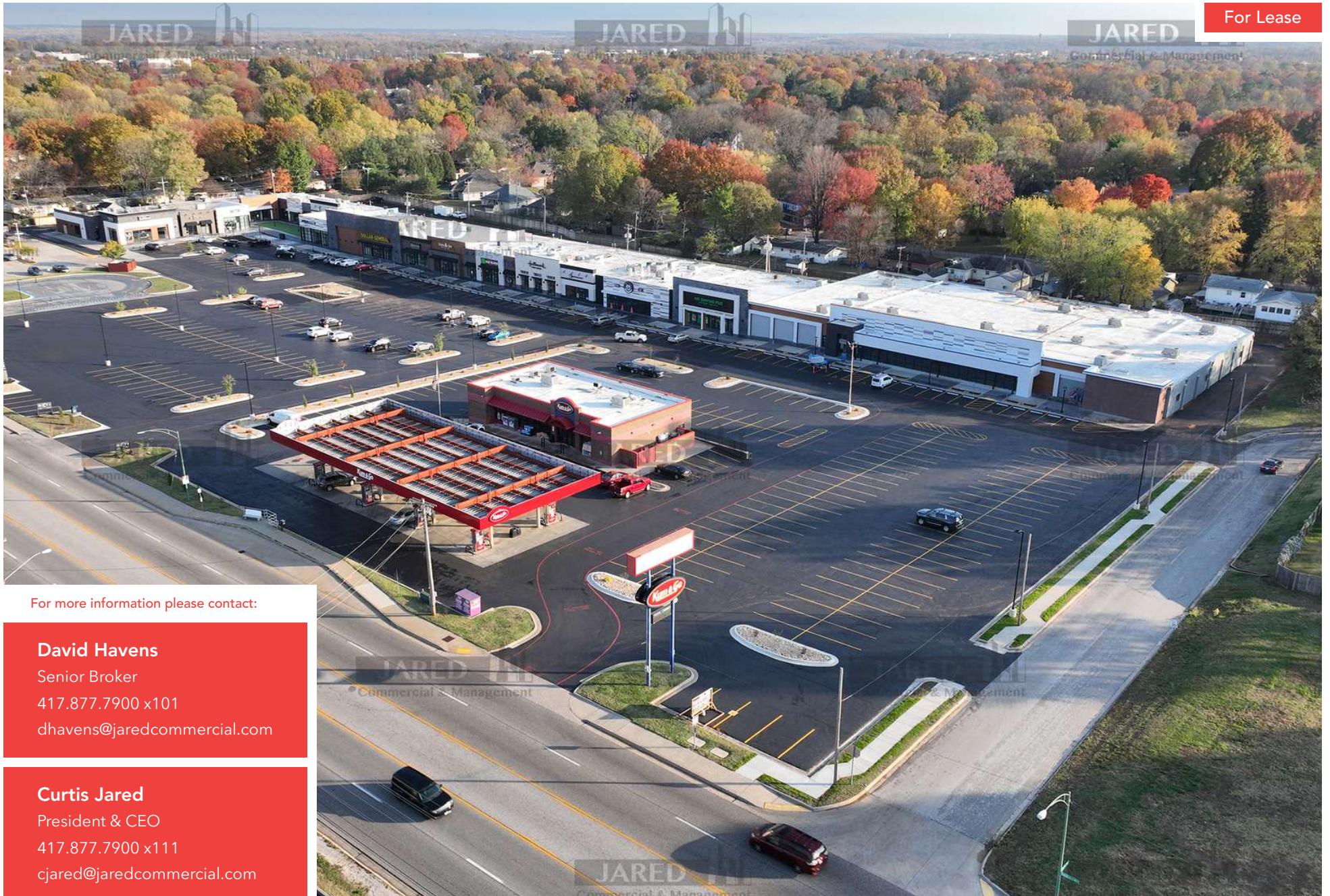


# 2900 E Sunshine



2900 E SUNSHINE ST, SPRINGFIELD, MO 65804

For Lease



For more information please contact:

**David Havens**

Senior Broker

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**Curtis Jared**

President & CEO

417.877.7900 x111

[cjared@jaredcommercial.com](mailto:cjared@jaredcommercial.com)

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# 2900 E Sunshine



2900 E SUNSHINE ST, SPRINGFIELD, MO 65804

## PROPERTY SUMMARY

For Lease



### PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 2900 E Sunshine St, Springfield, MO. This property boasts a 2024 new re-face, a convenient loading dock, and excellent visibility in a high-traffic area. Situated in close proximity to U.S. Hwy 65, this location offers easy access for employees and customers. With a recent facelift, this space presents a modern and appealing front to potential clients and customers. Ideal for businesses seeking a prominent and easily accessible location, this property is ready to accommodate your needs. Don't miss out on the chance to establish your business in this dynamic commercial space.

### PROPERTY HIGHLIGHTS

- 2024 New Re-Face.
- Loading Dock.
- High Traffic Area.
- Great Visibility & Easy Access.
- Close Proximity to U.S. Hwy 65.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	41,000 SF
Lot Size:	3.62 Acres
Building Size:	44,830 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,898	24,231	58,725
Total Population	10,626	51,362	133,484
Average HH Income	\$48,217	\$55,425	\$53,377

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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.

# 2900 E Sunshine



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ADDITIONAL PHOTOS

For Lease



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# 2900 E Sunshine



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SITE PLAN

For Lease



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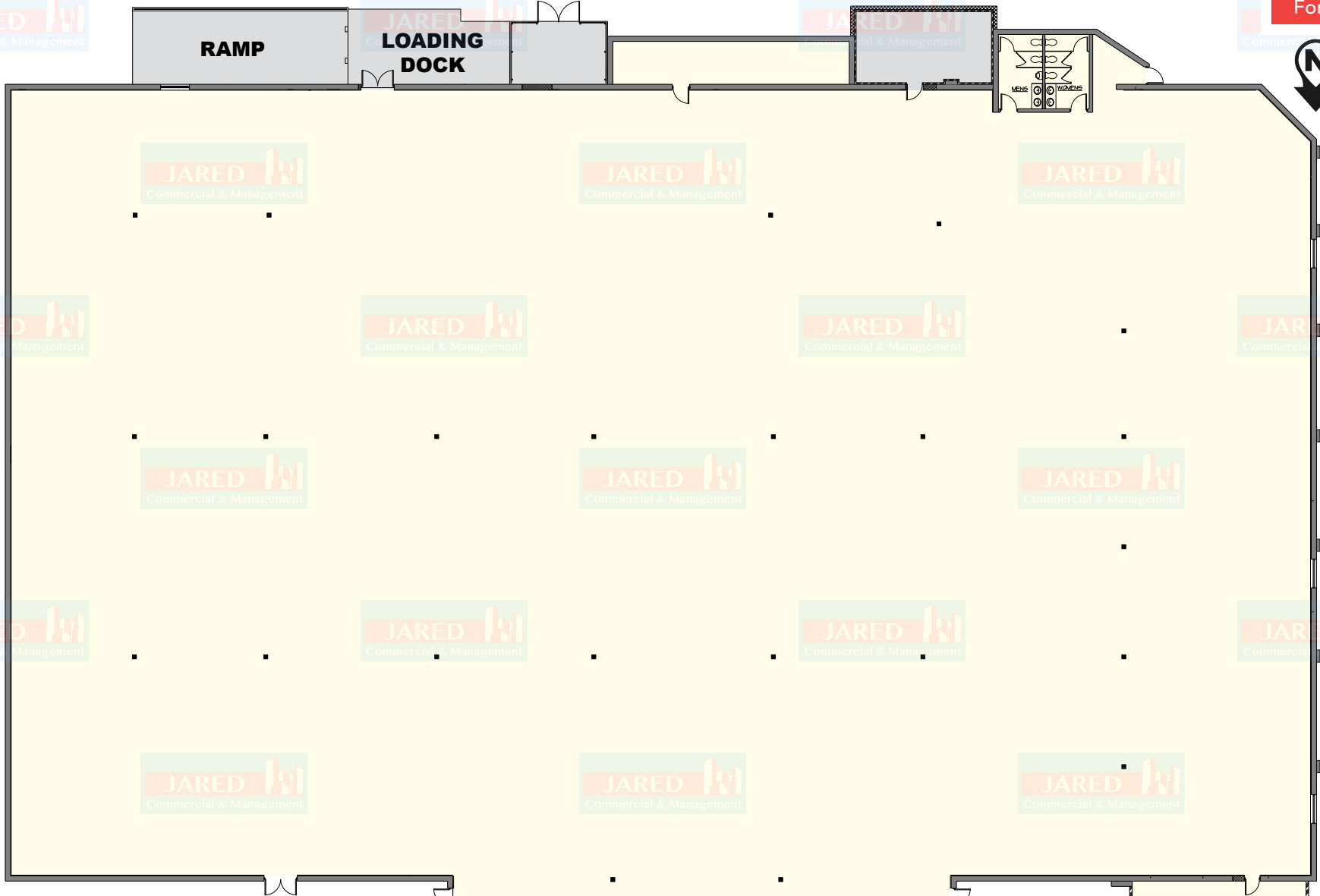
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FLOOR PLAN

For Lease



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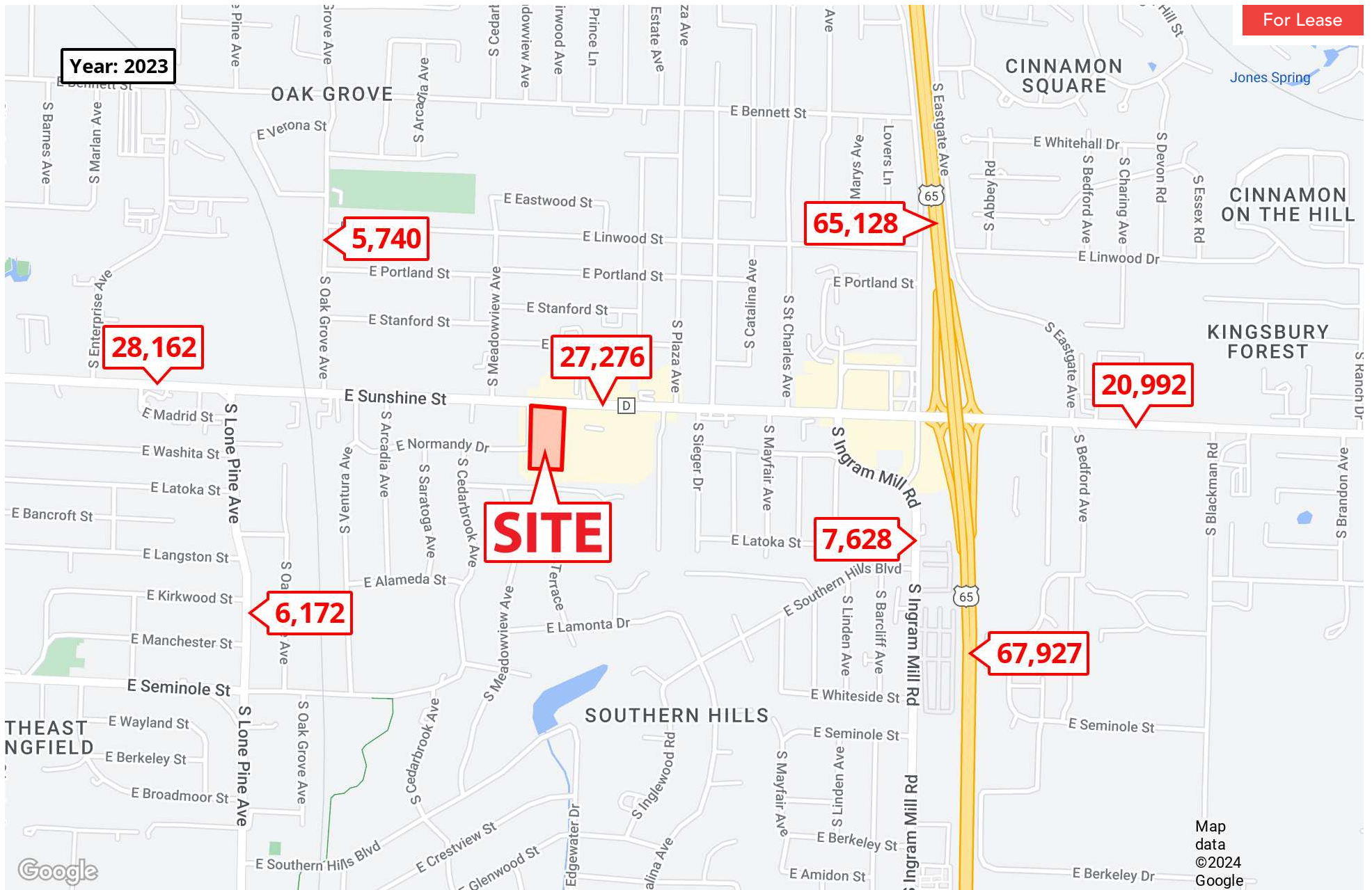
# 2900 E Sunshine



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TRAFFIC COUNT MAP

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RETAILER MAP

For Lease



Google

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# 2900 E Sunshine



2900 E SUNSHINE ST, SPRINGFIELD, MO 65804

## DEMOGRAPHICS MAP & REPORT

For Lease

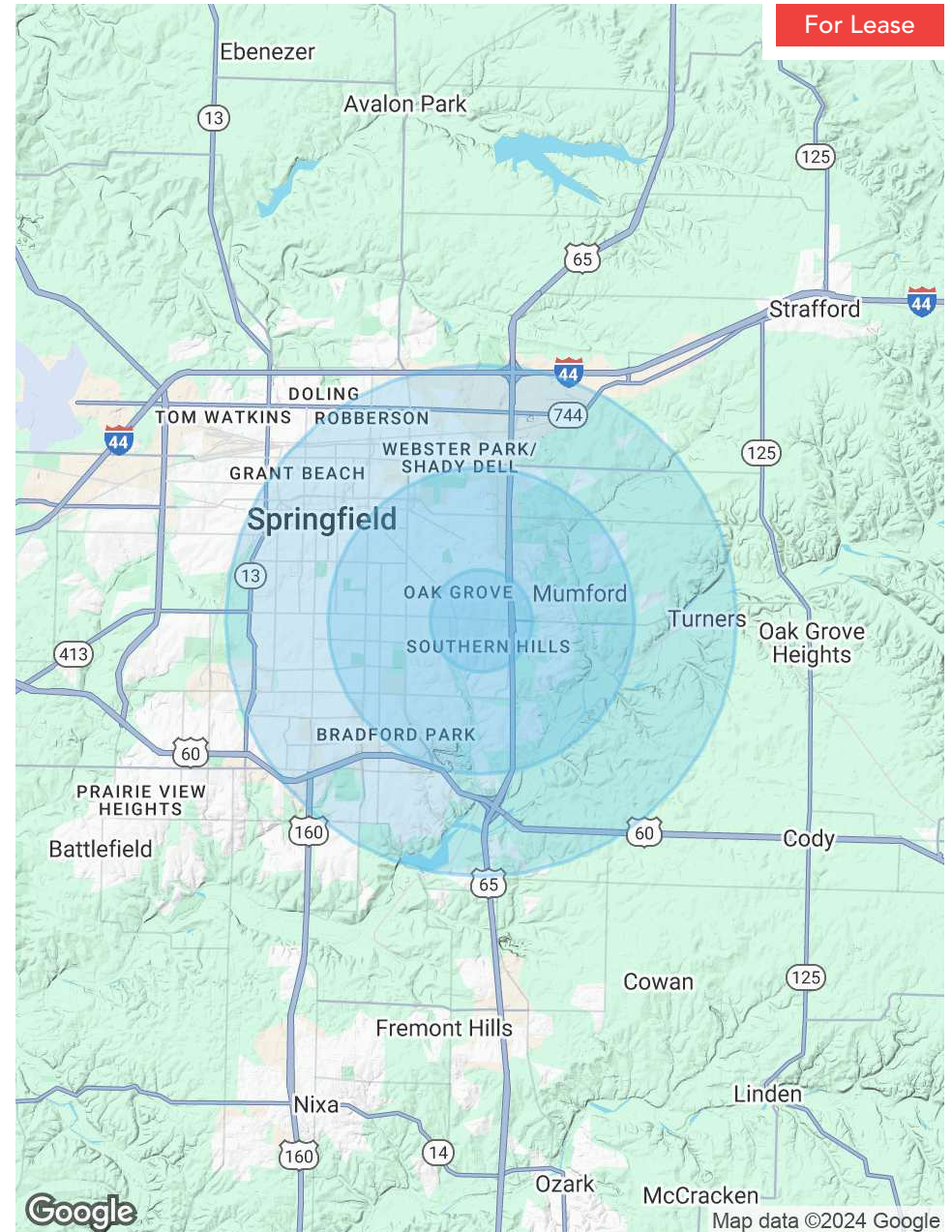
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,626	51,362	133,484
Average Age	35.9	37.6	35.6
Average Age (Male)	32.2	35.5	34.1
Average Age (Female)	38.5	39.2	37.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,898	24,231	58,725
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$48,217	\$55,425	\$53,377
Average House Value	\$131,989	\$164,347	\$182,277

2020 American Community Survey (ACS)



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# 2900 E Sunshine



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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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# 2900 E Sunshine



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ADVISOR BIO

For Lease



## CURTIS JARED

President & CEO

[cjared@jaredcommercial.com](mailto: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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