

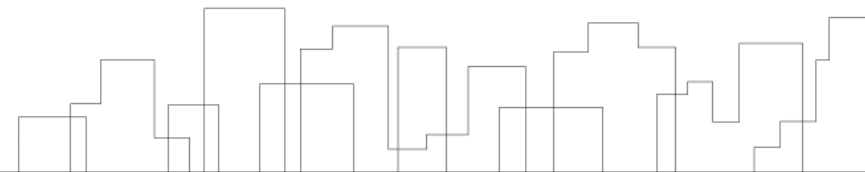


RETAIL SPACE FOR LEASE

SPRINGFIELD'S FIRST STREETScape RETAIL & OFFICE DEVELOPMENT - AVAILABLE FOR LEASE

- Located at the corner of Sunshine and National
- Directly across from Mercy Hospital main campus
- Fully signalized intersection
- Modern sustainable design
- Shown by appointment only

EST. 1909



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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	1,488 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	23,568 SF
Zoning:	General Retail - COD 99
CAM Charge / SF	\$6.18 (estimated)

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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PROPERTY OVERVIEW

Springfield's first modern streetscape development is located at one of the most desirable areas and most traveled intersections in the city. The site is fully signalized at the hard corner of East Sunshine & South National. It offers an alternative experience to the common retail and office development. The development is approximately 24,000 SF divided between three modern, sustainable, and efficient buildings.

The development is 0.7 miles south of Missouri State University, 1.6 miles from Simon's Battlefield Mall, and a few blocks east of Bass Pro Shops World Headquarters. It's also located directly across the street from Mercy Hospital's main regional campus. Surrounding retail sales range from \$400-450 PSF. The surrounding area has over 20,000 employees.

Landlord will provide a white box finish or \$35.00 PSF infill allowance for Suite B120. Infill allowances provided by landlord will be based on terms and credit of prospective tenant. Please contact listing agent(s) for additional marketing information or to schedule meeting to discuss the project.

PROPERTY HIGHLIGHTS

- Fully signalized at the hard corner of East Sunshine & South National
- Offers an alternative experience to the common retail and office development
- Modern by design, highly sustainable, and energy efficient design elements throughout
- Just 0.7 miles south of Missouri State University, 1.6 miles from Simon's Battlefield Mall, and a few blocks east of Bass Pro Shops World Headquarters
- Located directly across the street from Mercy Hospital's main regional campus

RETAIL PROPERTY
FOR LEASE

RETAIL STRIP SPACE FOR LEASE
SUNSHINE AND NATIONAL, SPRINGFIELD, MO 65804



Development Photos



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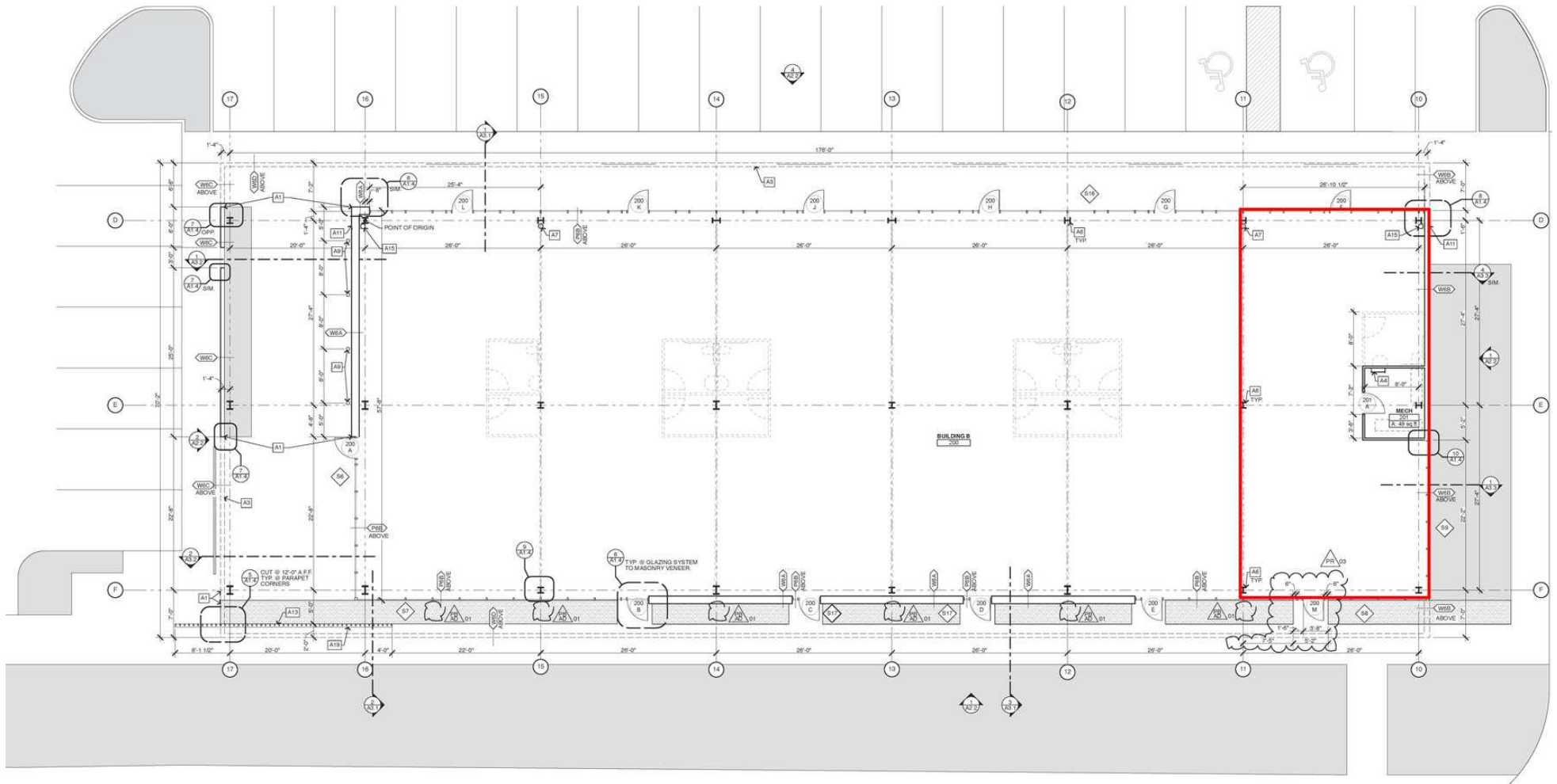
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Floor Plan - Building B



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Site Plan



- BUILDING A: 3,818 sq ft
- BUILDING B: 9,120 sq ft
- BUILDING C: 10,630 sq ft
- TOTAL PARKING: 151 spaces

Site Layout
DAKE | WELLS architecture

Available Spaces

Lease Rate: \$22.00 SF/YR (NNN) **Total Space:** 1,488 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1251 E. Sunshine, B-120	Strip Center	\$22.00 SF/YR	NNN	1,488 SF	Negotiable	1,488± SF available for lease at \$22.00 PSF (NNN). CAM is estimated at \$6.18 PSF. Rent is estimated at \$3,494.32 (includes est. CAM). Landlord will provide a white box finish or \$35.00 PSF infill allowance for Suite B120. Infill allowances provided by landlord will be based on terms and credit of prospective tenant.

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FOR LEASE

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Aerial



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Retailer Map



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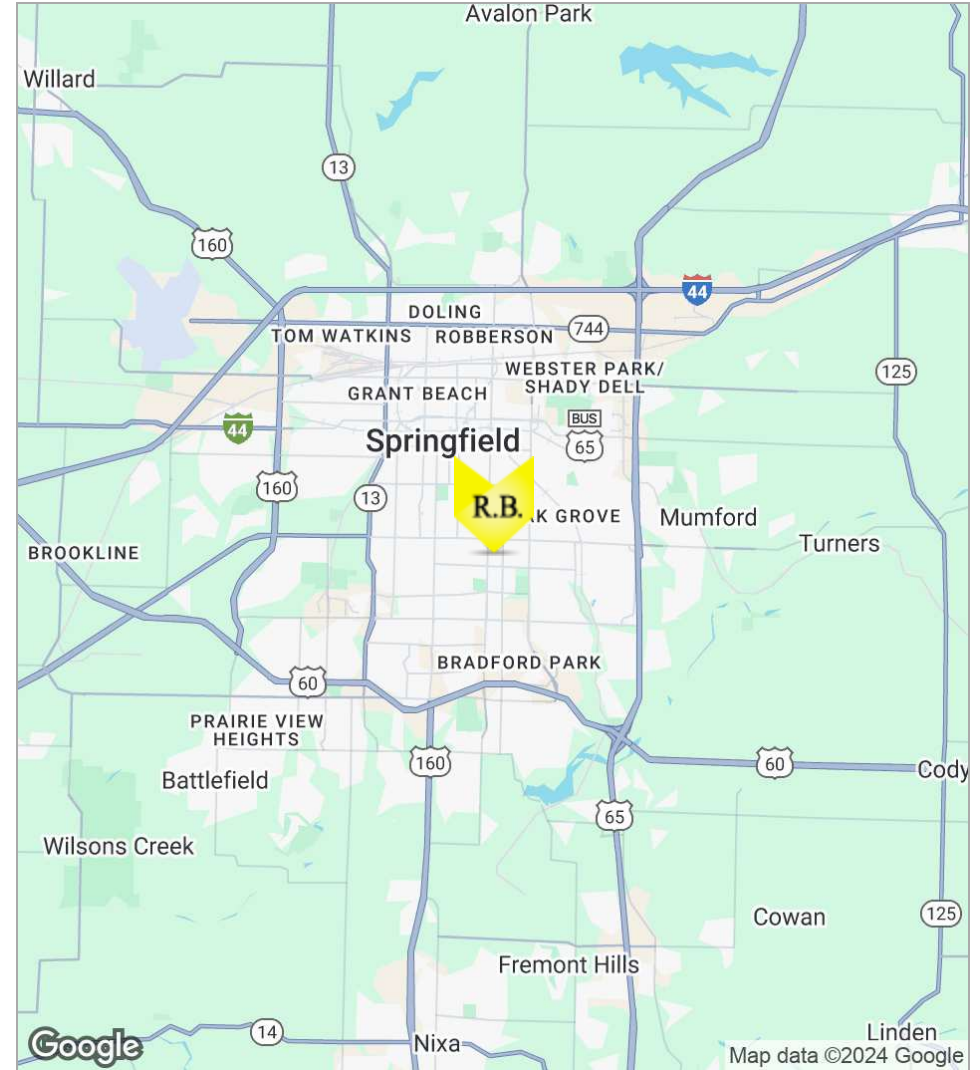
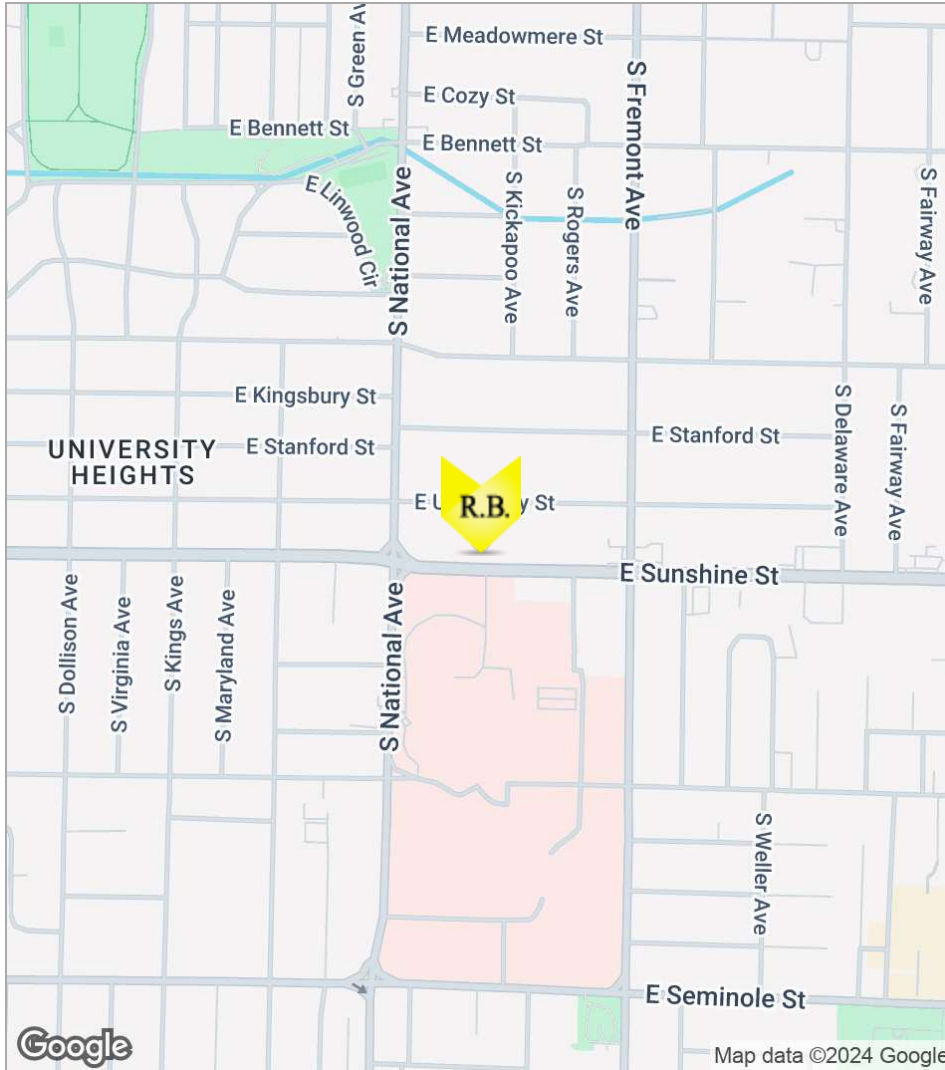
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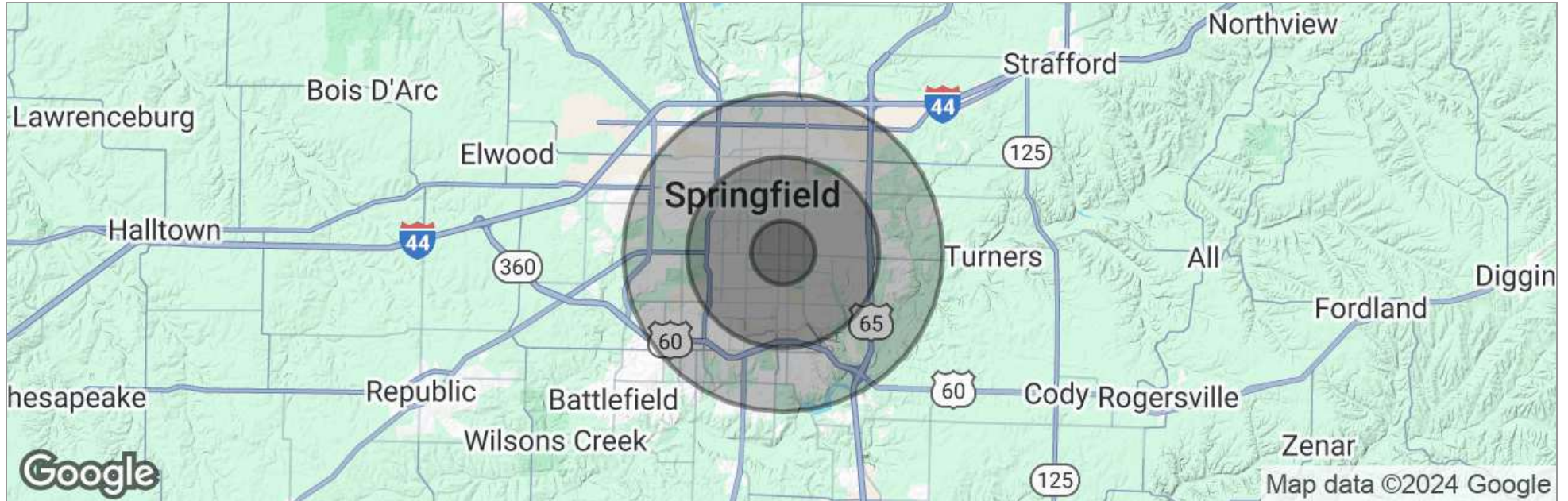
Location Maps



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COMMERCIAL & INDUSTRIAL REAL ESTATE

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	9,315	94,527	181,266
Population Density	2,965	3,343	2,308
Median Age	35.2	33.3	34.7
Median Age (Male)	32.1	31.6	33.3
Median Age (Female)	39.3	34.8	35.9
Total Households	4,602	42,841	79,576
# of Persons Per HH	2.0	2.2	2.3
Average HH Income	\$58,571	\$42,528	\$45,912
Average House Value	\$181,472	\$141,640	\$135,251

* Demographic data derived from 2020 ACS - US Census

Springfield Chamber Data - obtained from springfieldregion.com - updated 4/7/17

EXECUTIVE SUMMARY

SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile

POPULATION

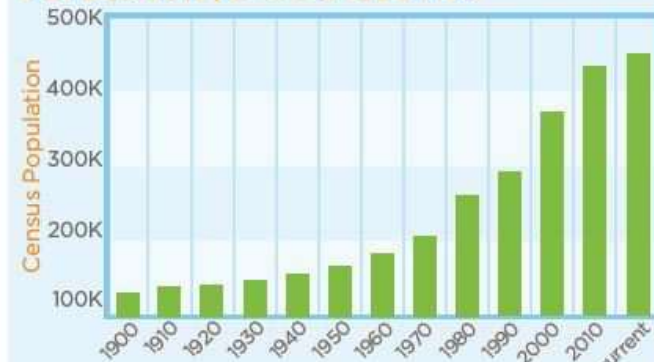
458,930

Current Springfield
Metro Area Population

0.6%

Average Annual
Population Growth Rate

POPULATION | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

166,810

Springfield
City Limits

1,039,566

*Springfield's
Economic Area

626,456

**Springfield Regional
Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

Springfield Chamber Data - obtained from springfieldregion.com - updated 4/7/17

MAJOR EMPLOYERS

SPRINGFIELD METRO AREA EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
Mercy Health Springfield Community	10,460
CoxHealth Systems	10,069
Walmart Stores, Inc.	3,717
Springfield Public Schools	3,000
Bass Pro Shops Tracker Marine	2,434
United States Government	2,400
State of Missouri	2,331
City of Springfield	2,251
Missouri State University	2,018
Citizens Memorial Healthcare	1,900
SRC Holdings	1,500
Chase Card Services	1,450
O'Reilly Auto Parts	1,200
Prime, Inc.	1,195
Oxford Healthcare	1,189
Ozarks Technical Community College	1,145
TeleTech	1,030
City Utilities of Springfield	983
Burlington Northern Santa Fe Railroad	975
Kraft Heinz Company	938
American National Property & Casualty Co.	910
Expedia, Inc.	900
Jack Henry & Associates, Inc.	899
General Council of the Assemblies of God	850
Burrell Behavioral Health	800
Greene County	800

1/4

Top 25 largest employers account for one-quarter of the total jobs in the Springfield metro area.

95%

Percentage of businesses that have fewer than 50 employees in the Springfield metro area.



COLLEGES & UNIVERSITIES

COLLEGES & UNIVERSITIES	NUMBERS
Springfield Metro Area Total	49,010
Missouri State University	22,385
Ozarks Technical Community College	14,396
Drury University	4,215
Southwest Baptist University - Bolivar	2,678
Evangel University	2,006
Cox College of Nursing and Health Sciences	874
Mercy College of Nursing and Health Sciences	730
Baptist Bible College	376
Bryan University	313
Vatterott College	280
Assemblies of God Theological Seminary	205
Forest Institute of Professional Psychology	202
Midwest Technical Institute	121
Webster University	54

Springfield Chamber Data - obtained from springfieldregion.com - updated 4/7/17



DISTANCES TO SPRINGFIELD

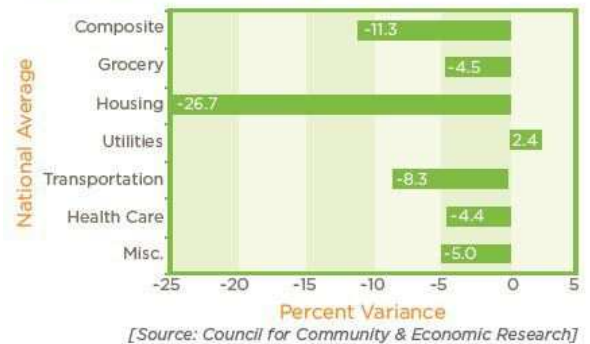
City	Miles	Days/ Rail	City	Miles	Days/ Rail
Kansas City	174	1	Denver	780	1
St. Louis	220	1	Atlanta	845	1
Memphis	285	1	New York	1,196	1
Dallas	430	2	Boston	1,407	2
Chicago	515	3	Los Angeles	1,651	3
Detroit	754	4	Seattle	2,032	4

COST OF LIVING

COST OF LIVING INDEX COMPARISON



COST OF LIVING CATEGORIES



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

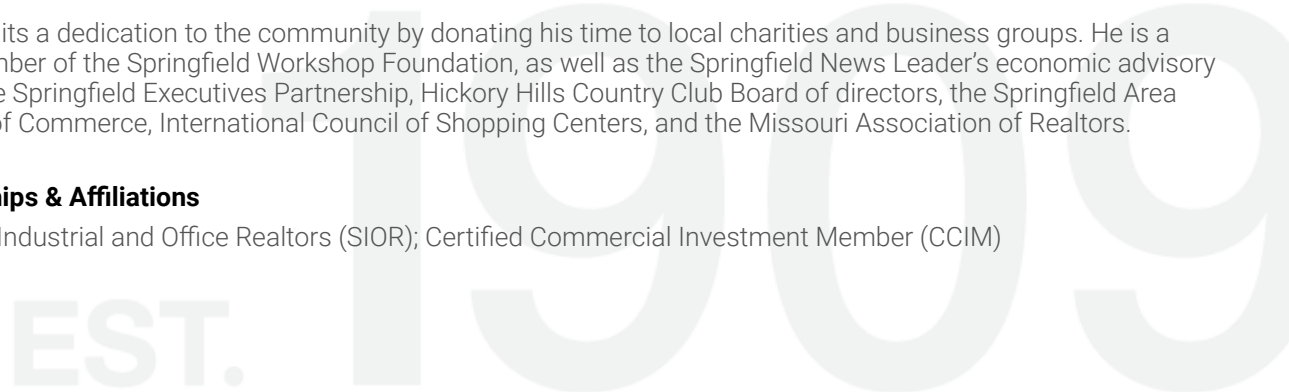
Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM