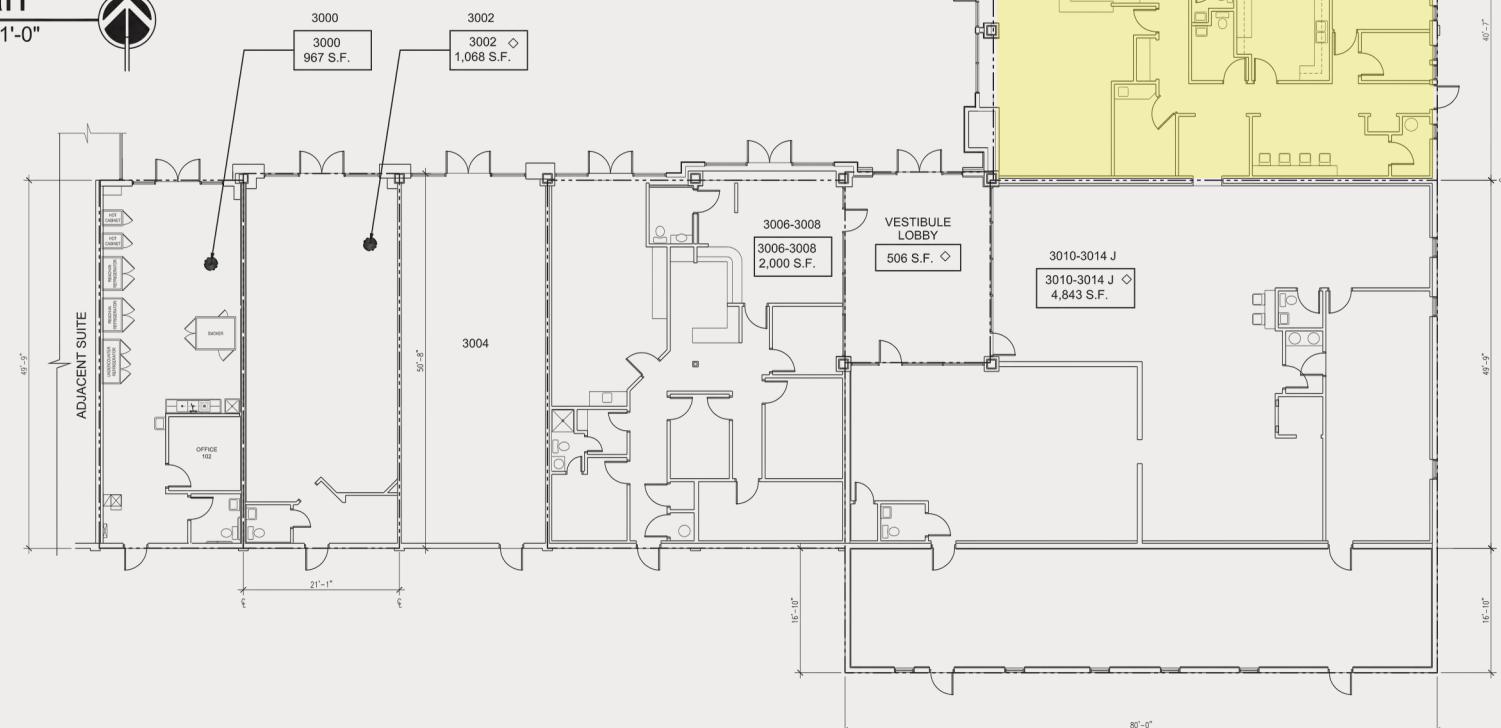
## LEGEND

- ◊ FLOOR PLAN VERIFIED
- PERIMETER OF LEASE AREA
- ⊕ INDICATES CENTERLINE OF DEMISING WALL



## Key Plan

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



## Floor Plan

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



# Suite 3014 G&H - Interior Photos



# Suite 3014 G&H - Summary

## Offering Summary

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

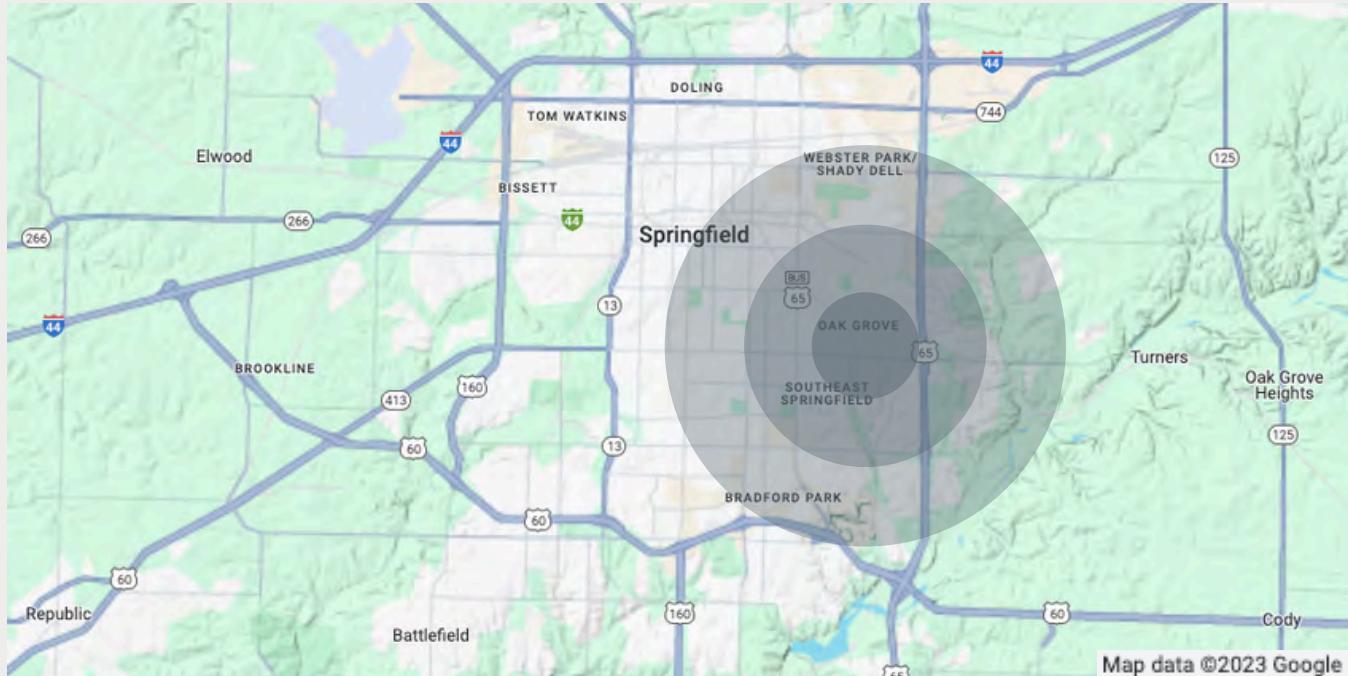
# Google Earth View



# 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

# Disclaimer

This Lease Opportunities Brochure ("Brochure") has been created by The Wooten Company, LLC ("Company") to provide potential lessees with information about available lease opportunities. The content is intended for informational purposes only, and the Company makes no representation or warranty, express or implied, regarding the accuracy, completeness, or reliability of the information presented herein.

Prospective lessees are encouraged to conduct their own due diligence and seek professional advice to assess the suitability of any lease opportunity featured in this Brochure. The information is subject to change without notice, and the Company reserves the right to modify or update any part of this Brochure as necessary.

It's important to note that this Brochure does not constitute an offer to enter into a lease agreement. Lease offers will be made through the formal execution of legal documentation provided by the Company. Any reliance on the information in this Brochure is at the user's own risk.

The Company disclaims any liability for direct, indirect, consequential, or special loss or damage arising from the use of, or reliance upon, this Brochure or its contents. The Company does not assume any obligation to update or revise information based on new developments or changes in circumstances.

Prospective lessees should thoroughly review all lease-related documents and contracts before making any decisions. Past performance does not guarantee future results, and the Company provides no assurance that any projected outcomes will be achieved.

This Brochure may be subject to legal, regulatory, and contractual restrictions in certain jurisdictions. It is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where such distribution or use would be contrary to law or regulation.

By accessing or using this Brochure, you acknowledge and agree to the terms of this Disclaimer. The use of this Brochure constitutes acceptance of these terms and conditions.

\*The Wooten Company, LLC reserves all rights in connection with this Lease Opportunities Brochure.\*