

# Sunshine Towne Centre



3400 W SUNSHINE ST, SPRINGFIELD, MO 65807

COVER PAGE

For Lease



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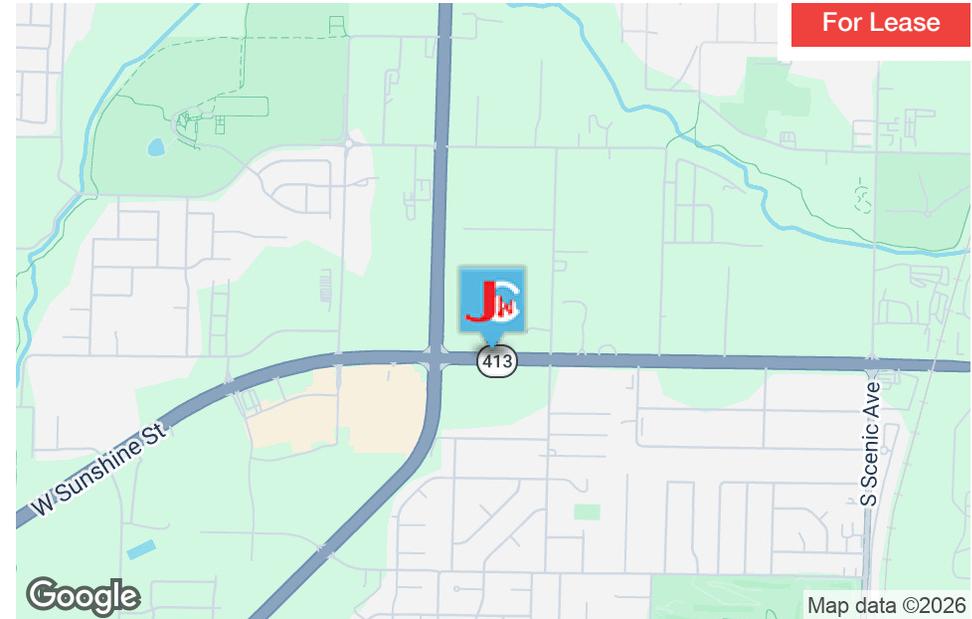
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$35.00 - 75.00 SF/yr (NNN)
Building Size:	31,955 SF
Available SF:	1,875 - 9,375 SF
Lot Size:	4.962 Acres
Year Built:	2024
Zoning:	Commercial
Market:	Springfield, MO
Submarket:	West Springfield

### PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 3444 W Sunshine St, Springfield, MO. This prime commercial property offers unparalleled visibility and access, perfectly positioned on a signalized corner lot and anchored by Target. Its close proximity to U.S. Highway 60 ensures maximum exposure and accessibility for potential tenants. With its prime location and strong anchor tenant, this property presents an ideal setting for a wide range of businesses looking to thrive in a high-traffic area. Don't miss the chance to secure a prominent spot in this bustling commercial hub.

### PROPERTY HIGHLIGHTS

- Great Visibility & Access.
- Anchored by Target.
- Signalized Corner Lot.
- Close Proximity to U.S. Highway 60.

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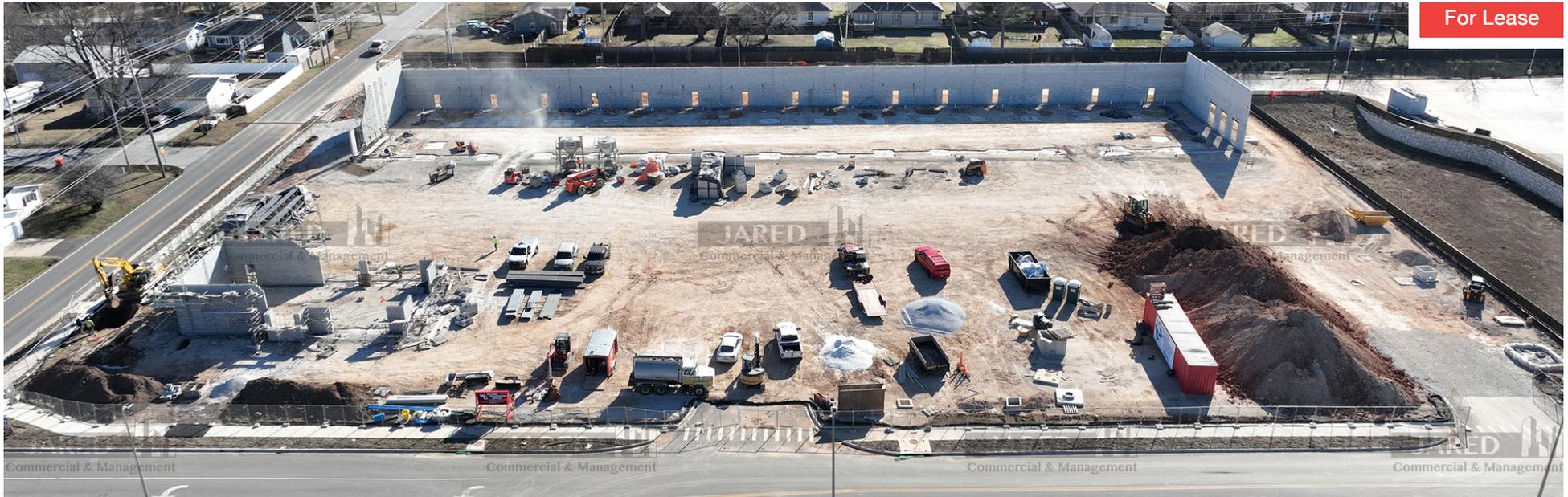
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LEASE SPACES

For Lease



## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
 Total Space: 1,875 - 9,375 SF Lease Rate: \$35.00 - \$75.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
End Cap	Available	2,465 SF	NNN	\$45.00 SF/yr	End-Cap.
Retail Space	Available	1,875 - 9,375 SF	NNN	\$35.00 SF/yr	In-Line.
Retail Space Middle	Available	1,925 - 5,775 SF	NNN	\$40.00 SF/yr	Middle-Space.
Retail Space	Available	1,875 - 9,375 SF	NNN	\$35.00 SF/yr	In-Line.
End Cap	Available	2,465 SF	NNN	\$45.00 SF/yr	End-Cap.
Out Lot	Available	2,500 SF	NNN	\$75.00 SF/yr	Free-Standing.

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PROGRESS PHOTO JANUARY 2026

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PRELIMINARY SITE PLAN

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S Moore Rd



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DEVELOPMENT SITE PLAN

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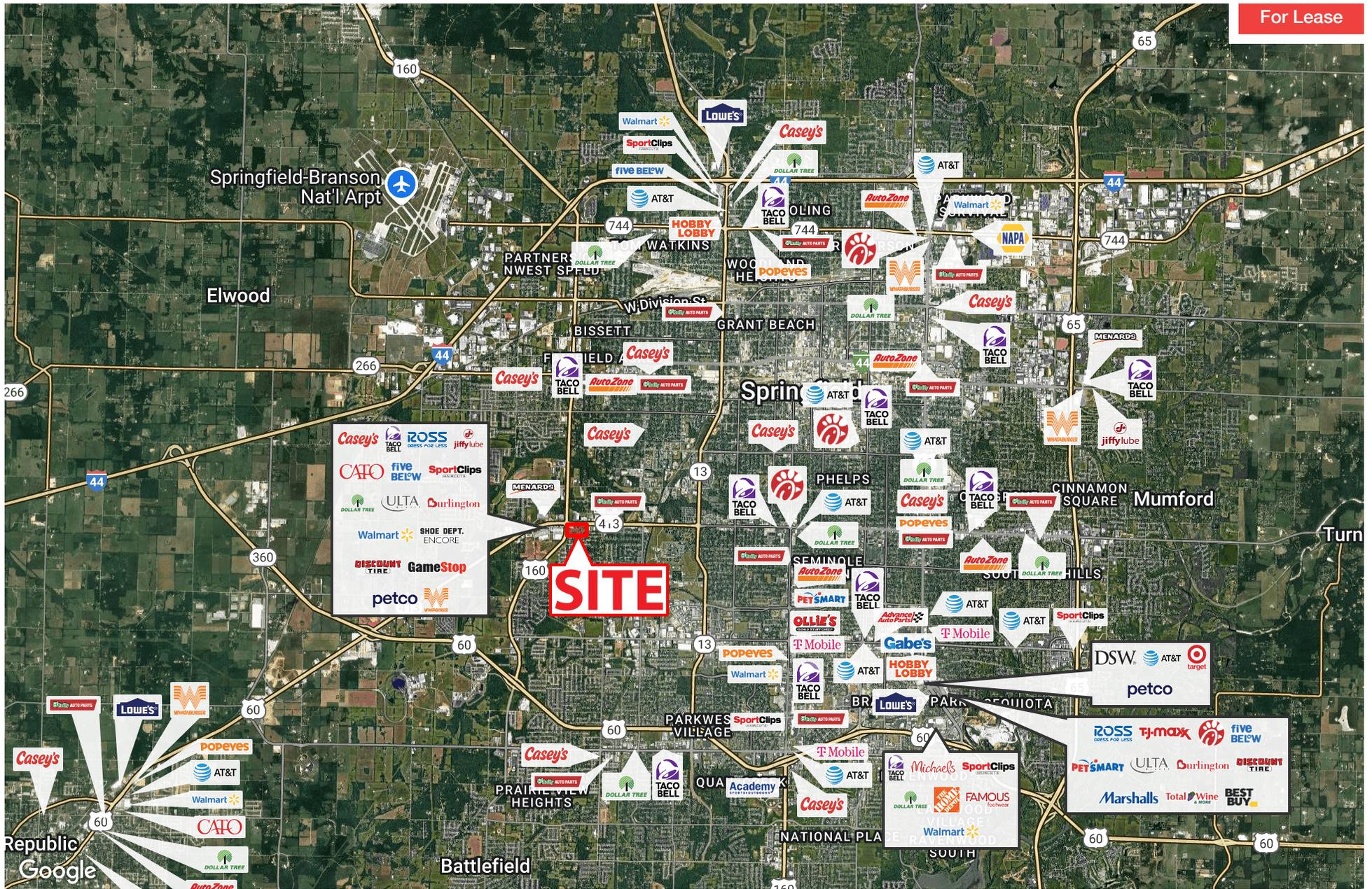
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LARGE RETAILER MAP

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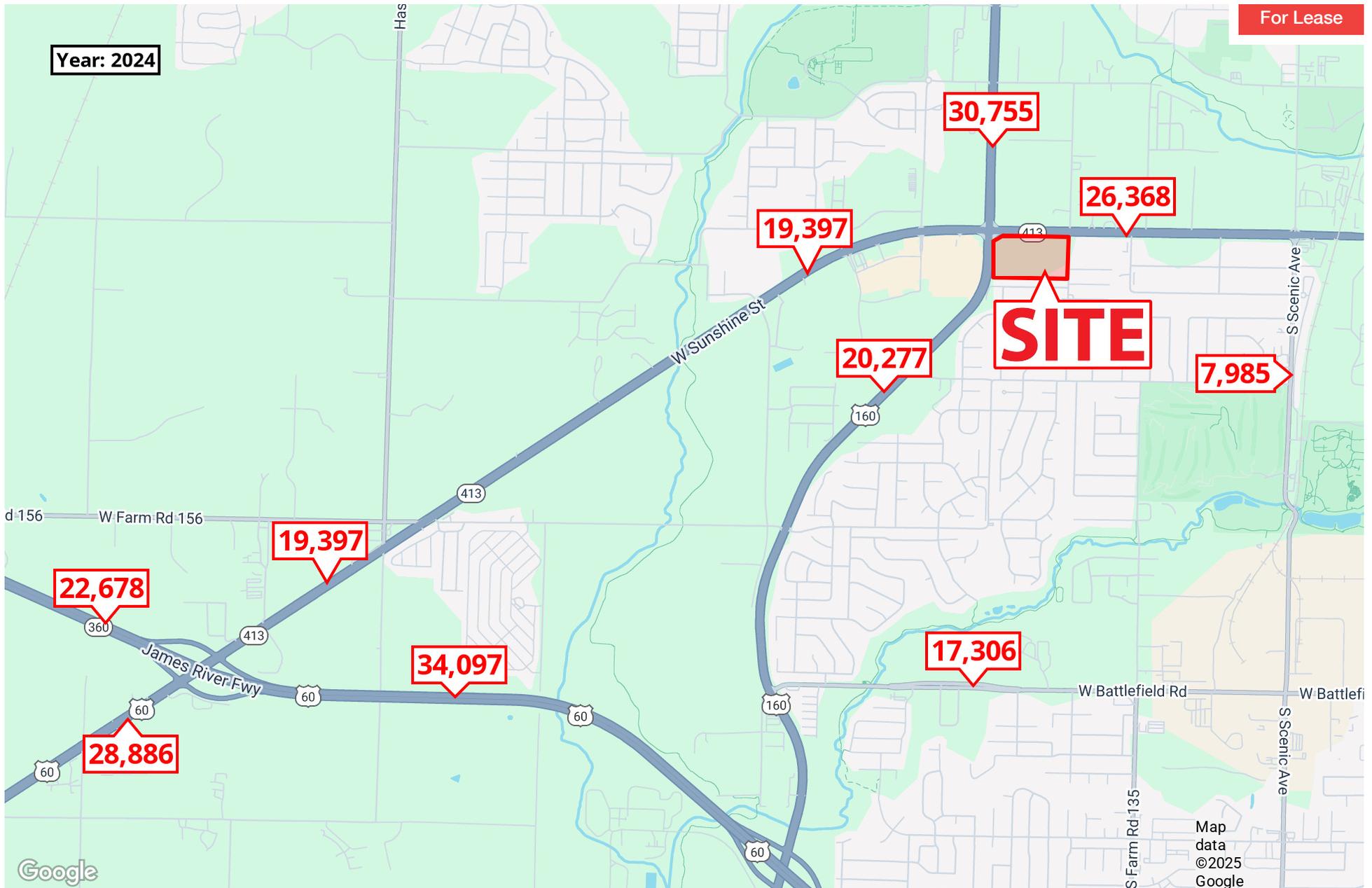
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TRAFFIC COUNT MAP

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Google

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## DEMOGRAPHICS MAP & REPORT

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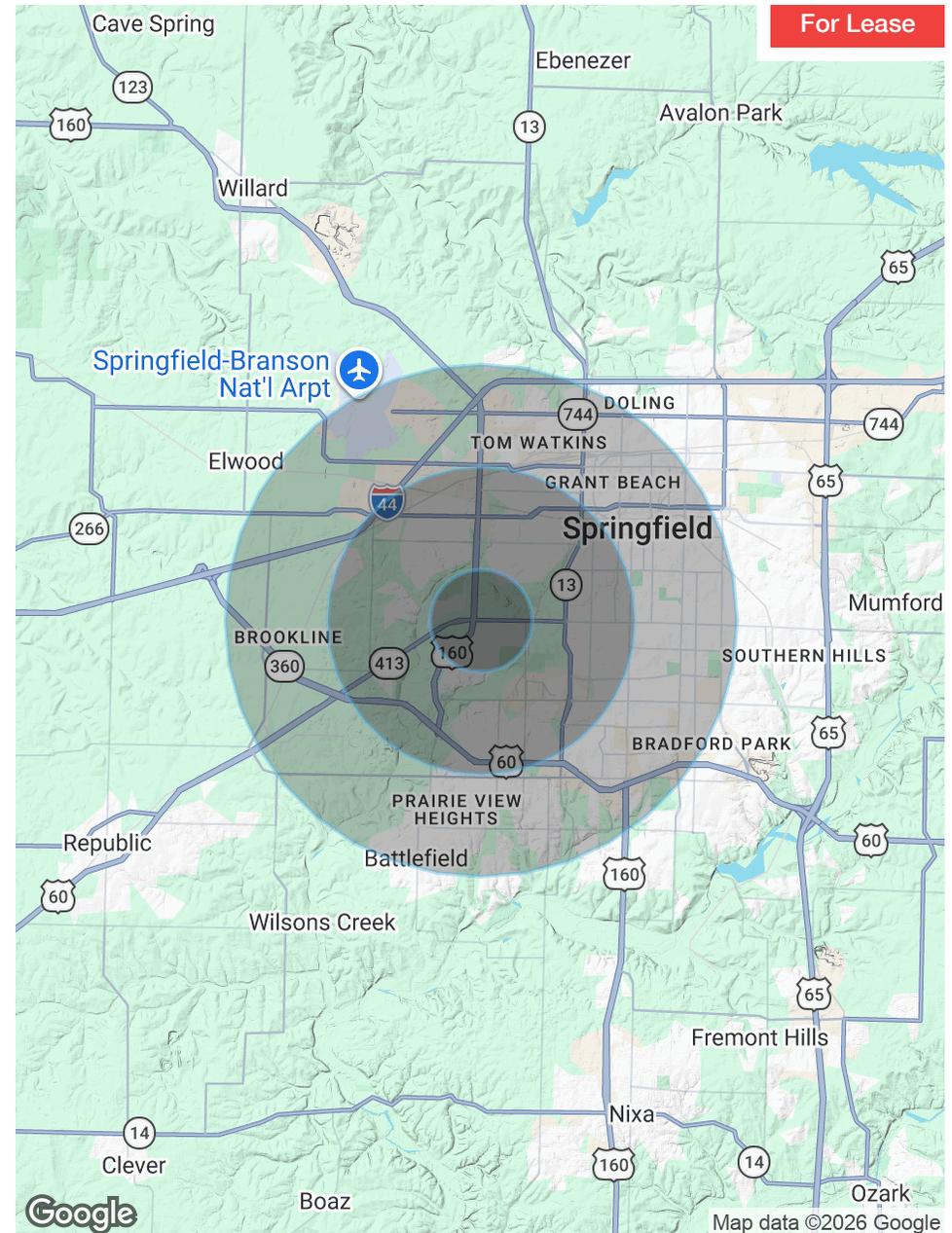
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,418	63,708	159,324
Average Age	41	39	38
Average Age (Male)	41	38	37
Average Age (Female)	41	40	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,180	27,462	69,116
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$70,046	\$64,243	\$69,887
Average House Value	\$180,768	\$180,023	\$202,015

Demographics data derived from AlphaMap



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### CURTIS JARED

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