COVER PAGE

3400 W SUNSHINE ST, SPRINGFIELD, MO 65807



dhavens@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900

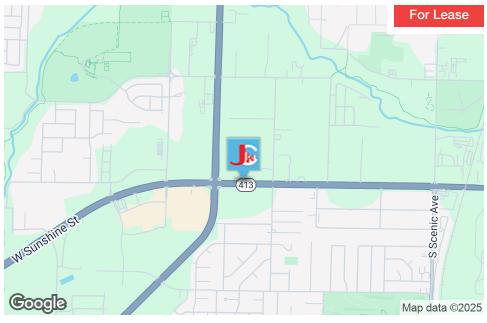


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3400 W SUNSHINE ST, SPRINGFIELD, MO 65807

EXECUTIVE SUMMARY





OFFERING SUMMARY

Lease Rate: \$40.00 - 50.00 SF/yr (NNN)

Building Size: 31,955 SF

Available SF: 1,875 - 9,375 SF

Lot Size: 22.4 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.

JARED Commercial & Management

3400 W SUNSHINE ST, SPRINGFIELD, MO 65807

LEASE SPACES



LEASE INFORMATION

NNN Negotiable Lease Type: Lease Term:

1,875 - 9,375 SF \$40.00 - \$50.00 SF/yr **Total Space:** Lease Rate:

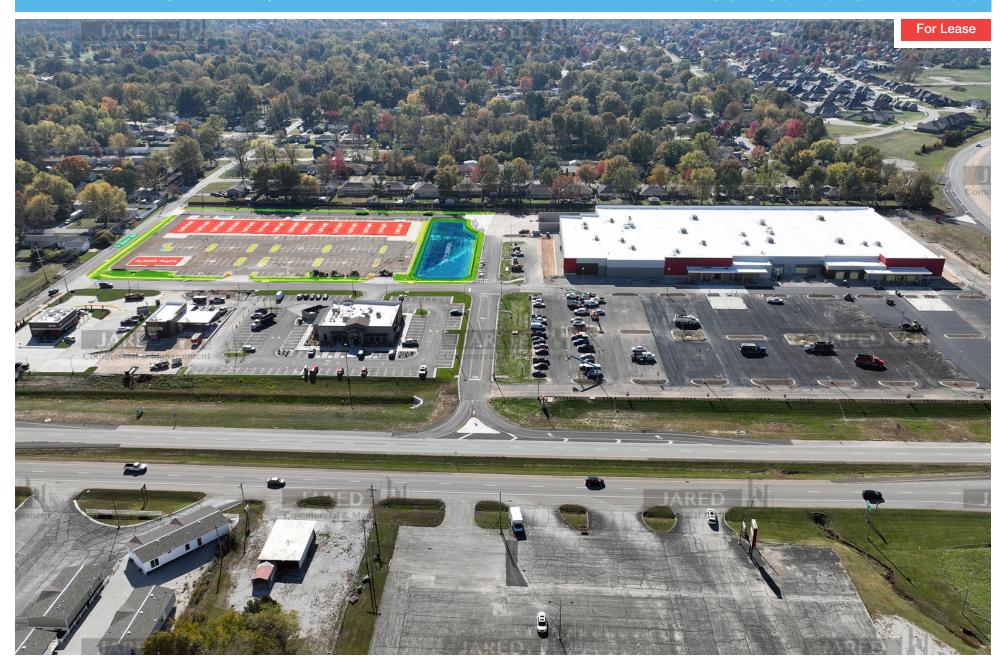
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Restaurant Space	Available	2,465 SF	NNN	\$50.00 SF/yr	End-Cap.
Retail Space	Available	1,875 - 9,375 SF	NNN	\$40.00 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	\$40.00 SF/yr	In-Line.
Restaurant Space	Available	2,465 SF	NNN	\$50.00 SF/yr	End-Cap.
QSR	Available	2,500 SF	NNN	Negotiable	Free-Standing.



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PROGRESS PHOTO APRIL 2025



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PRELIMINARY 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.



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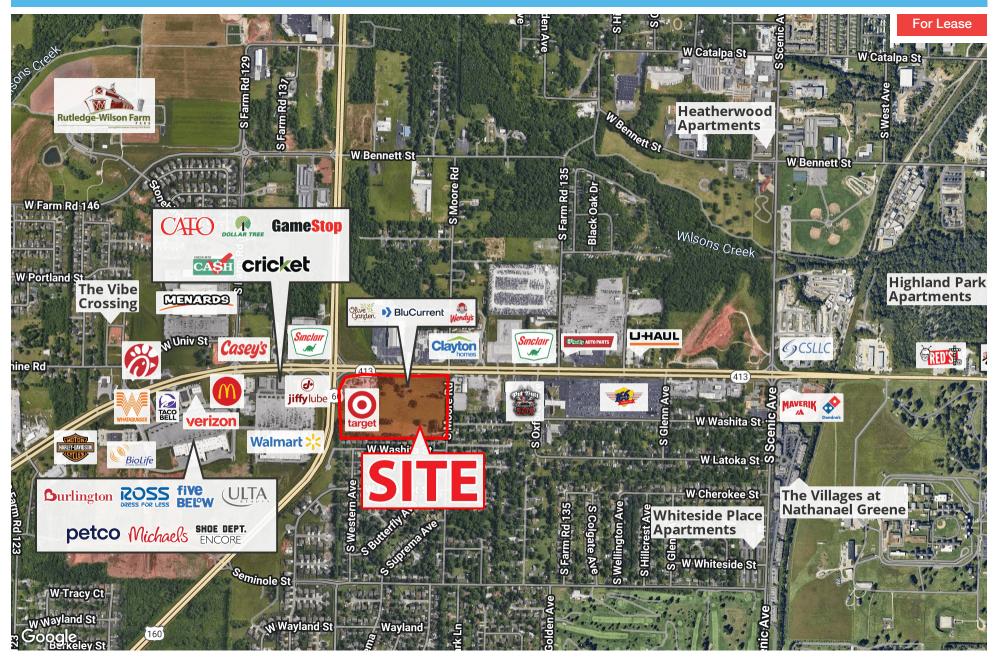
DEVELOPMENT SITE PLAN



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RETAILER MAP



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Springfield, MO 65804

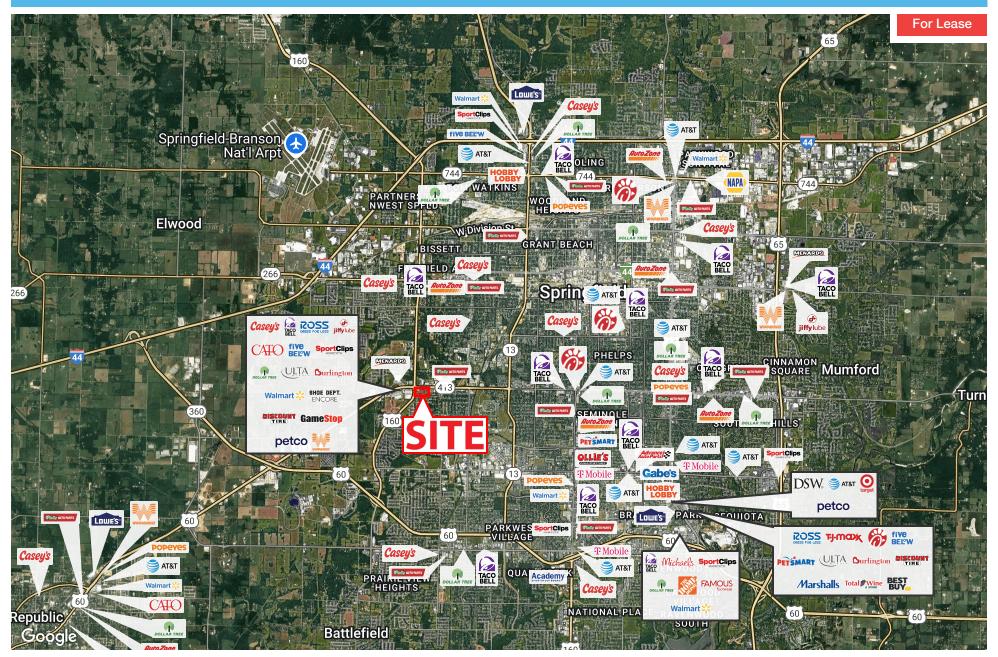
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LARGE RETAILER MAP



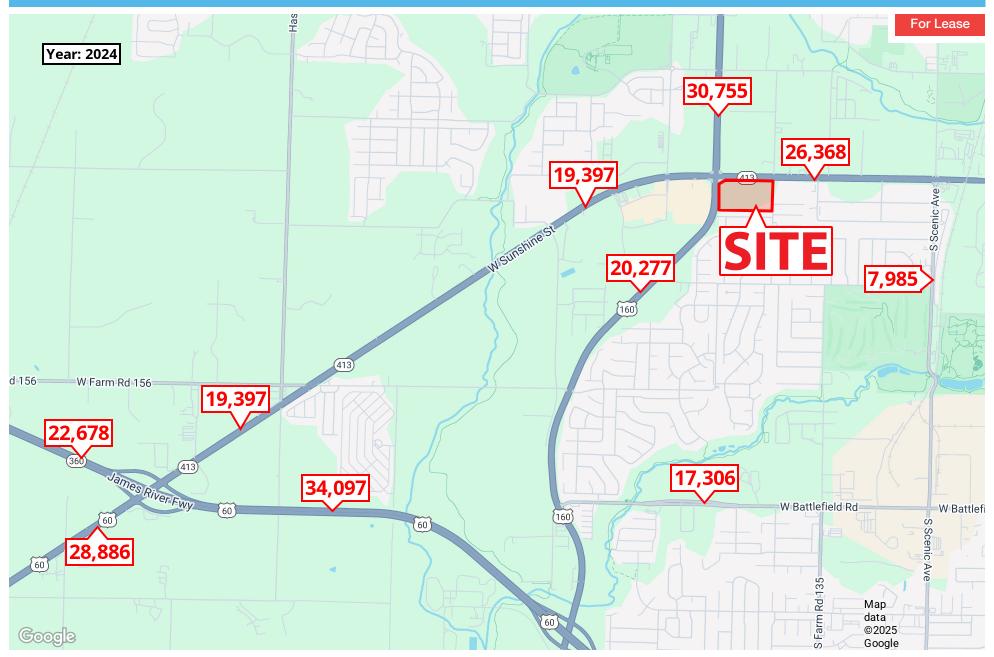
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TRAFFIC COUNT MAP



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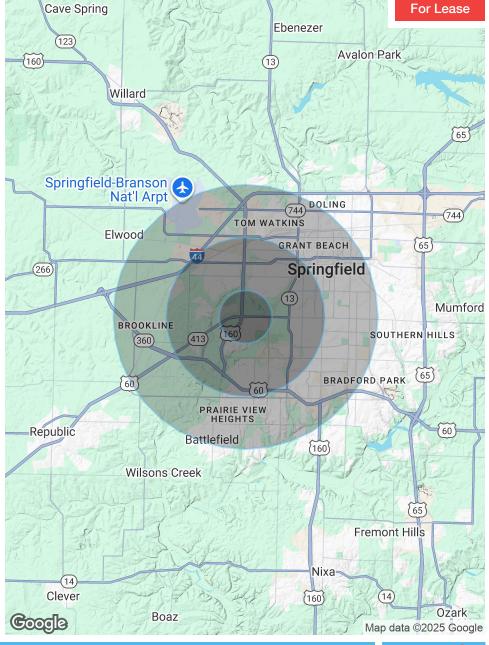


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Demographics data derived from AlphaMap

DEMOGRAPHICS MAP & REPORT

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



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3400 W SUNSHINE ST, SPRINGFIELD, MO 65807



For Lease



CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | Cell: 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University Real Estate License

MEMBERSHIPS

BOMA International ICSC Missouri Realtors National Association of Realtors

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



3400 W SUNSHINE ST, SPRINGFIELD, MO 65807



For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

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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.

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