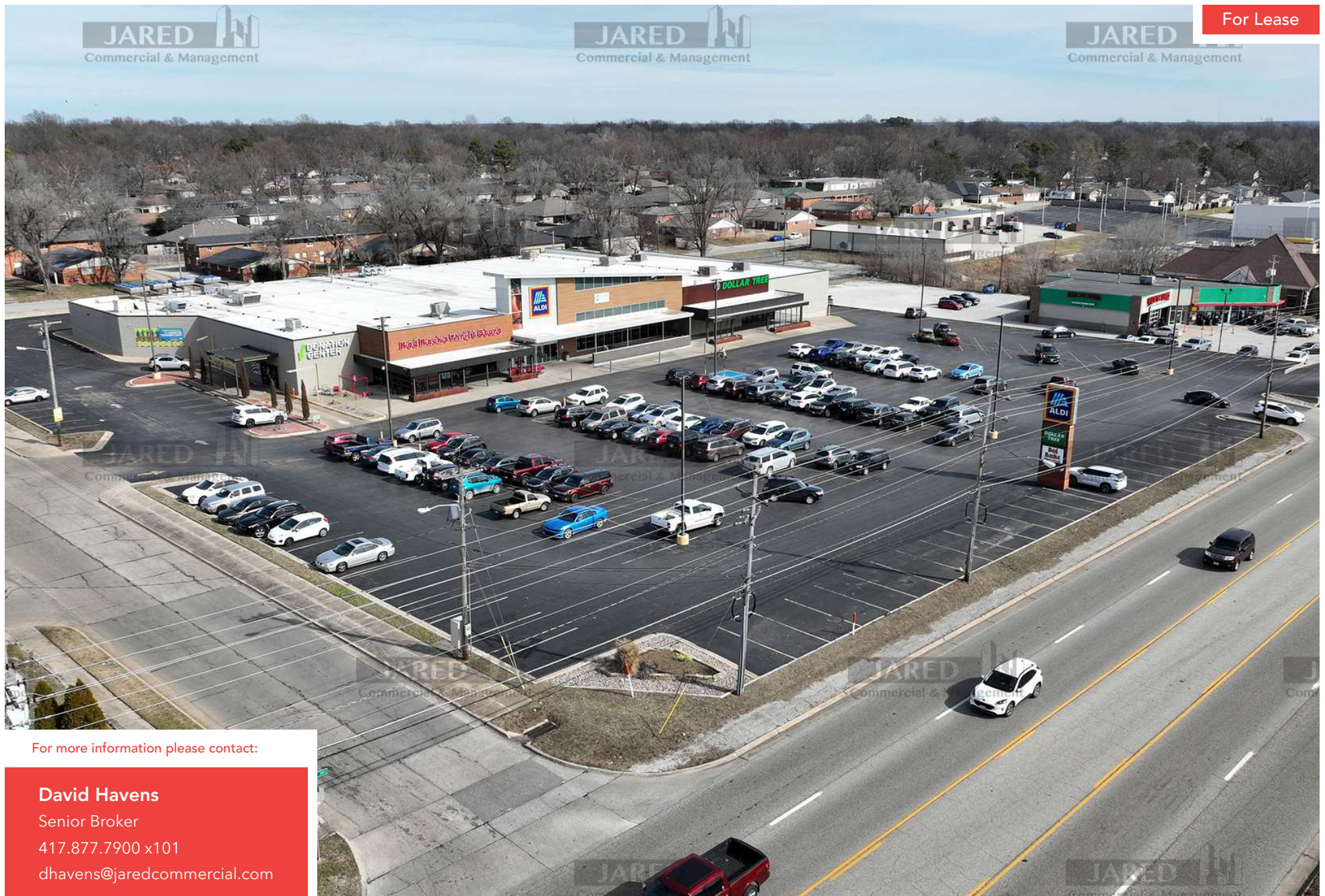


2843 E Sunshine



2843 E SUNSHINE ST, SPRINGFIELD, MO 65804

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com





For Lease

PROPERTY DESCRIPTION

Explore the exceptional leasing opportunity at 2843 E Sunshine, Springfield, MO. This prime corner lot property offers unparalleled visibility and easy access, accentuated by its close proximity to US Highway 65. With 199 parking spaces and high visibility in a bustling area, this property is an ideal location for businesses seeking maximum exposure and convenience. Anchored by well-known retailers Aldi and Dollar Tree, this site presents a unique chance to join a thriving commercial landscape. Whether you're looking to launch a new venture or expand your presence, this property provides the perfect foundation for success in a coveted retail destination. Estimated NNN = \$2.00/SqFt.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- Corner Lot.
- Close Proximity to US Highway 65.
- 199 Parking Spaces.
- High Traffic Area.
- Anchored by Aldi & Dollar Tree.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	1
Available SF:	13,761 SF
Lot Size:	4.865 Acres
Building Size:	52,348 SF

DEMOGRAPHICS

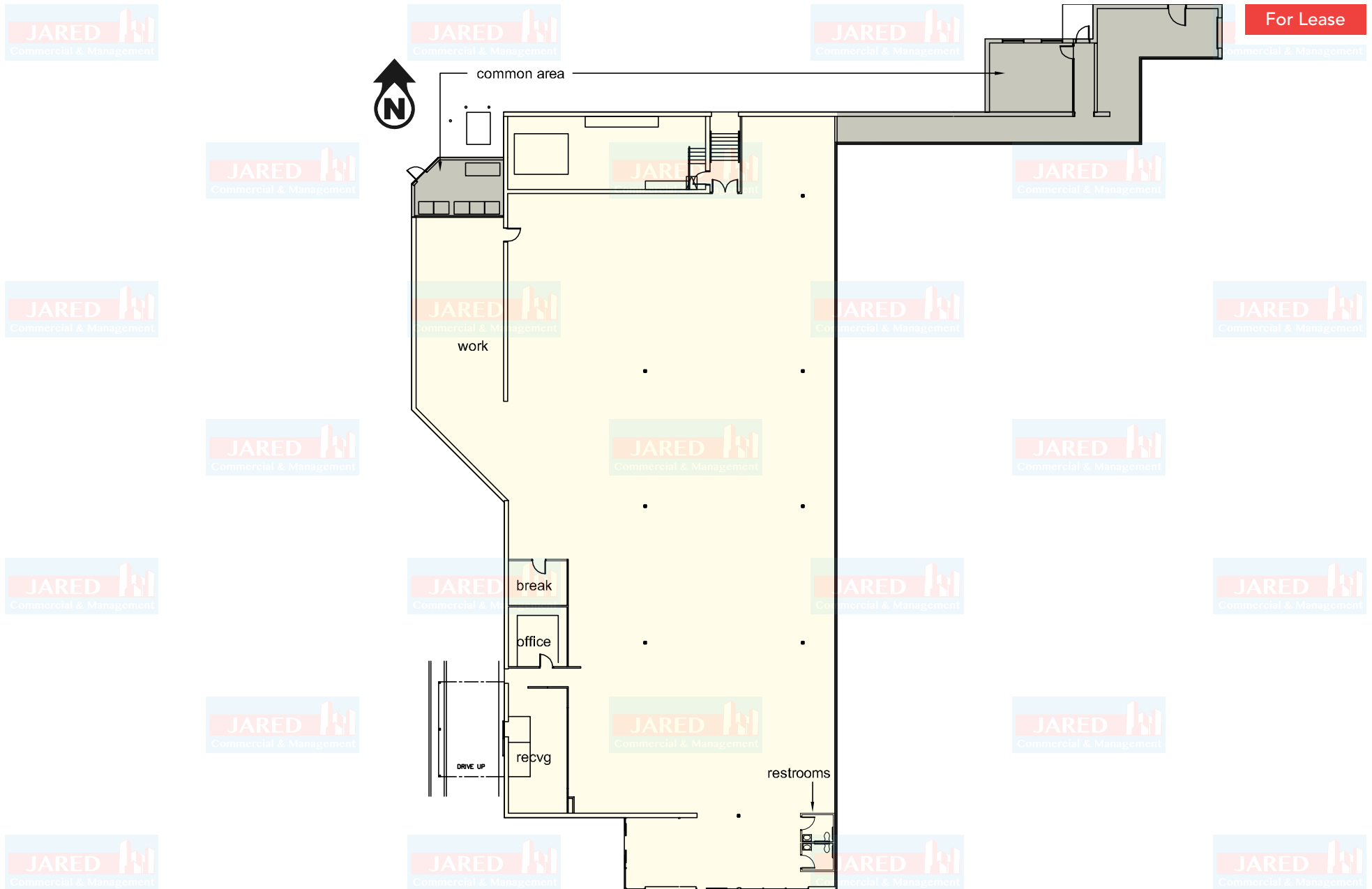
	1 MILE	3 MILES	5 MILES
Total Households	4,896	24,630	60,087
Total Population	10,743	52,752	136,236
Average HH Income	\$47,142	\$54,575	\$52,441

2843 E Sunshine



2843 E SUNSHINE ST, SPRINGFIELD, MO 65804

SITE PLAN



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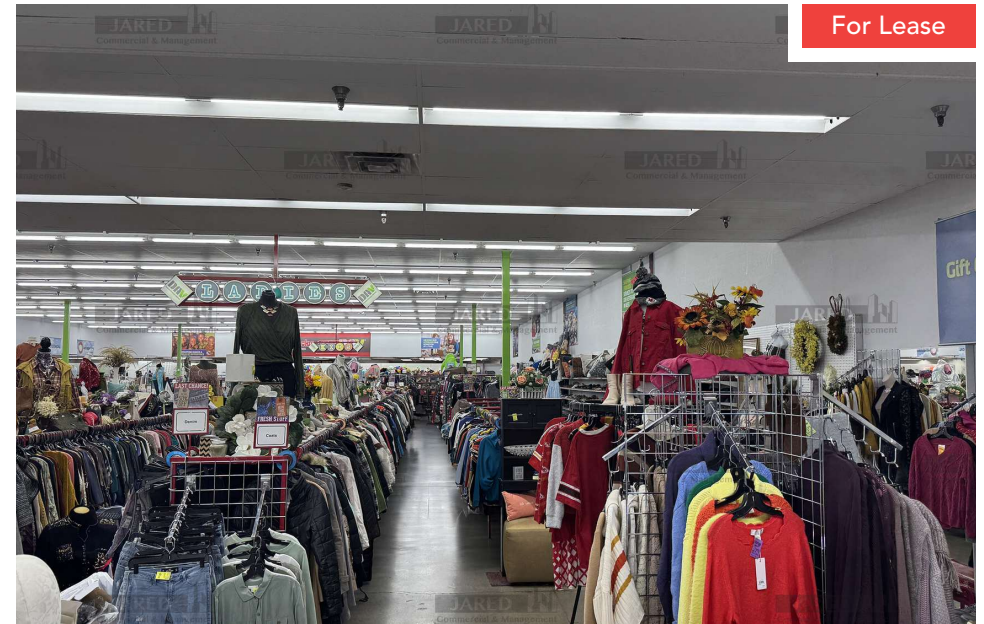
The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

2843 E Sunshine

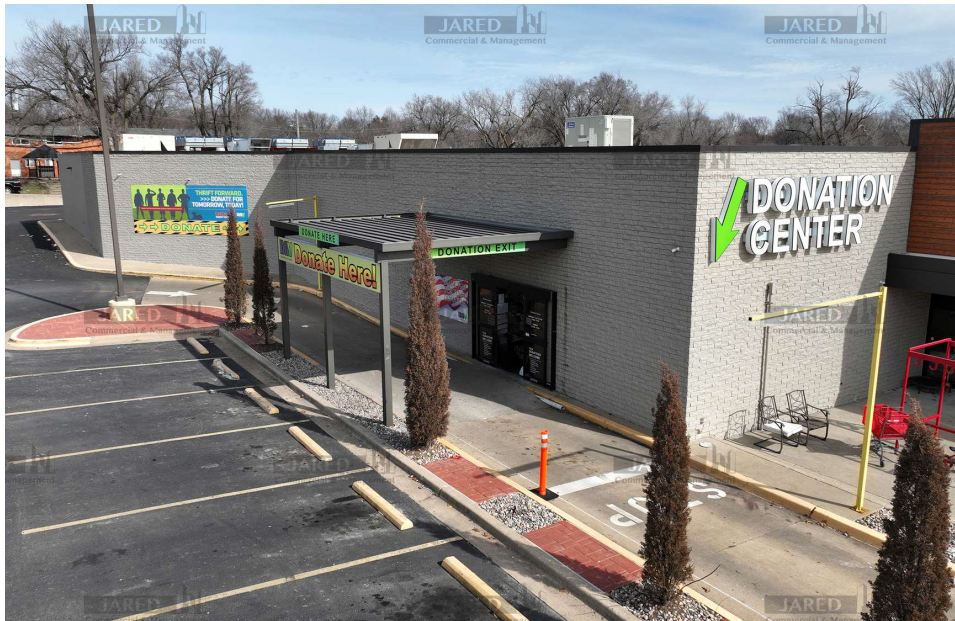


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ADDITIONAL PHOTOS



For Lease



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SITE PLAN

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RETAILER MAP



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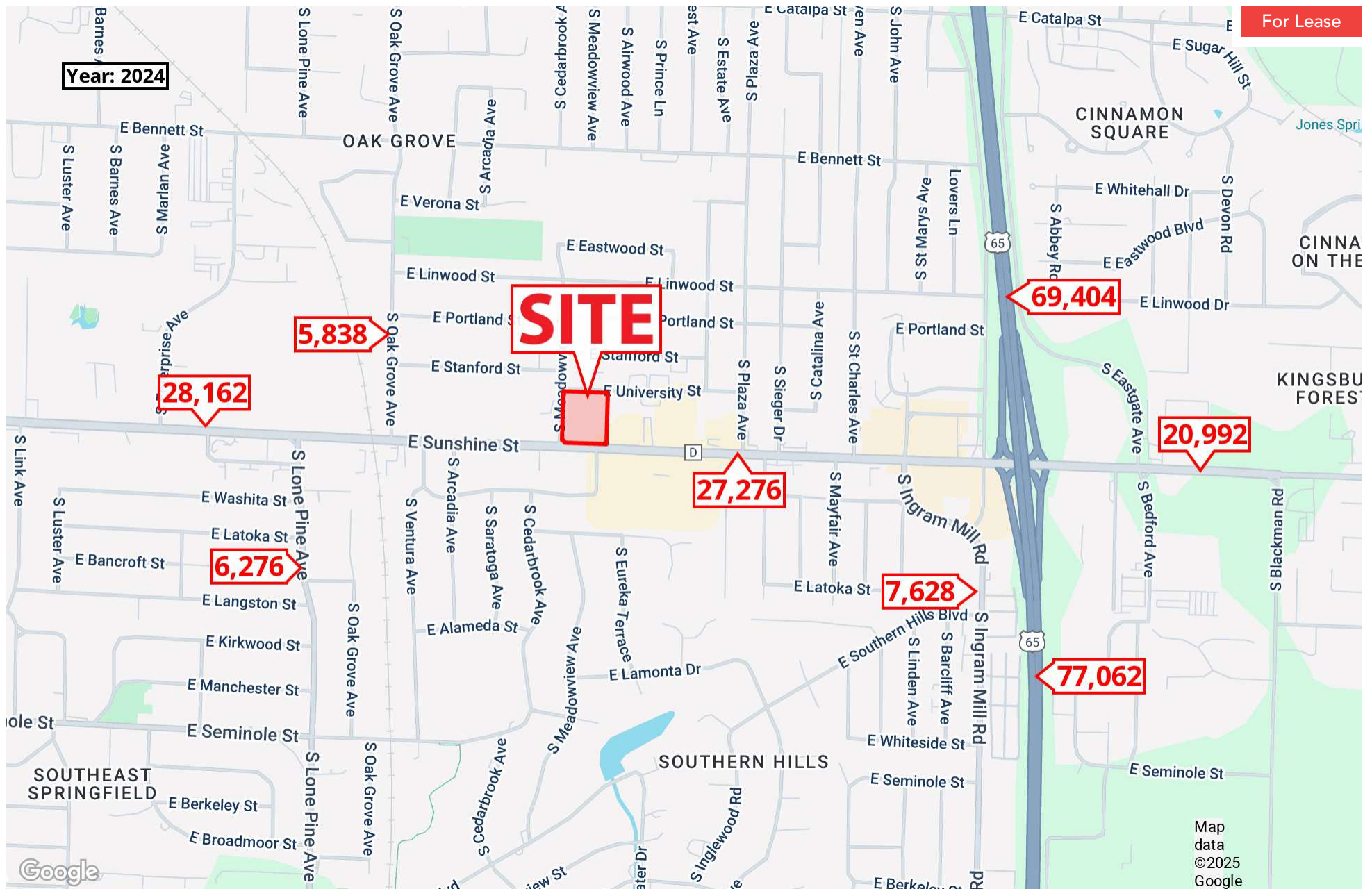
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

For Lease

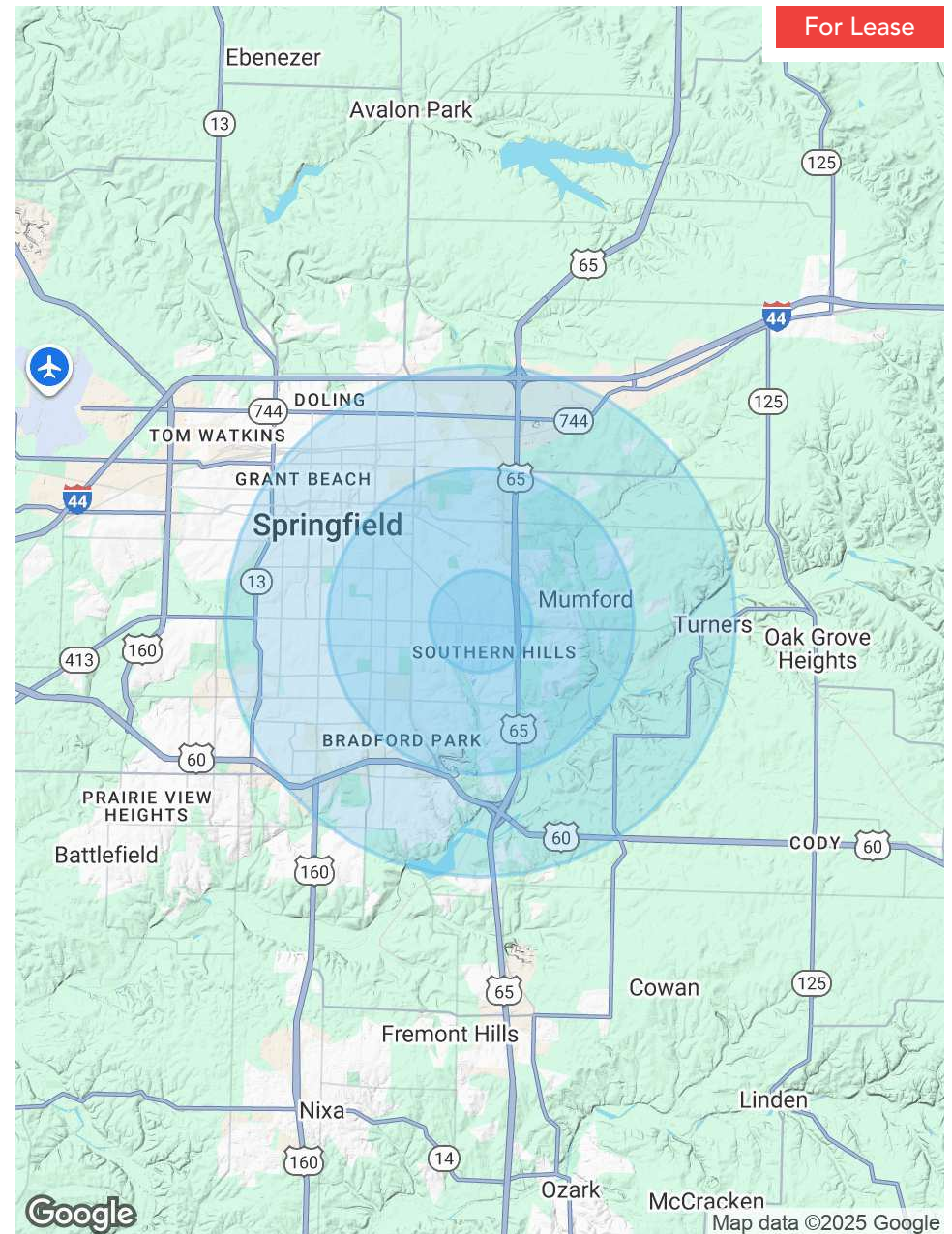
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,743	52,752	136,236
Average Age	35.4	36.9	35.4
Average Age (Male)	31.7	35.0	34.0
Average Age (Female)	38.1	38.5	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,896	24,630	60,087
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$47,142	\$54,575	\$52,441
Average House Value	\$126,944	\$160,724	\$178,737

2020 American Community Survey (ACS)



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ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

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