

FOR LEASE

3400 W SUNSHINE ST
SPRINGFIELD, MO 65807



SUNSHINE TOWNE CENTRE

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PROPERTY DESCRIPTION

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.

OFFERING SUMMARY

Lease Rate:	\$25 - 60 SF/yr (NNN)
Available SF:	1,875 - 9,375 SF
Lot Size:	4.962 Acres
Building Size:	31,955 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,180	27,462	69,116
Total Population	5,418	63,708	159,324
Average HH Income	\$70,046	\$64,243	\$69,887

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,875 - 9,375 SF	Lease Rate:	\$25 - \$60 SF/yr

AVAILABLE SPACES

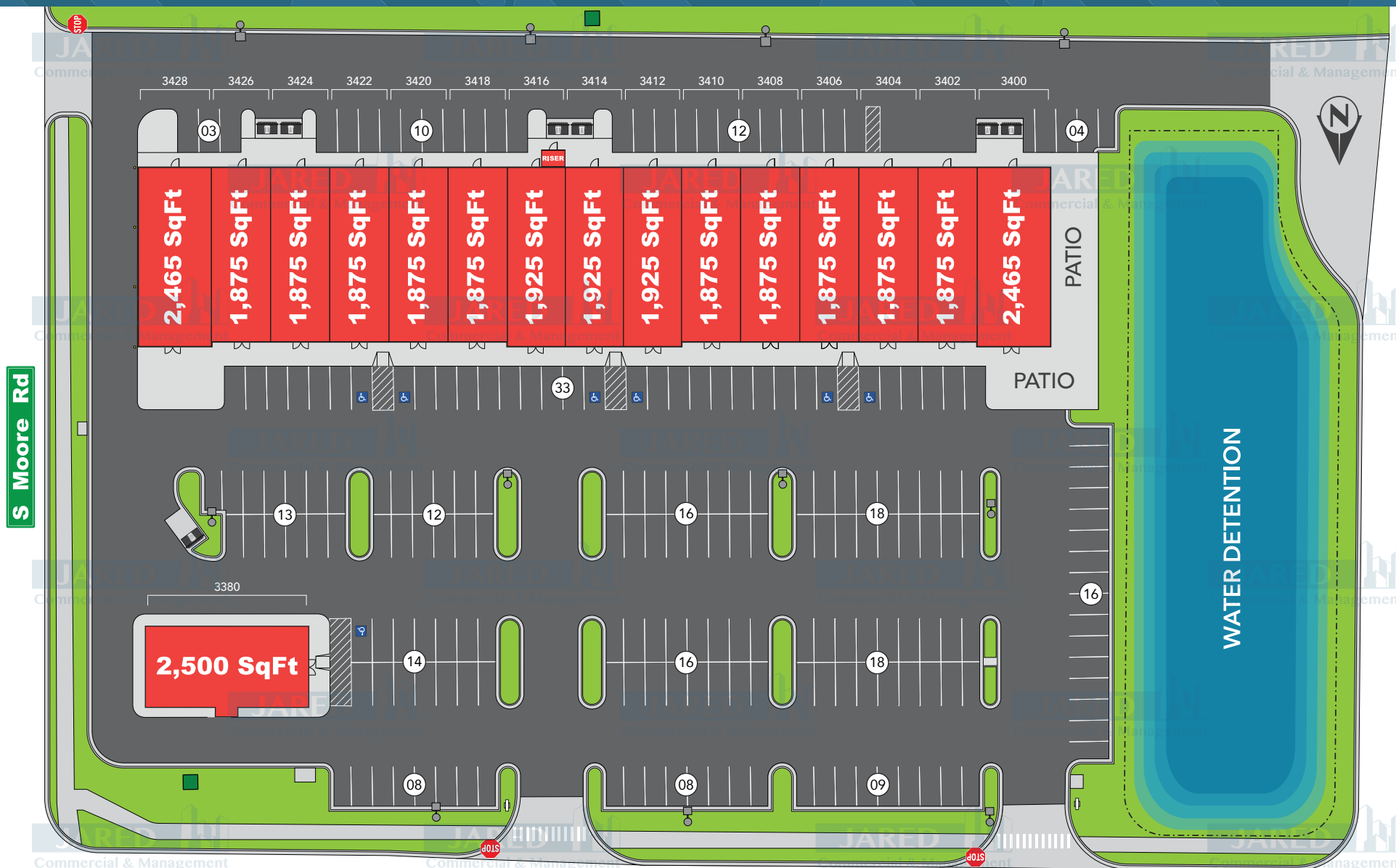
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3428	Available	2,465 SF	NNN	\$35.00 SF/yr	End-Cap.
Retail Space	Available	1,875 - 9,375 SF	NNN	\$25.00 SF/yr	In-Line.
Retail Space Middle	Available	1,925 - 5,775 SF	NNN	\$28.00 SF/yr	Middle-Space.
Retail Space	Available	1,875 - 9,375 SF	NNN	\$25.00 SF/yr	In-Line.
3400	Available	2,465 SF	NNN	\$35.00 SF/yr	End-Cap with Patio.
3380	Available	2,500 SF	NNN	\$60.00 SF/yr	Drive-Thru.

LEASE SPACES

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SITE PLAN

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DEVELOPMENT SITE PLAN

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RETAILER MAP

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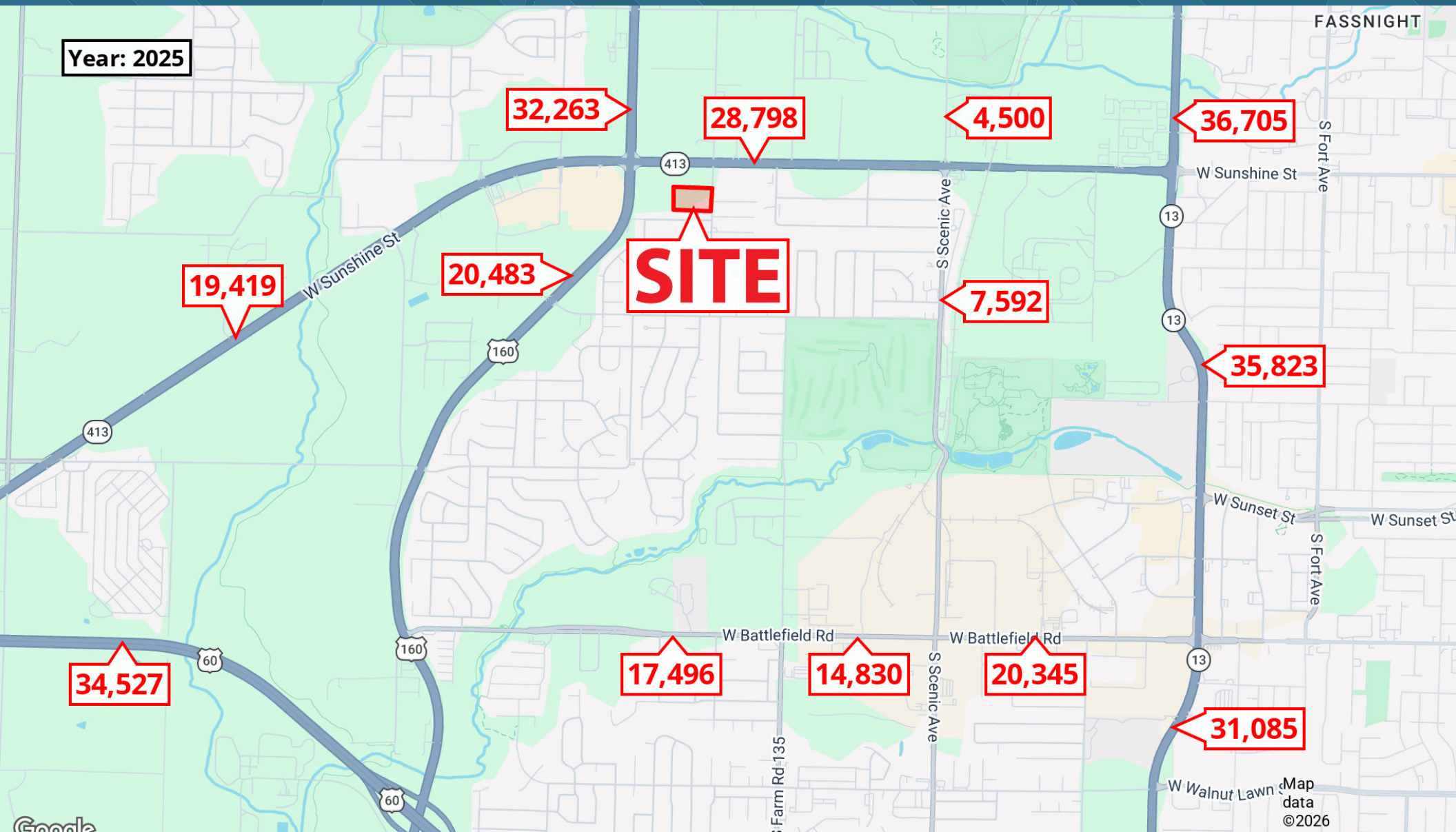
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TRAFFIC COUNT MAP

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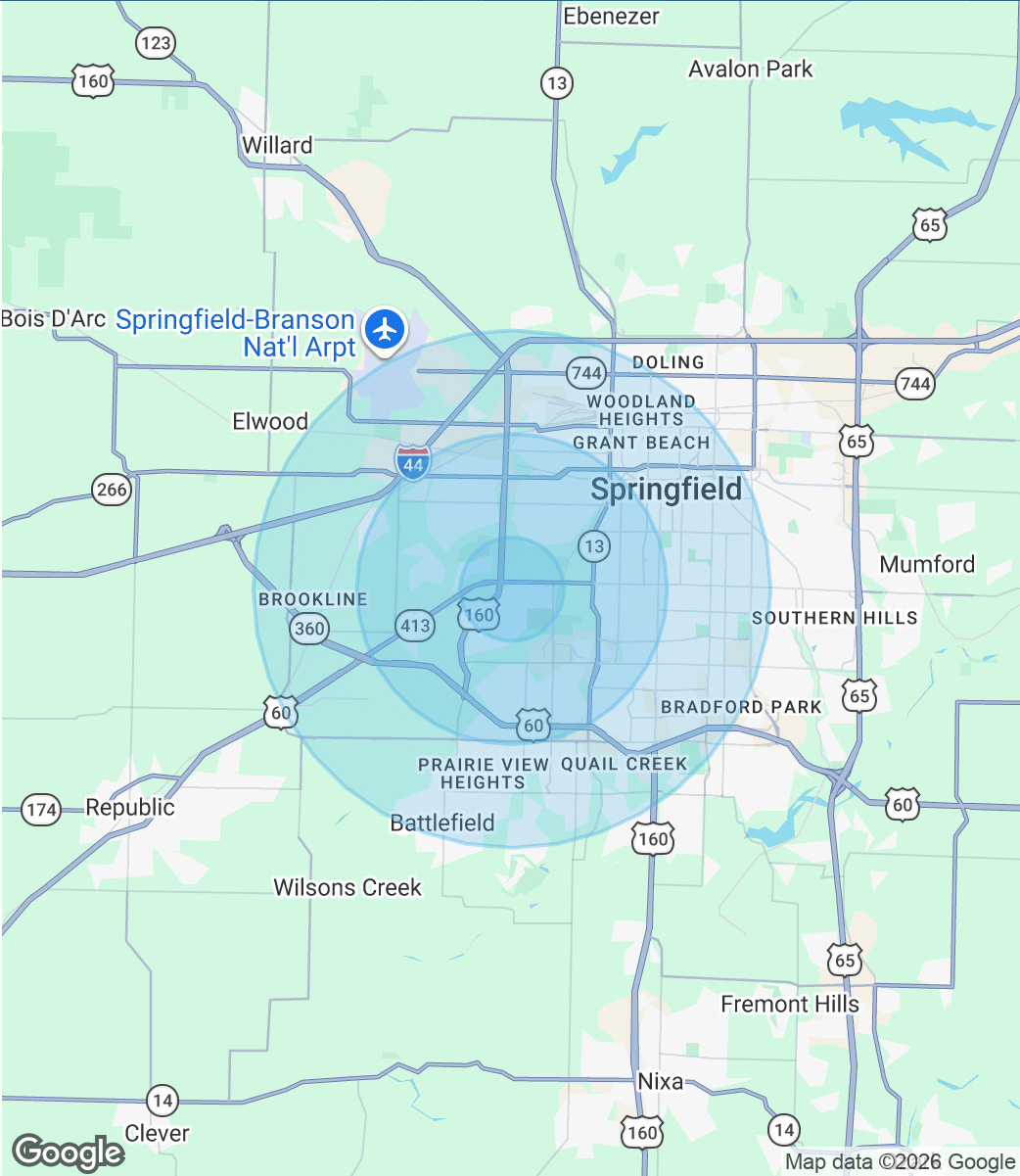
POPULATION

	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

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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