



SOUTHERN HILLS SHOPPING CENTER

2900 E. Sunshine St. Springfield, MO 65804

Retail/Office Spaces Available

Karen Cowan
Broker/Agent

Haven Short
Agent

(417) 830-7770

1675 E. Seminole St. Suite B, Springfield, MO 65804

the **WOOTEN COMPANY**
LLC

Lease Brochure

Property Snapshot

Current Tenants

- **7 Brew**
- **Avon with Penny**
- **Before and After Brewing**
- **Dollar General**
- **Golden Hour Jewelers**
- **Hallmark**
- **H&R Block**
- **La Paloma Mexican Restaurant**
- **My Hot Yoga**
- **NexGen Fitness**
- **Pet Supplies Plus**
- **Realty Group**
- **Smokin' Bob's BBQ**
- **Watching Over Whiskers**

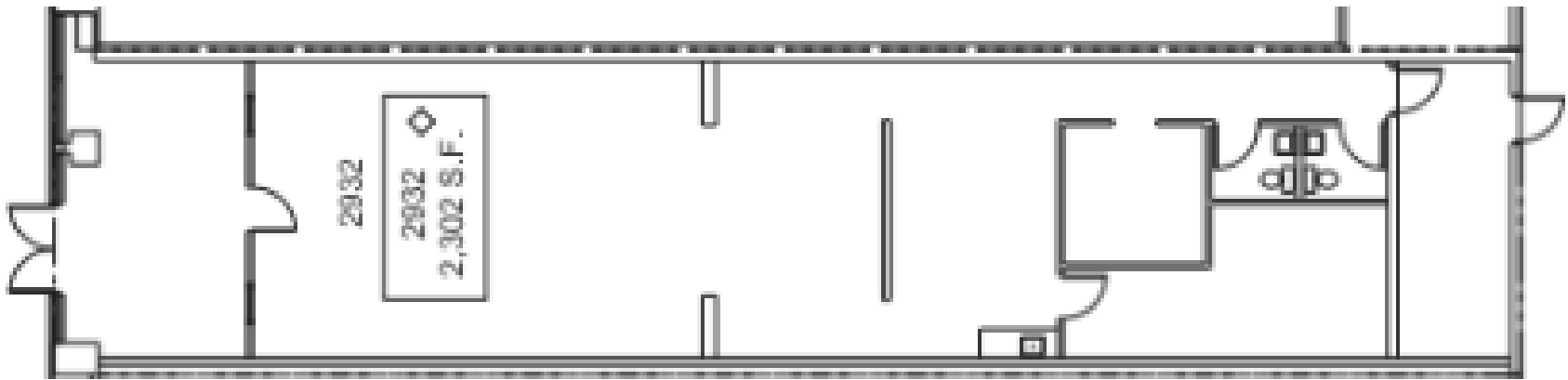
Building Details

- **Property Type** Retail/Office
- **Total Building SQFT** 81,135
- **Total Building Suites** 30
- **Land Acres** 8.6
- **Class** A
- **Year Built** 1961
- **Year Renovated** 2023
- **Stories** 1
- **Total Parking Spaces** 800/7.07 ratio
- **Elevators** No
- **Cross Street** Sunshine Street
- **Zoning** General Retail
- **APN** 12-33-201-003
- **County** Greene County
- **Submarket** Southern Hills
- **Submarket Cluster** Southeast

Building Description

Located on one of Springfield's major arteries (Sunshine Street), this center has been a fixture since 1973. Southern Hills Shopping Center is approximately 1/2 mile west of US Hwy 65 in one of the city's most prestigious neighborhoods.

Suite 2932 Floor Plan



Suite 2932 Interior Photos



Suite 2932 Summary

Offering Summary

Unit	2932
Rentable Square Footage	2,302
Rate (Per SF)	\$20
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$3,836.67
NNN Cost PSF	\$2.58
Monthly NNN	\$494.93
Total PSF	\$22.58
Total Monthly	\$4,331.60



Suite Description

This suite offers endless possibilities to customize and bring your vision to life. Please call Haven Short at (417) 830-7770 for more information.

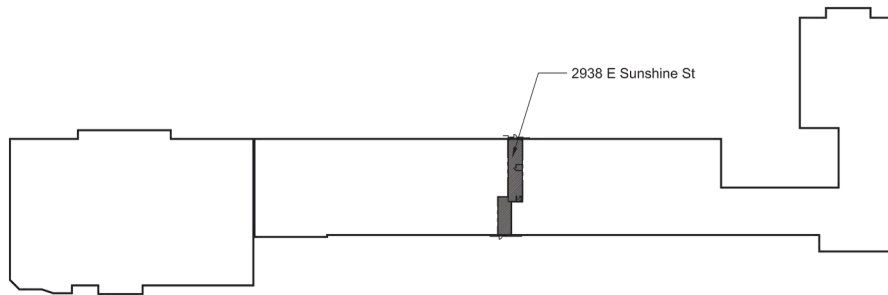
Monthly Utility Range: \$310 - \$550

*Tenants are responsible for setting up and maintaining utility accounts.

Suite 2938 Floor Plan

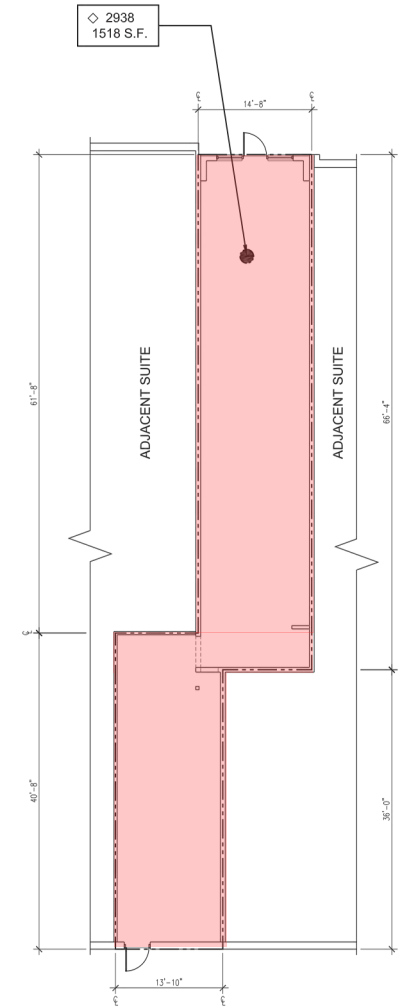
LEGEND

- ◇ FLOOR PLAN VERIFIED
- - - PERIMETER OF LEASE AREA
- +— INDICATES CENTERLINE OF DEMISING WALL



Key Plan

Scale: 1/32" = 1'-0"

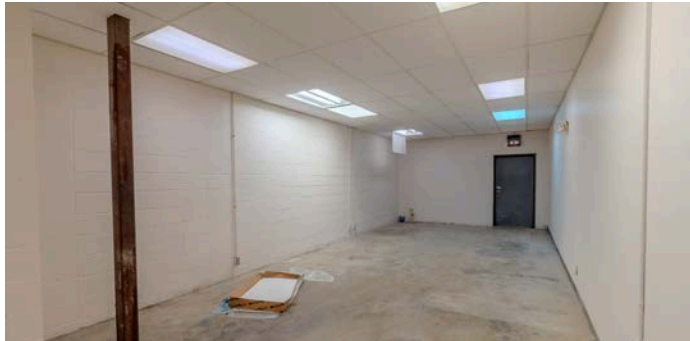


**2938 E Sunshine St
Floor Plan**

Scale: 1/8" = 1'-0"



Suite 2938 Interior Photos



Suite 2938 Summary

Offering Summary

Unit	2938
Rentable Square Footage	1,518
Rate (Per SF)	\$20
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$2,530.00
NNN Cost PSF	\$2.58
Monthly NNN	\$326.37
Total PSF	\$22.58
Total Monthly	\$2,856.37



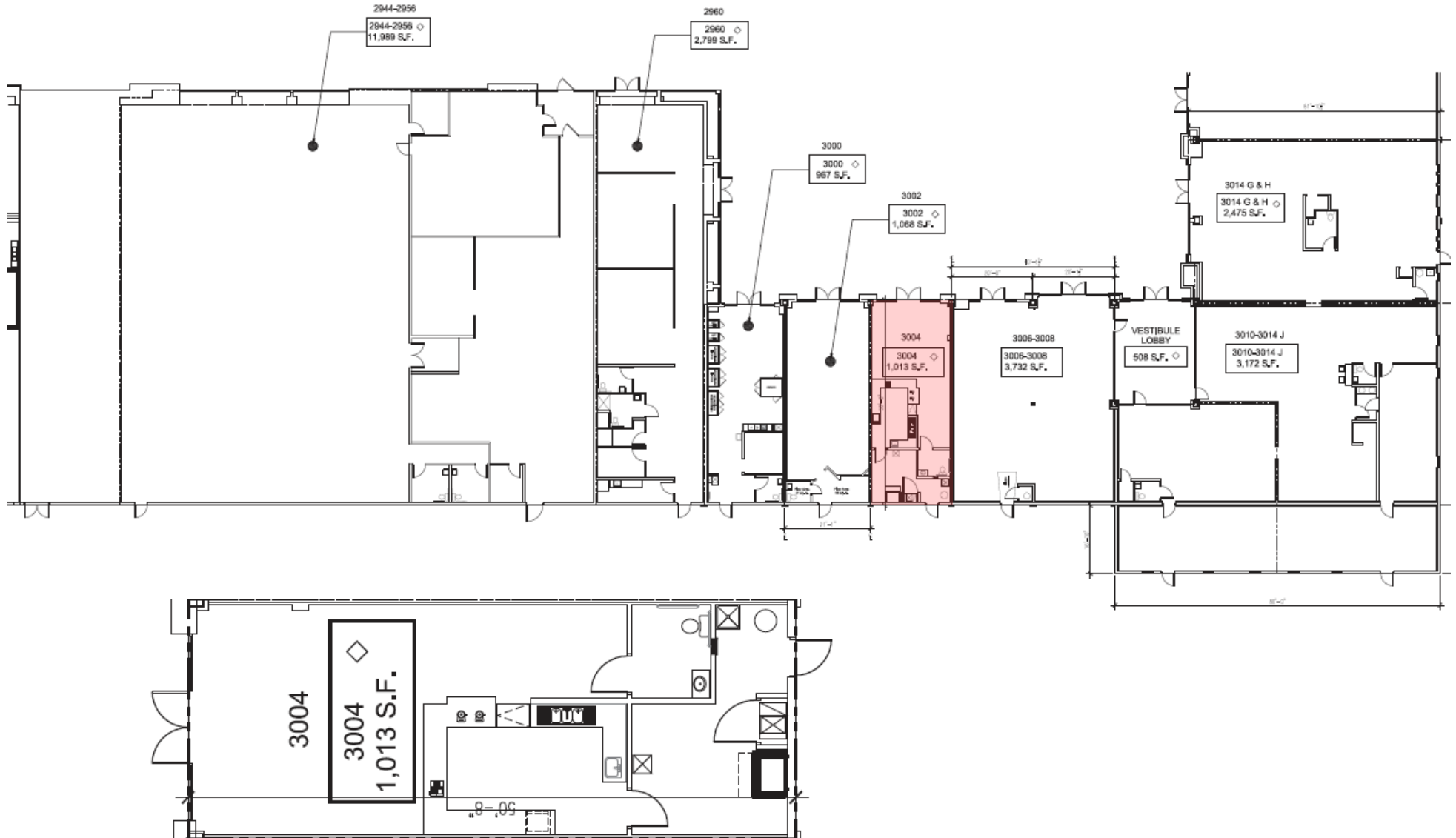
Suite Description

This suite is a blank canvas, transformed into a white box space, offering endless possibilities to customize and bring your vision to life. Please call Haven Short at (417) 830-7770 for more information.

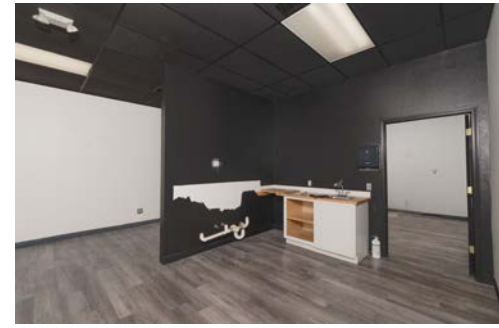
Monthly Utility Range: \$205 - \$345

*Tenants are responsible for setting up and maintaining utility accounts.

Suite 3004 Floor Plan



Suite 3004 Interior Photos



Suite 3004 Summary

Offering Summary

Unit	3004
Rentable Square Footage	1,013
Rate (Per SF)	\$18
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$1,519.50
NNN Cost PSF	\$2.58
Monthly NNN	\$217.80
Total PSF	\$20.58
Total Monthly	\$1,737.30



Suite Description

This suite offers endless possibilities to customize and bring your vision to life. Please call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$210 - \$230

*Tenants are responsible for setting up and maintaining utility accounts.

Suite 3006-3008 Floor Plan

LEGEND

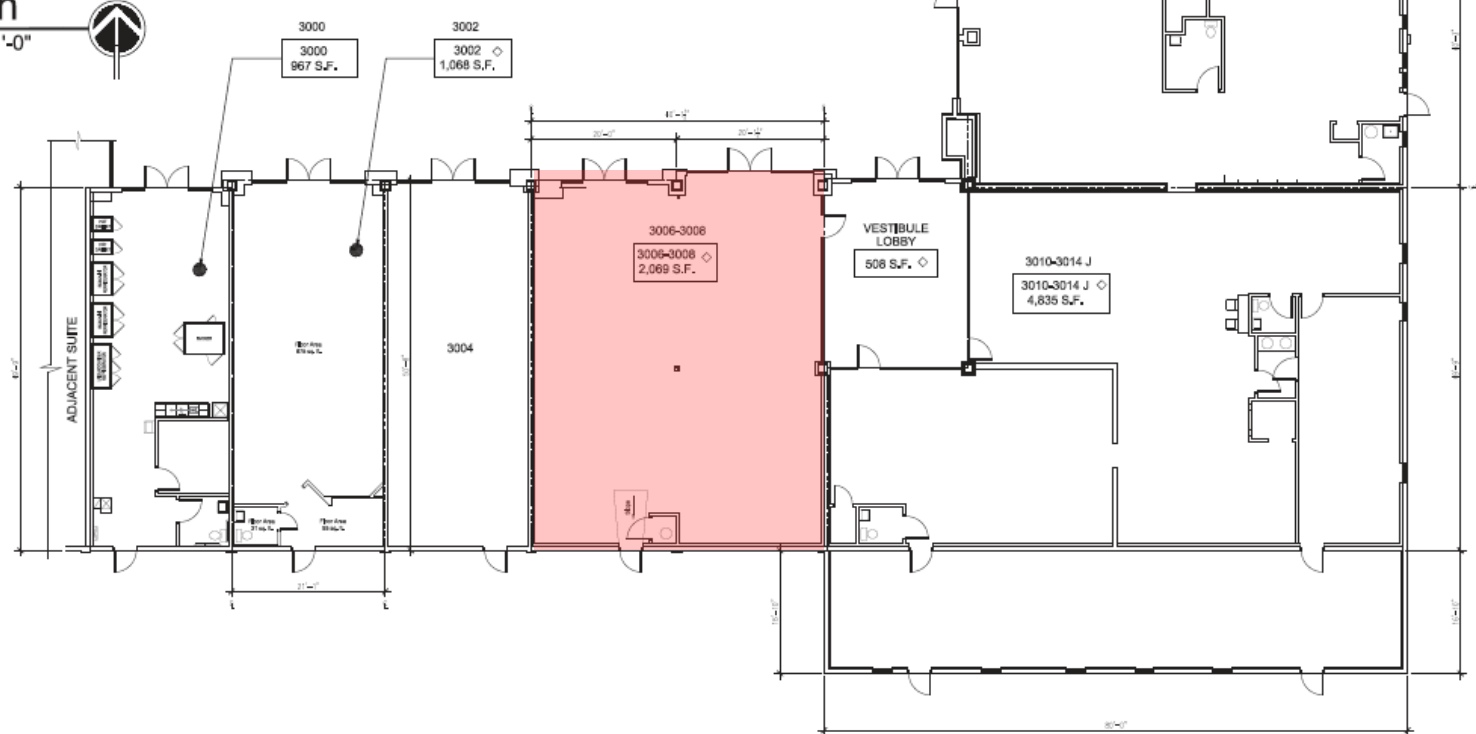
- ◇ FLOOR PLAN VERIFIED
- PERIMETER OF LEASE AREA
- +---+ INDICATES CENTERLINE OF DEMISING WALL



Key Plan

Scale: 1/32" = 1'-0"

North



Floor Plan

Scale: 1/8" = 1'-0"

North



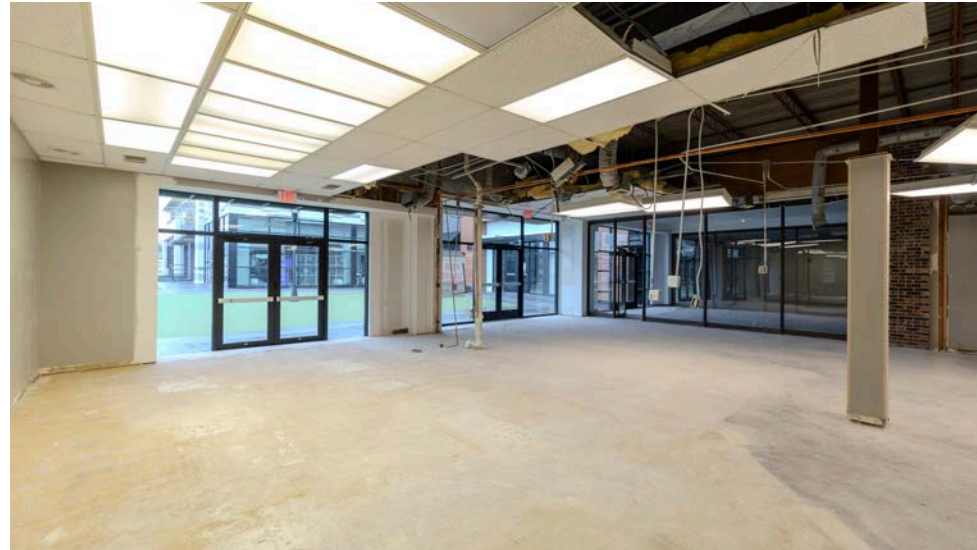
Suite 3006-3008 Interior Photos



Suite 3006-3008 Summary

Offering Summary

Unit	3006-3008
Rentable Square Footage	2,058
Rate (Per SF)	\$18
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$3,087.00
NNN Cost PSF	\$2.58
Monthly NNN	\$442.47
Total PSF	\$20.58
Total Monthly	\$3,529.47



Suite Description

This suite is a blank canvas, transformed into a white box space that you can divide to suit your business needs and bring your vision to life. Please call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$300 - \$475

*Tenants are responsible for setting up and maintaining utility accounts.

Suite 3010-3014J Interior Photos



Suite 3010-3014J Summary

Offering Summary

Unit	3010-3014J
Rentable Square Footage	4, 846
Rate (Per SF)	\$18
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$7,269.00
NNN Cost PSF	\$2.58
Monthly NNN	\$1,041.89
Total PSF	\$20.58
Total Monthly	\$8,310.89



Suite Description

Formerly a cosmetology learning space, with some equipment potentially available, the layout can be customized to fit your business needs. It includes an atrium that connects two sections of the suite, eight individual offices, two bathrooms, four utility or storage closets, washer and dryer hookups, four rooms with dual entry that could serve as offices, workstations, or conference rooms, two hair washing stations, two work rooms with sinks, and a receptionist area. Please call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$250 - \$400

*Tenants are responsible for setting up and maintaining utility accounts.

Suite 3014 G-I Interior Photos



Suite 3014 G-I Summary

Offering Summary

Unit	3014 G-I
Rentable Square Footage	2,475
Rate (Per SF)	\$18
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$3,712.50
NNN Cost PSF	\$2.58
Monthly NNN	\$532.13
Total PSF	\$20.58
Total Monthly	\$4,244.63



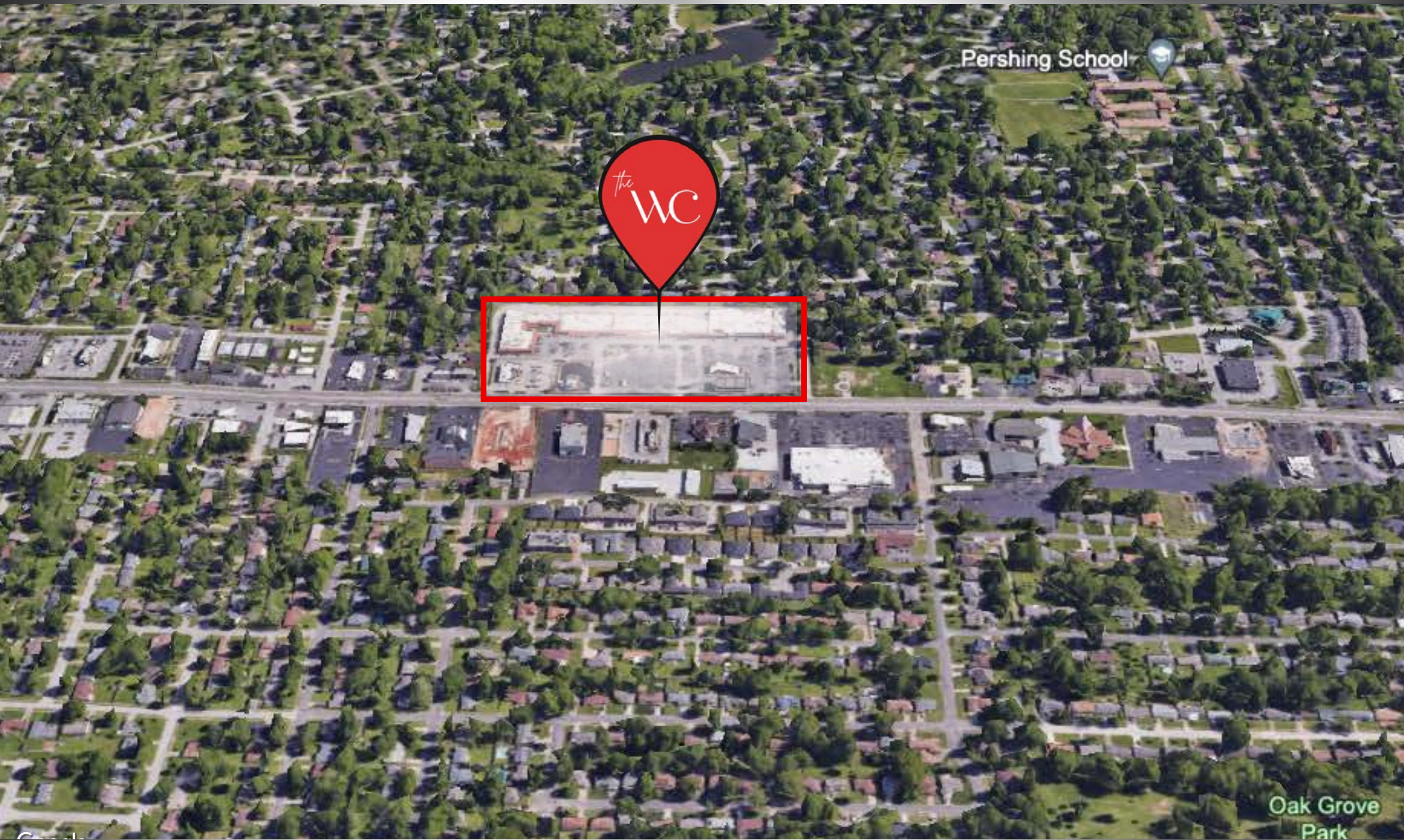
Suite Description

The available space can be divided to fit your needs. It was previously used as a cosmetology space and includes a reception/waiting area, two bathrooms, two offices, two workstations, hair washing stations, and a breakroom area. Please call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$200 - \$275

*Tenants are responsible for setting up and maintaining utility accounts.

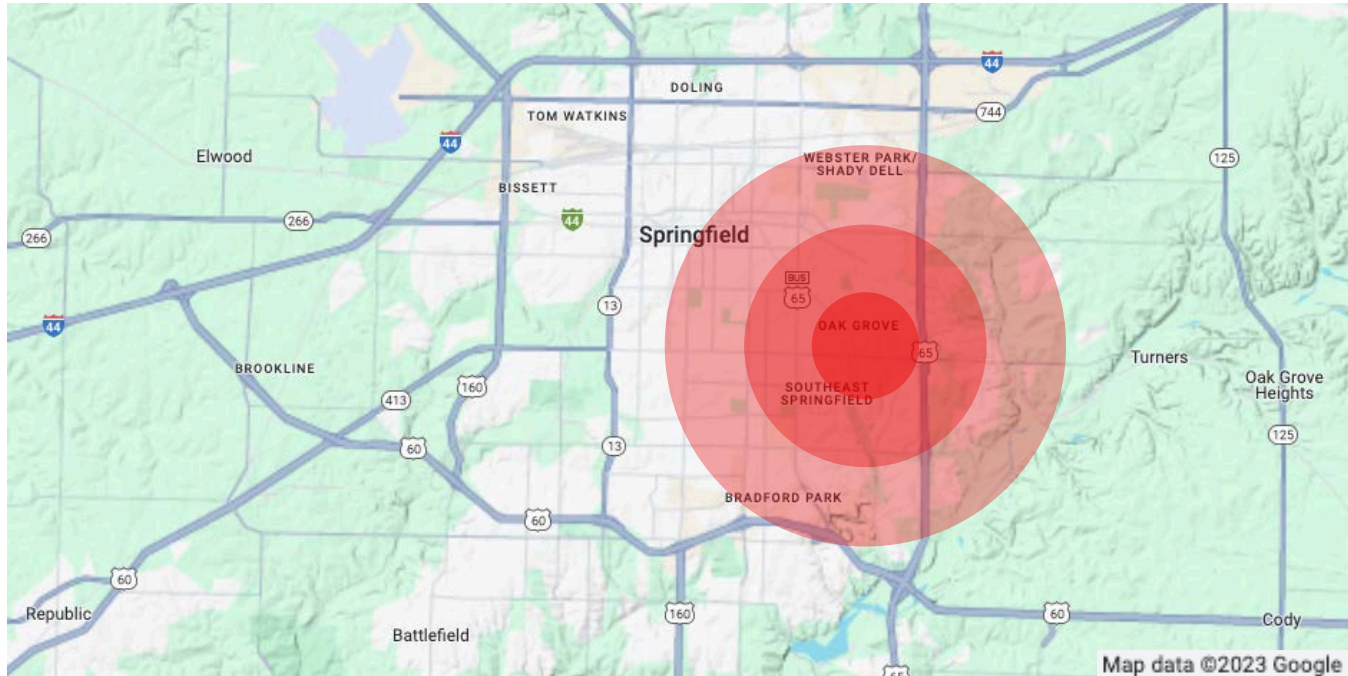
Google Earth View



Retailer Map



Demographics



	1 Mile	3 Mile	5 Mile
Population	22.2k	90.3k	185.7k
Average Household Income	57.8k	54.9k	51.7k
Median Age	38	36	36

Disclaimer

This Lease Opportunities Brochure ("Brochure") has been created by The Wooten Company, LLC ("Company") to provide potential lessees with information about available lease opportunities. The content is intended for informational purposes only, and the Company makes no representation or warranty, express or implied, regarding the accuracy, completeness, or reliability of the information presented herein.

Prospective lessees are encouraged to conduct their own due diligence and seek professional advice to assess the suitability of any lease opportunity featured in this Brochure. The information is subject to change without notice, and the Company reserves the right to modify or update any part of this Brochure as necessary.

It's important to note that this Brochure does not constitute an offer to enter into a lease agreement. Lease offers will be made through the formal execution of legal documentation provided by the Company. Any reliance on the information in this Brochure is at the user's own risk.

The Company disclaims any liability for direct, indirect, consequential, or special loss or damage arising from the use of, or reliance upon, this Brochure or its contents. The Company does not assume any obligation to update or revise information based on new developments or changes in circumstances.

Prospective lessees should thoroughly review all lease-related documents and contracts before making any decisions. Past performance does not guarantee future results, and the Company provides no assurance that any projected outcomes will be achieved.

This Brochure may be subject to legal, regulatory, and contractual restrictions in certain jurisdictions. It is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where such distribution or use would be contrary to law or regulation.

By accessing or using this Brochure, you acknowledge and agree to the terms of this Disclaimer. The use of this Brochure constitutes acceptance of these terms and conditions.

The Wooten Company, LLC reserves all rights in connection with this Lease Opportunities Brochure.