



# DRIVE-THRU RESTAURANT

2301 W. Sunshine St, Springfield, MO 65807



**Mark Patrick, CCIM**

Reece Commercial Real Estate

417-839-1700

License: MO - 1999127595

[markpatrick@reececommercial.com](mailto:markpatrick@reececommercial.com)



## PROPERTY INFORMATION

**PURCHASE PRICE**  
\$1,750,000.00

**PROPERTY ADDRESS**  
2301 W. Sunshine St  
Springfield, MO 65807

**YEAR BUILT**  
2019

**PROPERTY SIZE**  
4,568 Sq. Ft.

**LAND SIZE**  
1.39 Acres

# DRIVE-THRU RESTAURANT

2301 W. Sunshine St  
Springfield, MO 65807

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



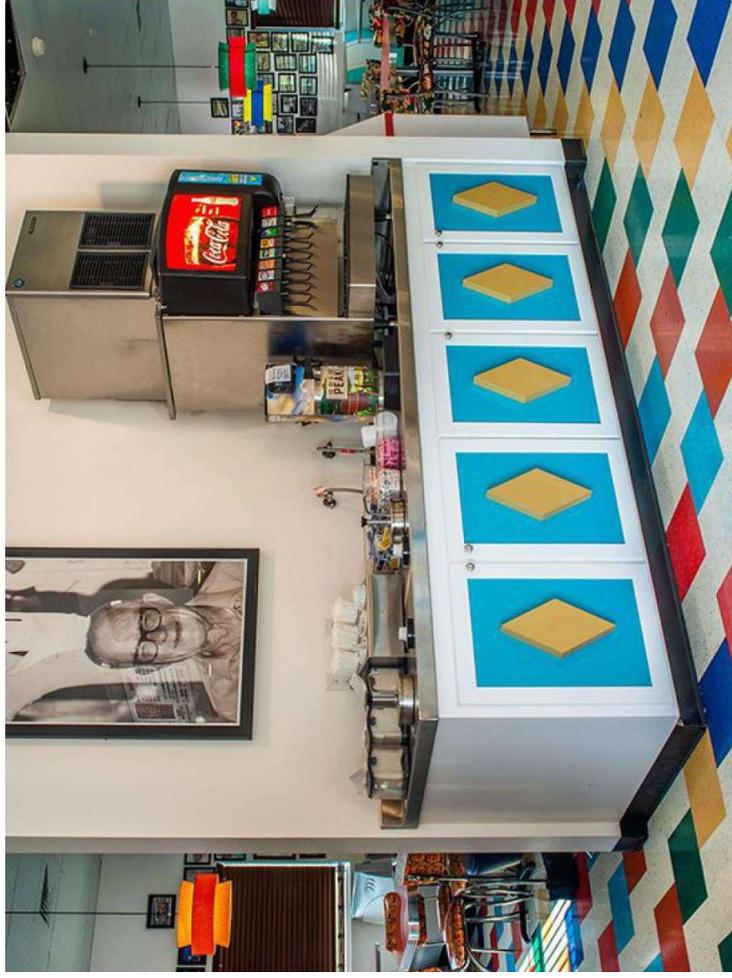
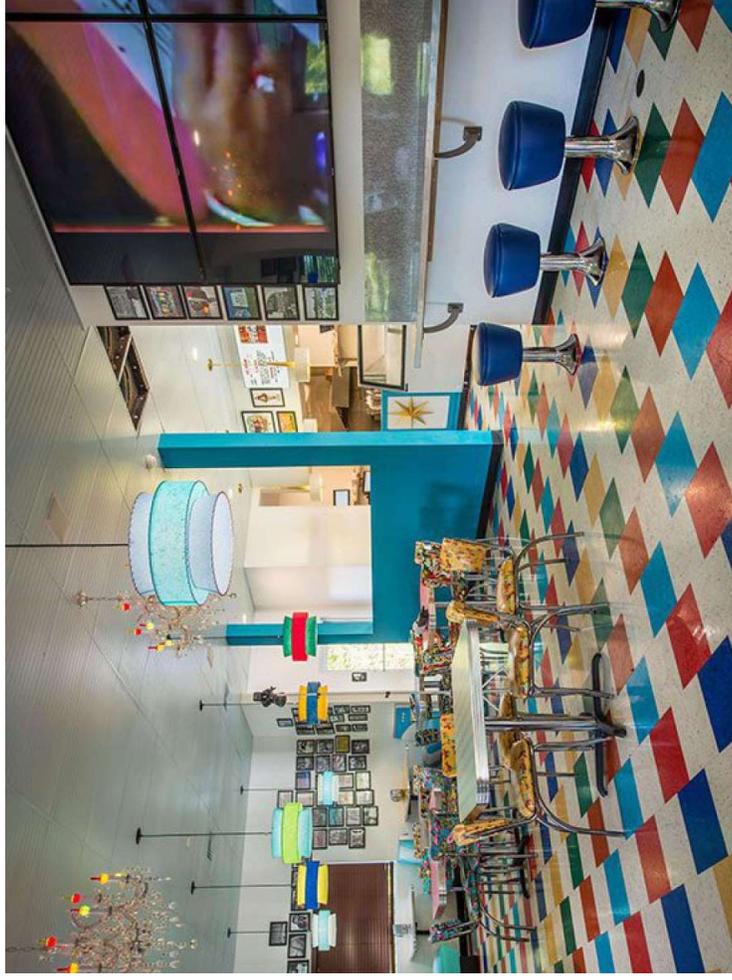
# PROPERTY OVERVIEW

Excellent opportunity to own a drive-thru restaurant on Sunshine St. West Springfield has experienced substantial growth. A new Target store is under construction along with many new retailers and restaurants that will be joining Walmart, McDonald's, Burlington, Domino's, Petco, The Roost, Ross, Ultra, Subway, Plaza Tire, Whataburger, Menards, and others. There are 61 parking spaces and seating for 120. Traffic counts are over 24,000/vpd

The restaurant equipment may also be available for purchase. Please do not disturb the current tenant. Call the Agent for details. 2023 property taxes are \$18,948. City Utilities of Springfield supplies all utilities. The zoning is GR, General Retail.



# PROPERTY PHOTOS



# DRIVE-THRU RESTAURANT

2301 W. Sunshine St, Springfield, MO 65807

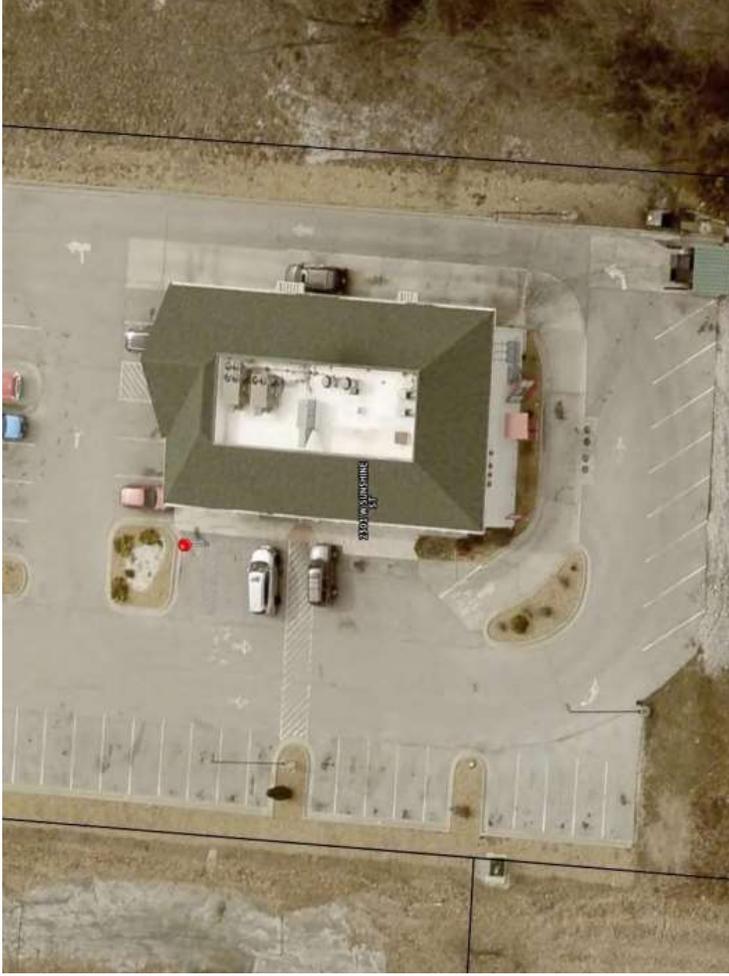
# PROPERTY PHOTOS



# DRIVE-THRU RESTAURANT

2301 W. Sunshine St, Springfield, MO 65807

# PROPERTY PHOTOS



# DRIVE-THRU RESTAURANT

2301 W. Sunshine St, Springfield, MO 65807

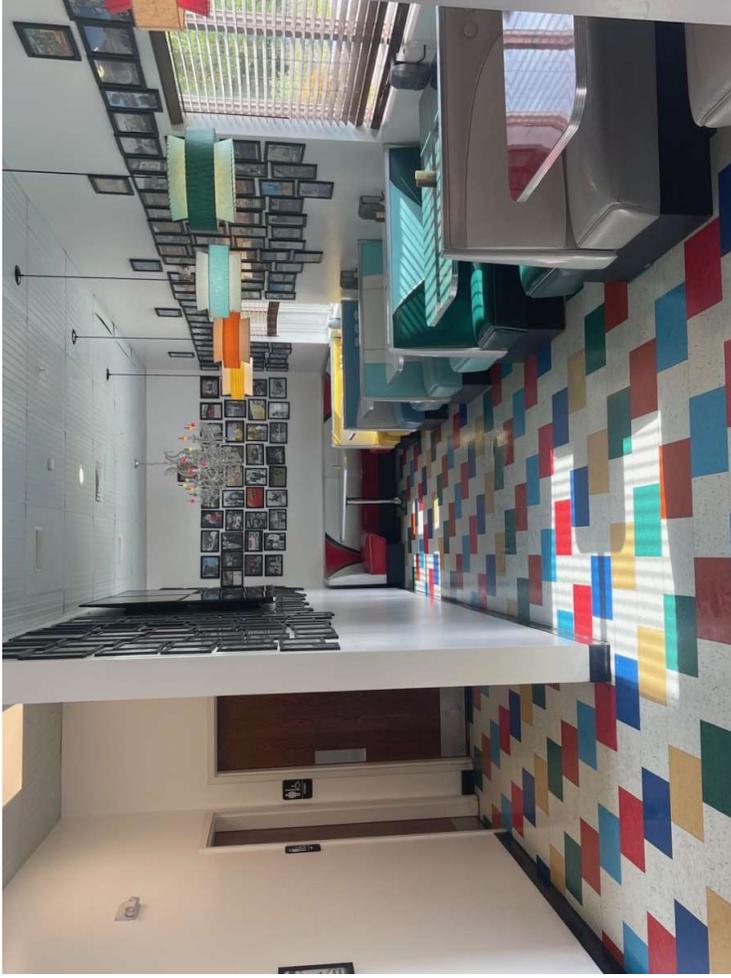
# PROPERTY PHOTOS



# DRIVE-THRU RESTAURANT

2301 W. Sunshine St, Springfield, MO 65807

# PROPERTY PHOTOS



# DRIVE-THRU RESTAURANT

2301 W. Sunshine St, Springfield, MO 65807



PARID: 1327305007

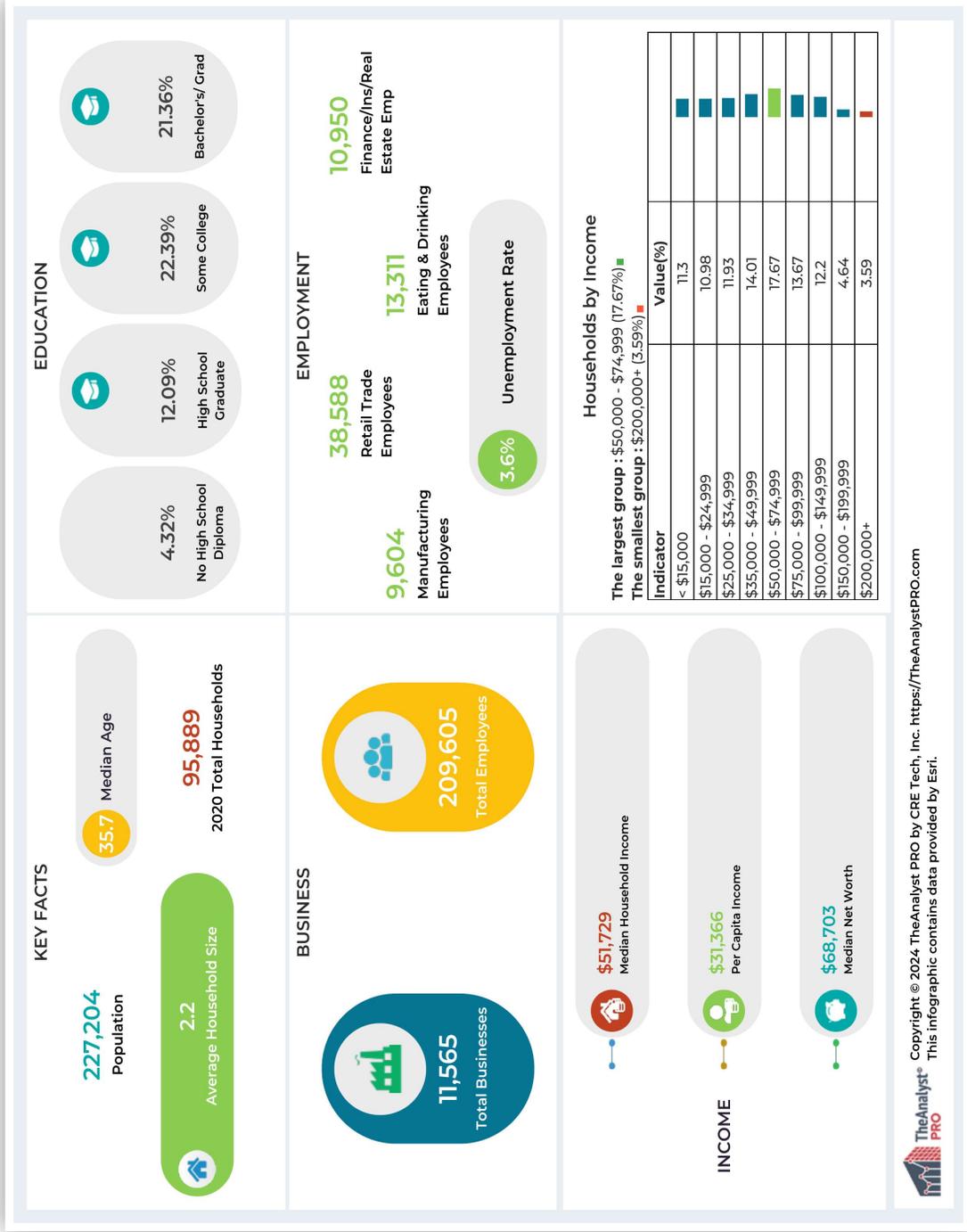
ROLL: RP\_GM

HAMBURG PROPERTIES LLC



Item	Area
RESTAURANT - 031:RESTAURANT	4568
PAVING ASP - PA1:PARKINGLOT ASPHALT PAVING	29000
SPRKL R WET - SS1:SPRINKLER SYS WET	4568
CANOPY ONLY - CP5:CANOPY ONLY	36
PAVING CON - PC1:PAVING CONCRETE AVERAGE	2200
CANOPY ONLY - CP5:CANOPY ONLY	42
CANOPY ONLY - CP5:CANOPY ONLY	24
CANOPY ONLY - CP5:CANOPY ONLY	42
CANOPY ONLY - CP5:CANOPY ONLY	32
CANOPY ONLY - CP5:CANOPY ONLY	24
BNK DRV WNDW - BE7:BANK DR IN WINDOW	

# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

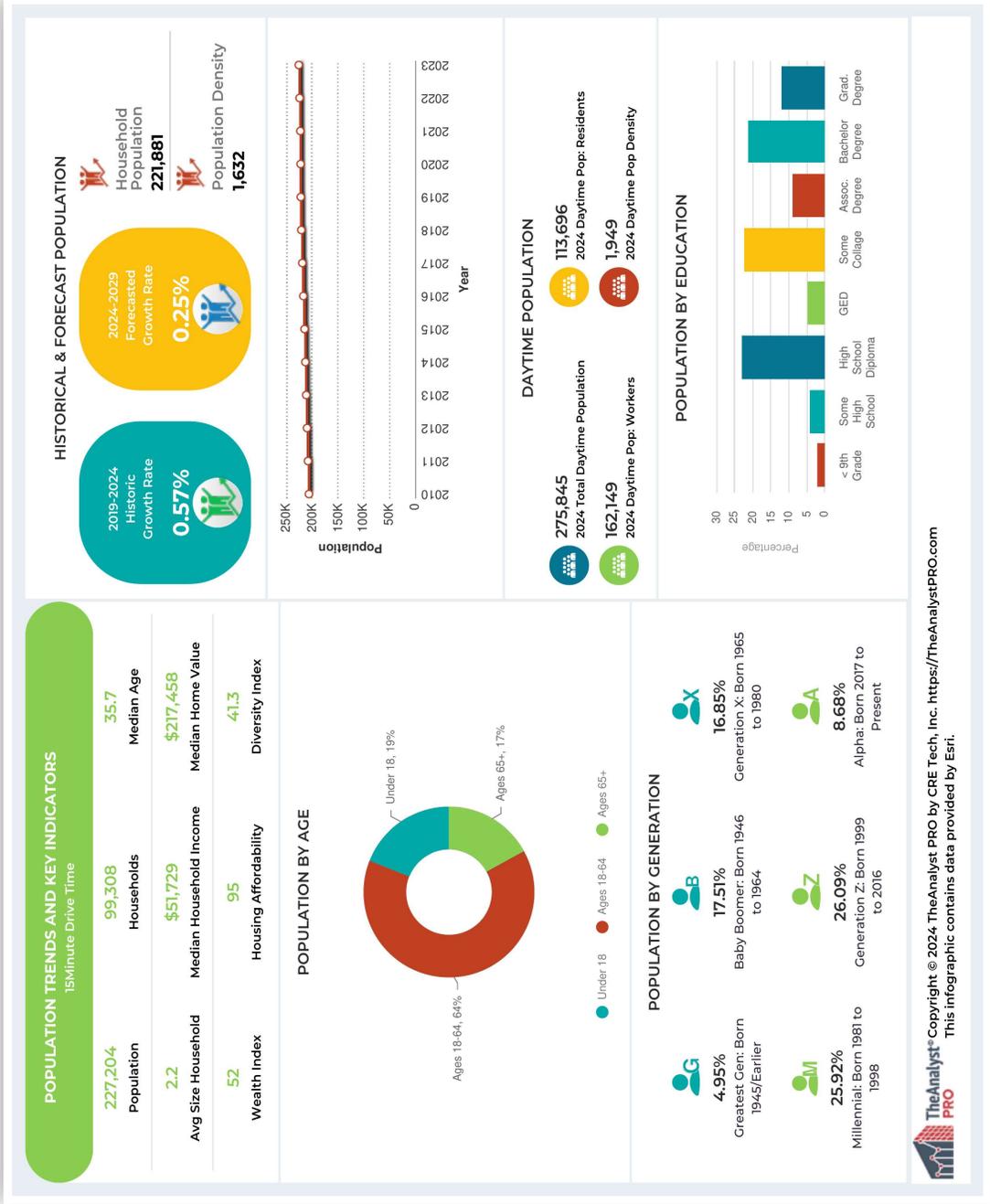


## DRIVE-THRU RESTAURANT

2301 W. Sunshine St, Springfield, MO, 65807



# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



The Analyst<sup>®</sup> Copyright © 2024 The Analyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.

## DRIVE-THRU RESTAURANT

2301 W. Sunshine St, Springfield, MO, 65807



# CONTACT



**Mark Patrick, CCIM**

Phone: 417-839-1700

Email: [markpatrick@reececommercial.com](mailto:markpatrick@reececommercial.com)

License: MO - 1999127595



417-839-1700

[markpatrick@reececommercial.com](mailto:markpatrick@reececommercial.com)

3626 S. Campbell Ave.  
Springfield, MO 65807 United States

**DRIVE-THRU  
RESTAURANT**

2301 W. Sunshine St  
Springfield, MO 65807

