



UPSCALE END-CAP RETAIL SPACE ON EAST SUNSHINE

RETAIL SPACE FOR LEASE | 3233 E. SUNSHINE, SPRINGFIELD, MO 65804

- Prime East Sunshine location
- Abundance of parking
- End-cap suite available
- High quality infill
- Area retail sales \$500+ PSF
- No vape shops

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$4,271.25 (includes est. CAM)
Available SF:	2,010 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	1.24 Acres
Building Size:	9,375 SF
Year Built:	2015
Zoning:	General Retail with COD 63
CAM Charge / SF	\$5.50 PSF (estimated)

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

Newly completed Class-A shopping center space for lease in the highly desirable East Sunshine corridor in Springfield, MO. This premium retail space offers an unbeatable location. This modern design shopping center boasts high ceilings, large storefront windows, and a flexible layout that can be customized to meet the needs of any business. The location is one of the most sought after and fastest growing areas within the city, surrounded by a variety of national / local restaurants and retailers. With easy access to Highway 65, ample parking, and a highly visible location makes this a prime location within the city of Springfield. Existing tenants within the shopping center include: Pita Pit, Jimmy John's, Mercy Go Health, and a new upscale med spa. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Area retailers include: Starbucks, Zaxby's, Legacy Bank & Trust, Arvest Bank, Braum's, Sonic, Dairy Queen, Mcdonald's, Scooter's Coffee, and many others
- The property is located in the market's highest HH average income demographic
- Traffic Count 50,000+ VPD East/West Bound
- Area Retail Sales \$500+ PSF
- Located 2.75 miles from Bass Pro Shops World Headquarters Flagship Store
- No vape shops



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Available Spaces

Lease Rate: \$20.00 SF/YR (NNN)
Lease Type: NNN

Total Space: 2,010 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
116	Retail Space	\$20.00 SF/YR	NNN	2,010 SF	Negotiable	2,010± SF retail space for lease at \$20.00 PSF (NNN). Tenant responsible for CAM, taxes, and insurance (estimated at \$5.50 PSF).

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Additional Photos



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Additional Photos

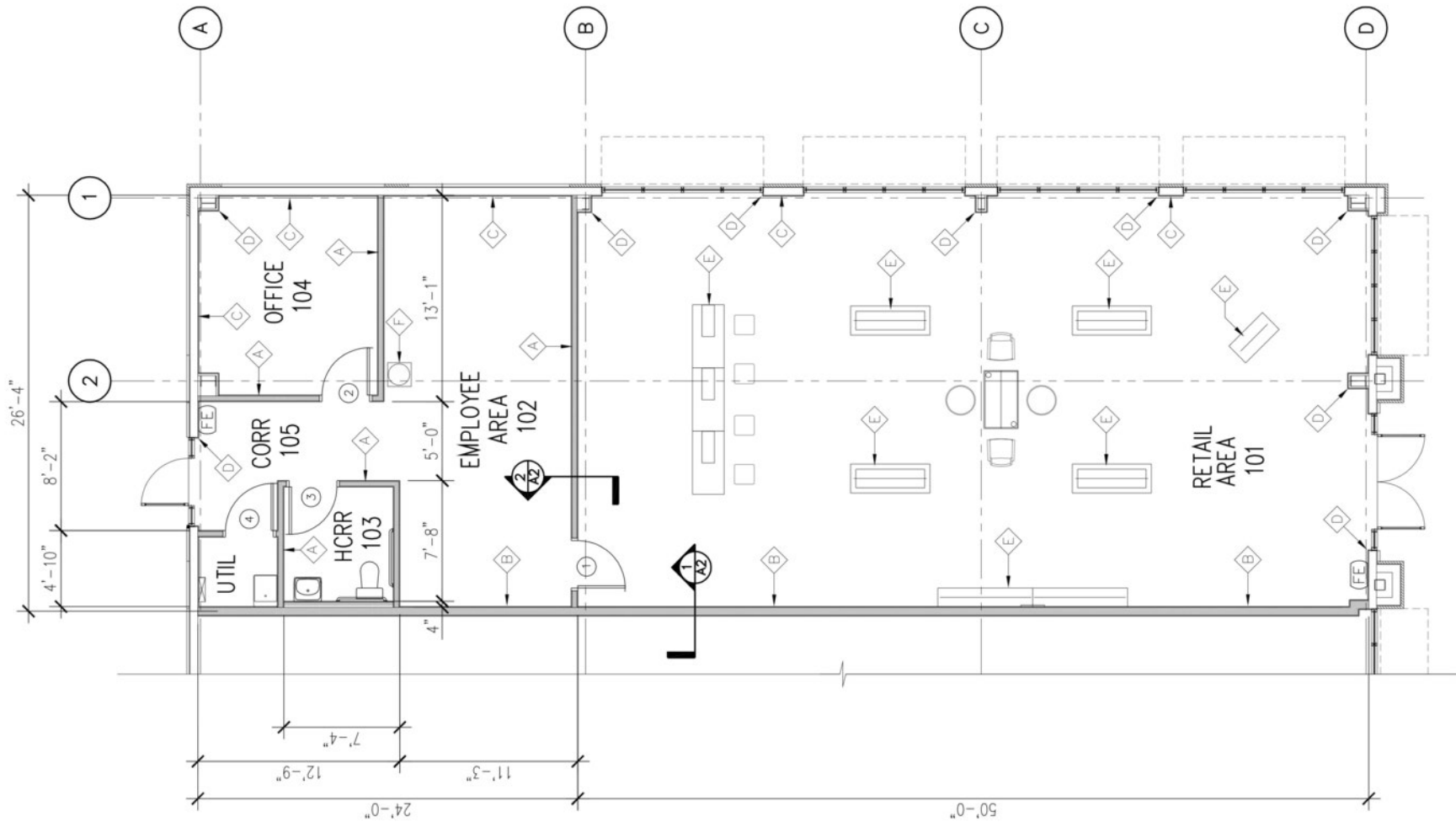


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Floor Plans



Suite Floor Plan
Scale: 1/8" = 1'-0"

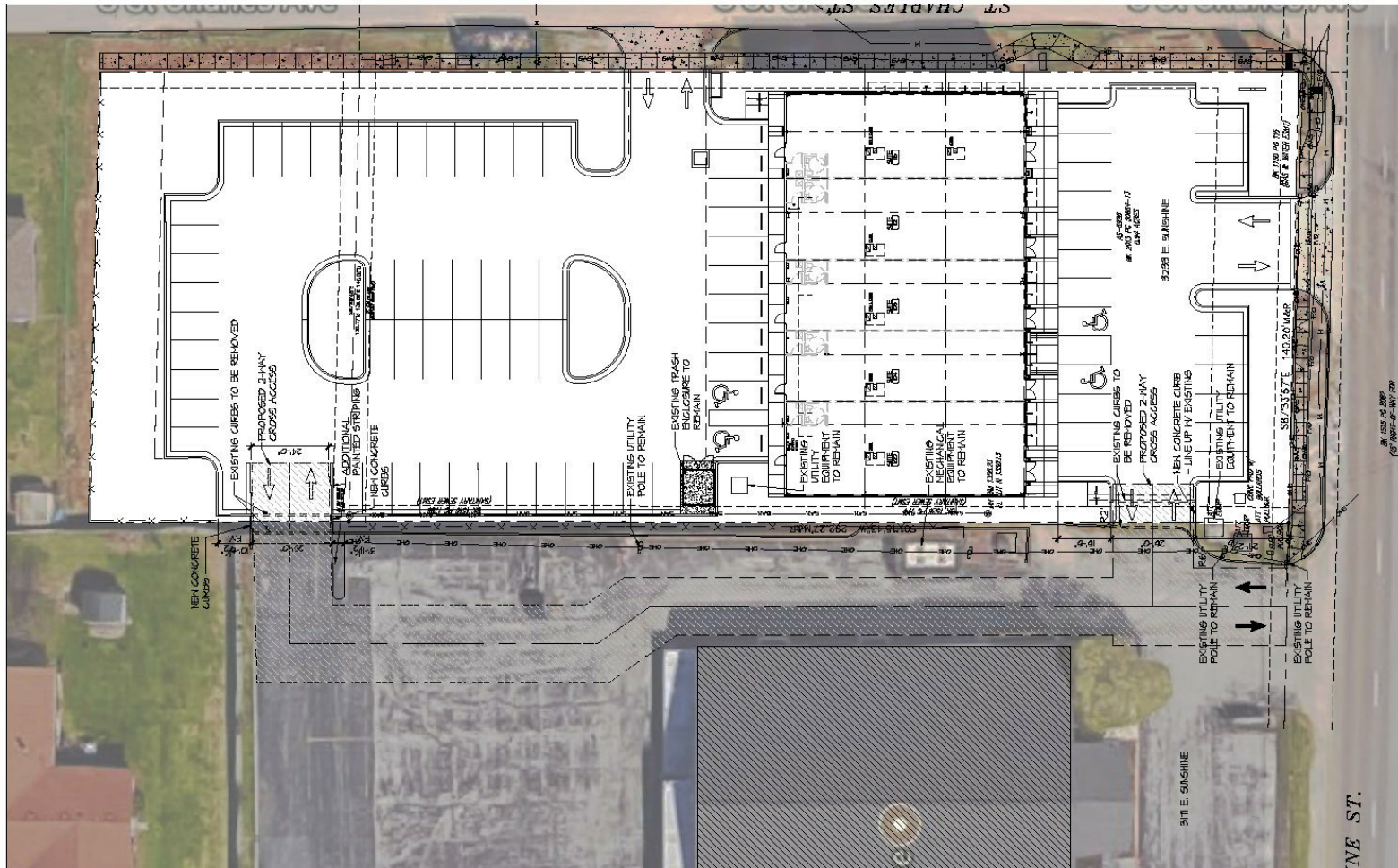


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Site Plans



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Location Map



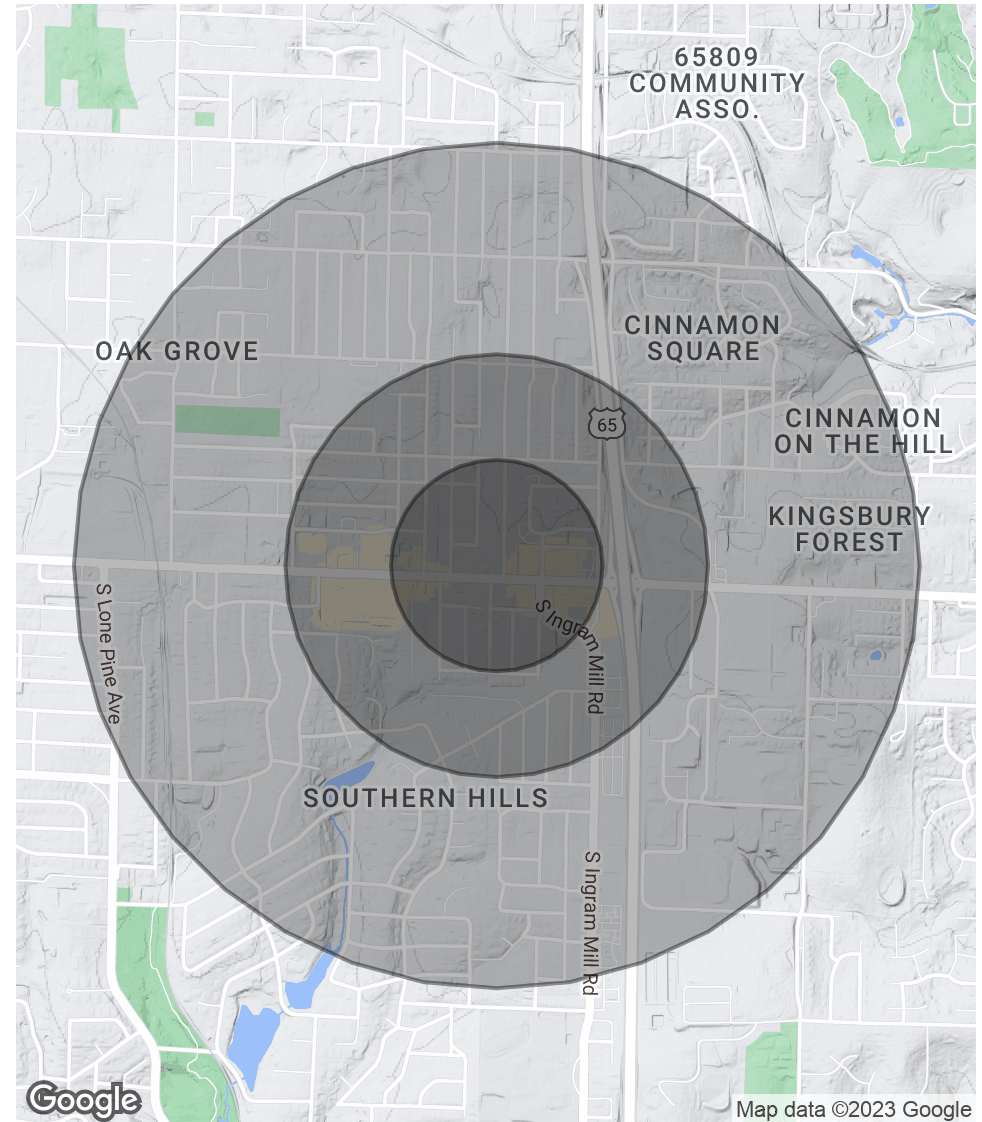
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Demographics Map & Report

	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	749	2,573	8,766
Average Age	40.1	39.4	38.9
Average Age (Male)	43.6	40.5	37.4
Average Age (Female)	33.8	36.9	40.2
HOUSEHOLDS & INCOME			
Total Households	398	1,355	4,530
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$56,841	\$63,524	\$68,728
Average House Value	\$138,760	\$149,403	\$154,743

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

