

Sunshine Towne Centre



3400 W SUNSHINE ST, SPRINGFIELD, MO 65807

COVER PAGE

For Lease



For more information please contact:

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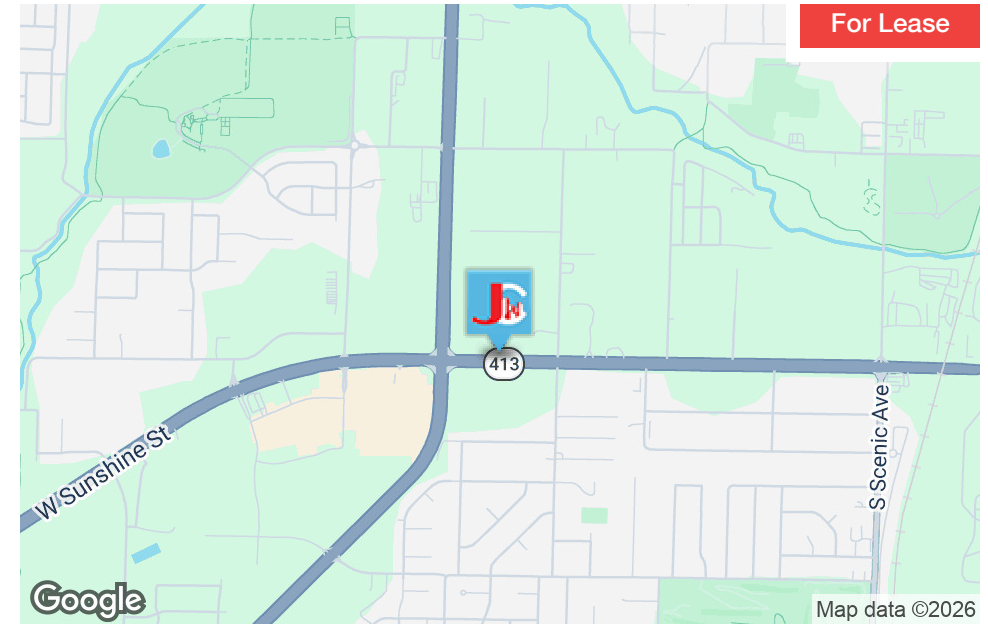
The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove 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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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25 - 65 SF/yr (NNN)
Building Size:	31,955 SF
Available SF:	1,875 - 9,375 SF
Lot Size:	4.962 Acres
Year Built:	2026
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

- Available in Q3 2026.
- Great Visibility & Access.
- Anchored by Target.
- Signalized Corner Lot.
- Close Proximity to U.S. Highway 60.

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LEASE SPACES



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,875 - 9,375 SF Lease Rate: \$25 - \$65 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
End Cap	Available	2,465 SF	NNN	\$35.00 SF/yr	End-Cap.
Retail Space	Available	1,875 - 9,375 SF	NNN	\$25.00 SF/yr	In-Line.
Retail Space Middle	Available	1,925 - 5,775 SF	NNN	\$28.00 SF/yr	Middle-Space.
Retail Space	Available	1,875 - 9,375 SF	NNN	\$25.00 SF/yr	In-Line.
End Cap	Available	2,465 SF	NNN	\$35.00 SF/yr	End-Cap with Patio.
Out Lot	Available	2,500 SF	NNN	\$65.00 SF/yr	Free-Standing.

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PROGRESS PHOTO MARCH 2026

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SUNSHINE
TOWNE CENTRE

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PRELIMINARY SITE PLAN

For Lease



S Moore Rd

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DEVELOPMENT SITE PLAN

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MONUMENT SIGNS

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EAST FACE

WEST FACE

EAST FACE

WEST FACE

WEST MONUMENT SIGN

EAST MONUMENT SIGN



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target
SUNSHINE TOWNE CENTRE
TENANT 7
TENANT 8
TENANT 9
TENANT 10
3444
NORTH FACE

target
SUNSHINE TOWNE CENTRE
TENANT 7
TENANT 8
TENANT 9
TENANT 10
3444
SOUTH FACE

target
SUNSHINE TOWNE CENTRE
TENANT 11
TENANT 12
TENANT 13
TENANT 14
3444
EAST FACE

target
SUNSHINE TOWNE CENTRE
TENANT 11
TENANT 12
TENANT 13
TENANT 14
3444
WEST FACE

**WEST BYP / SUNSHINE ST
DEVELOPMENT SIGN**

**MOORE RD / SUNSHINE ST
DEVELOPMENT SIGN**

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RETAILER MAP



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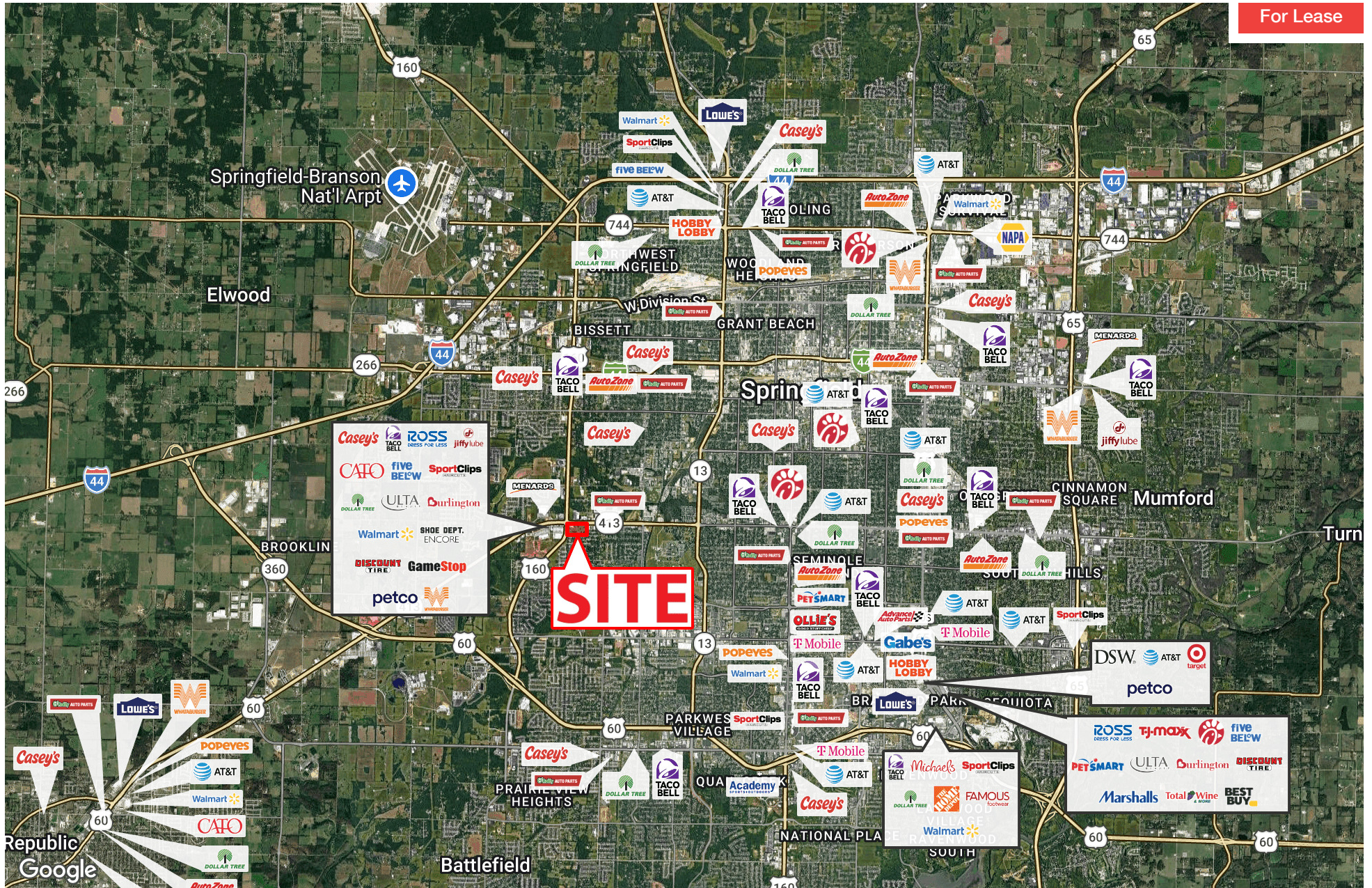
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LARGE RETAILER MAP

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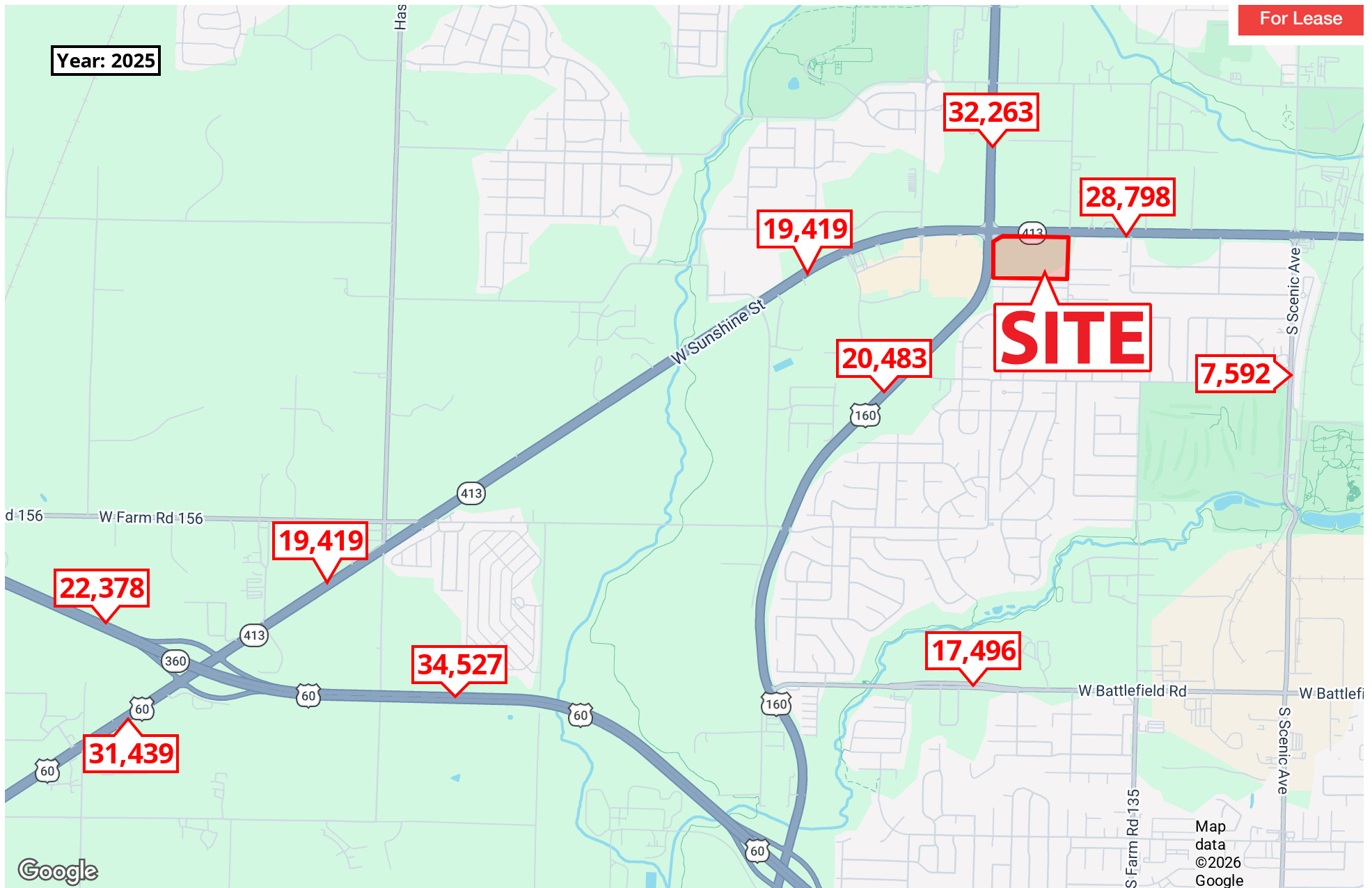
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TRAFFIC COUNT MAP

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Google

Map data ©2026 Google

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DEMOGRAPHICS MAP & REPORT

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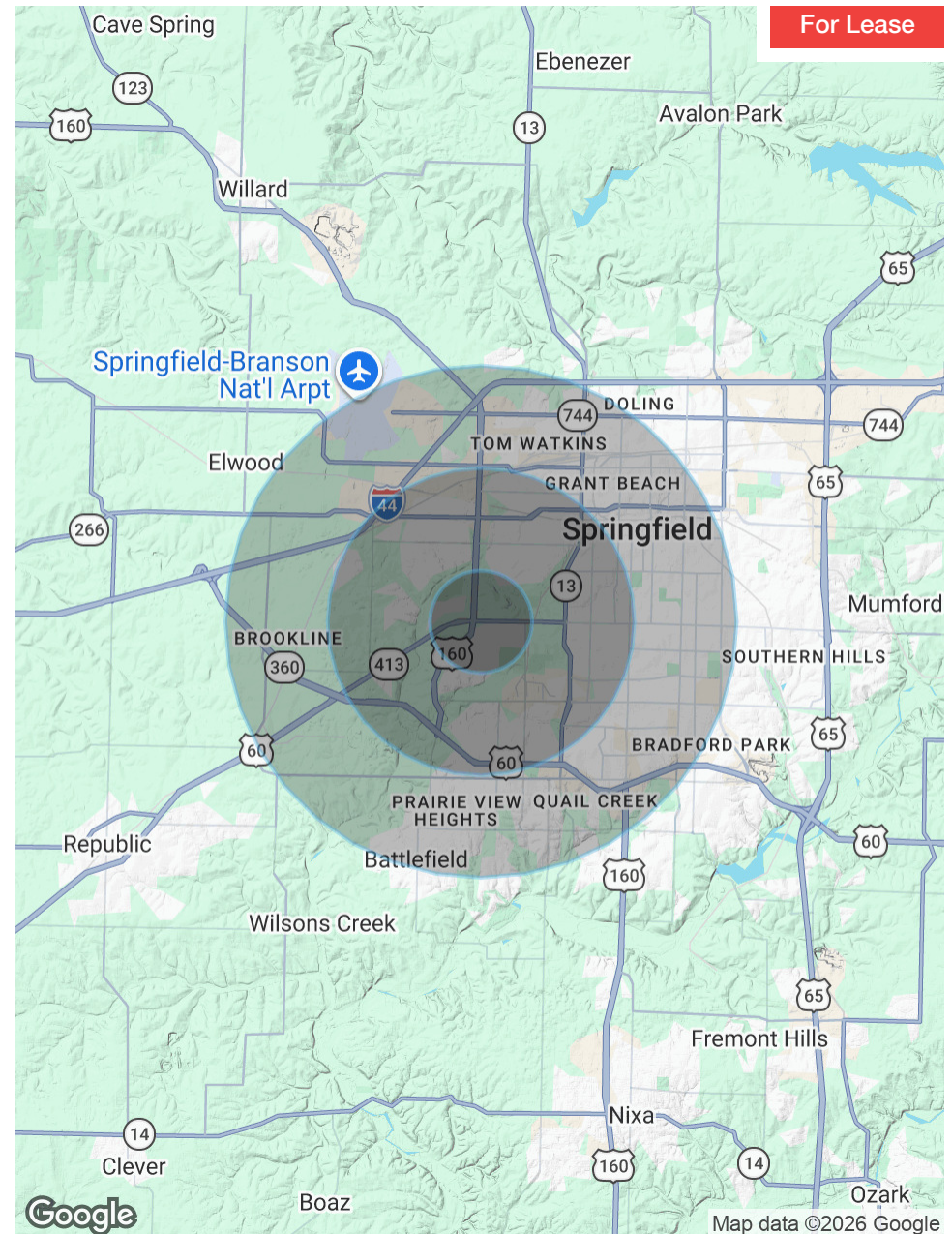
POPULATION

	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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