



SOUTHERN HILLS SHOPPING CENTER

2900 E. Sunshine St. Springfield, MO 65804

Retail/Office Spaces Available

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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**

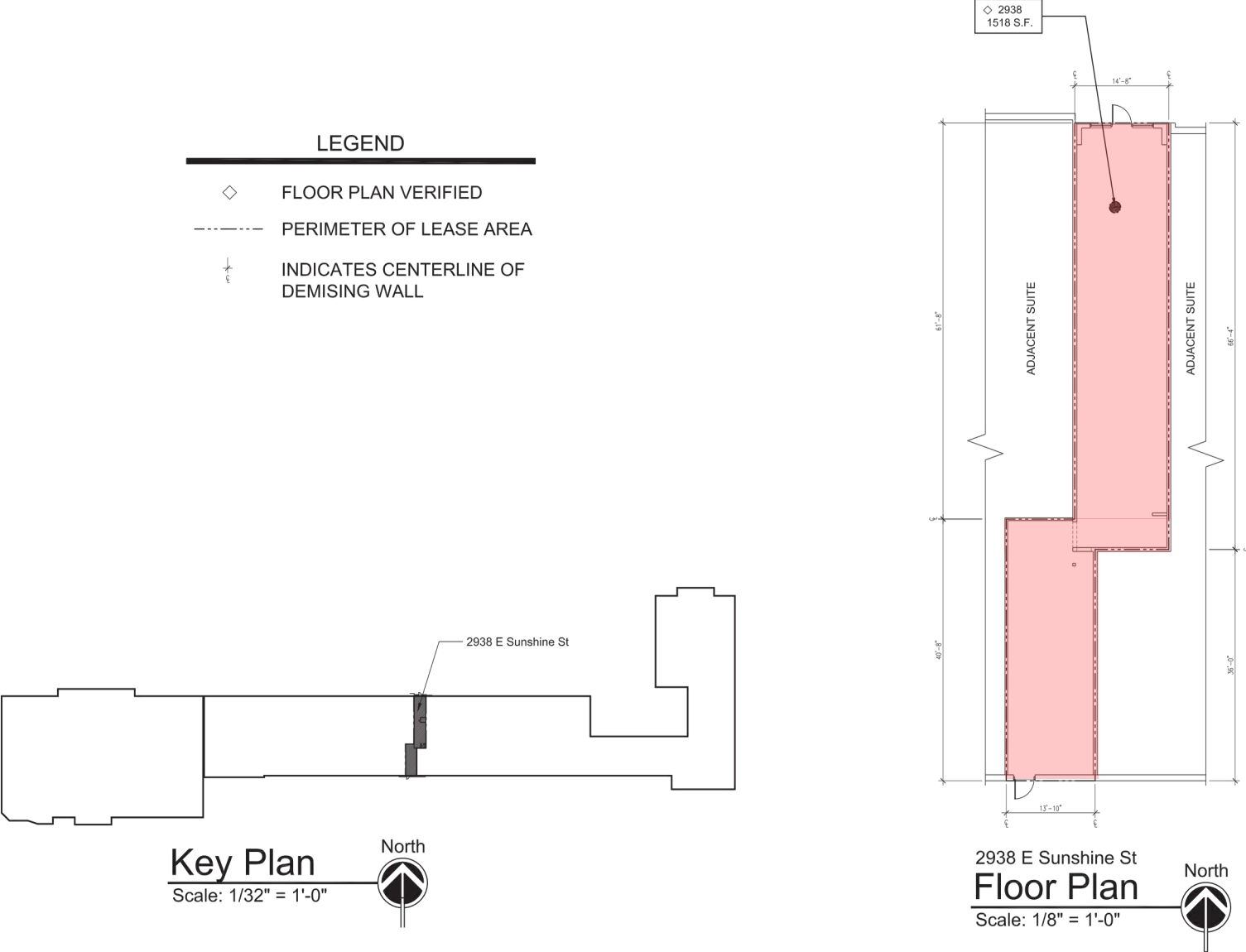
Building Details

- **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 2938 Floor Plan



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



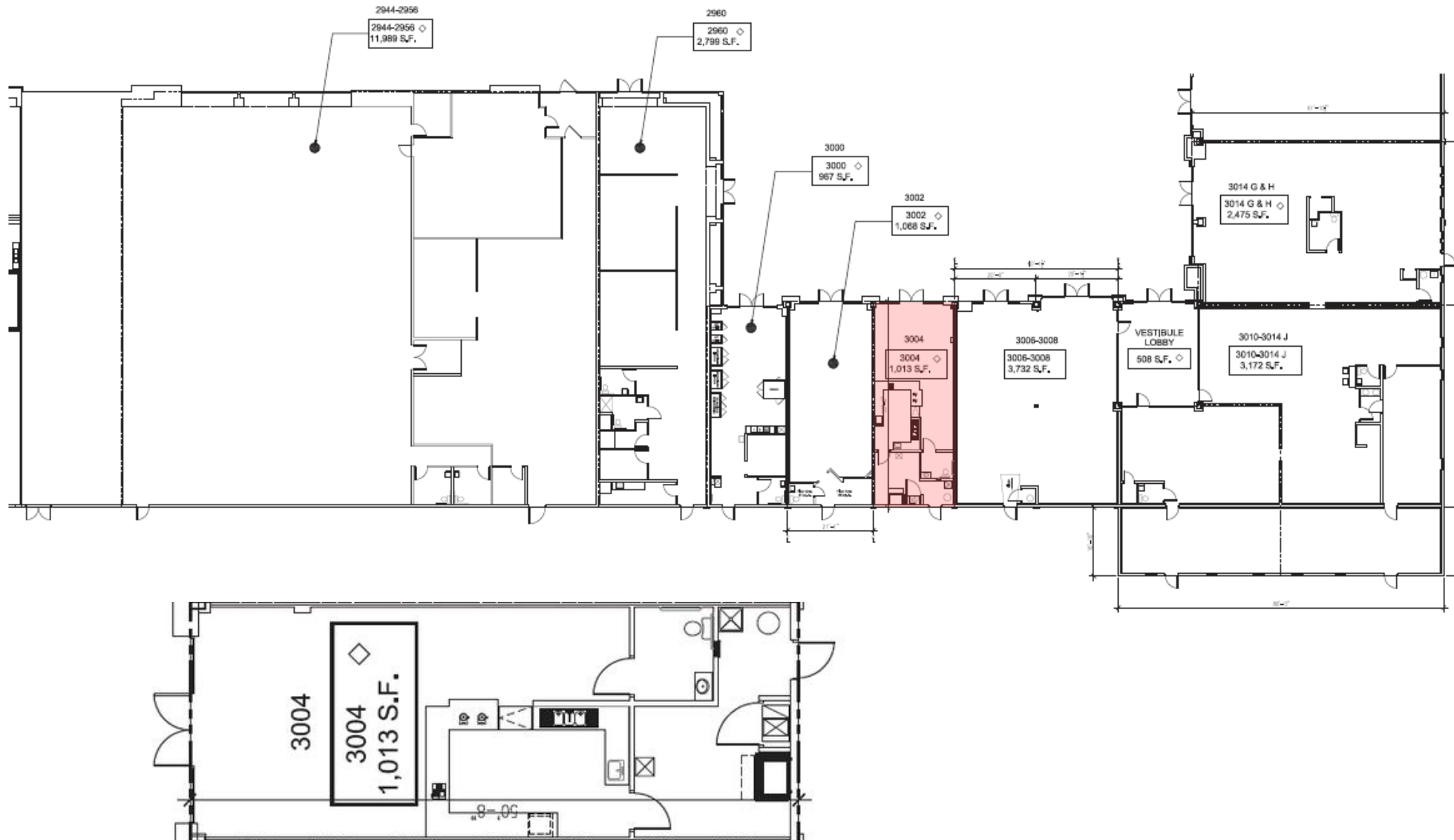
Suite Description

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.

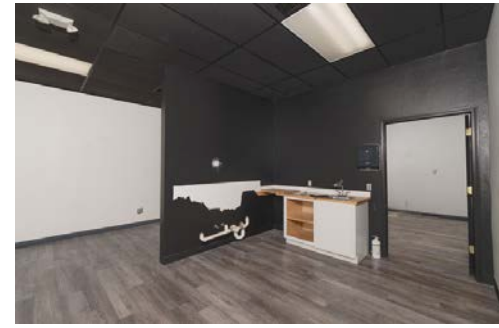
Monthly Utility Range: \$205 - \$345

*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



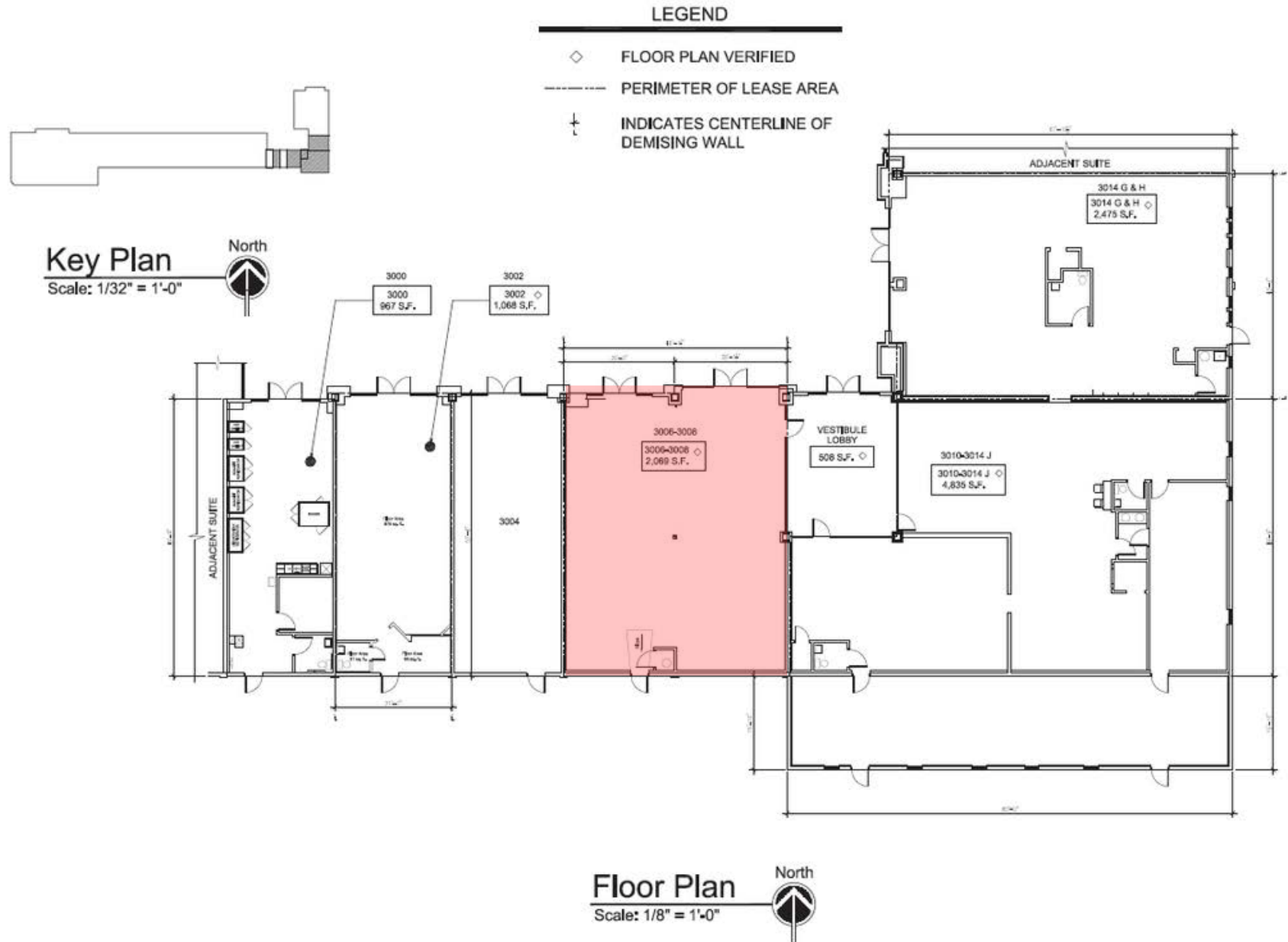
Suite Description

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



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



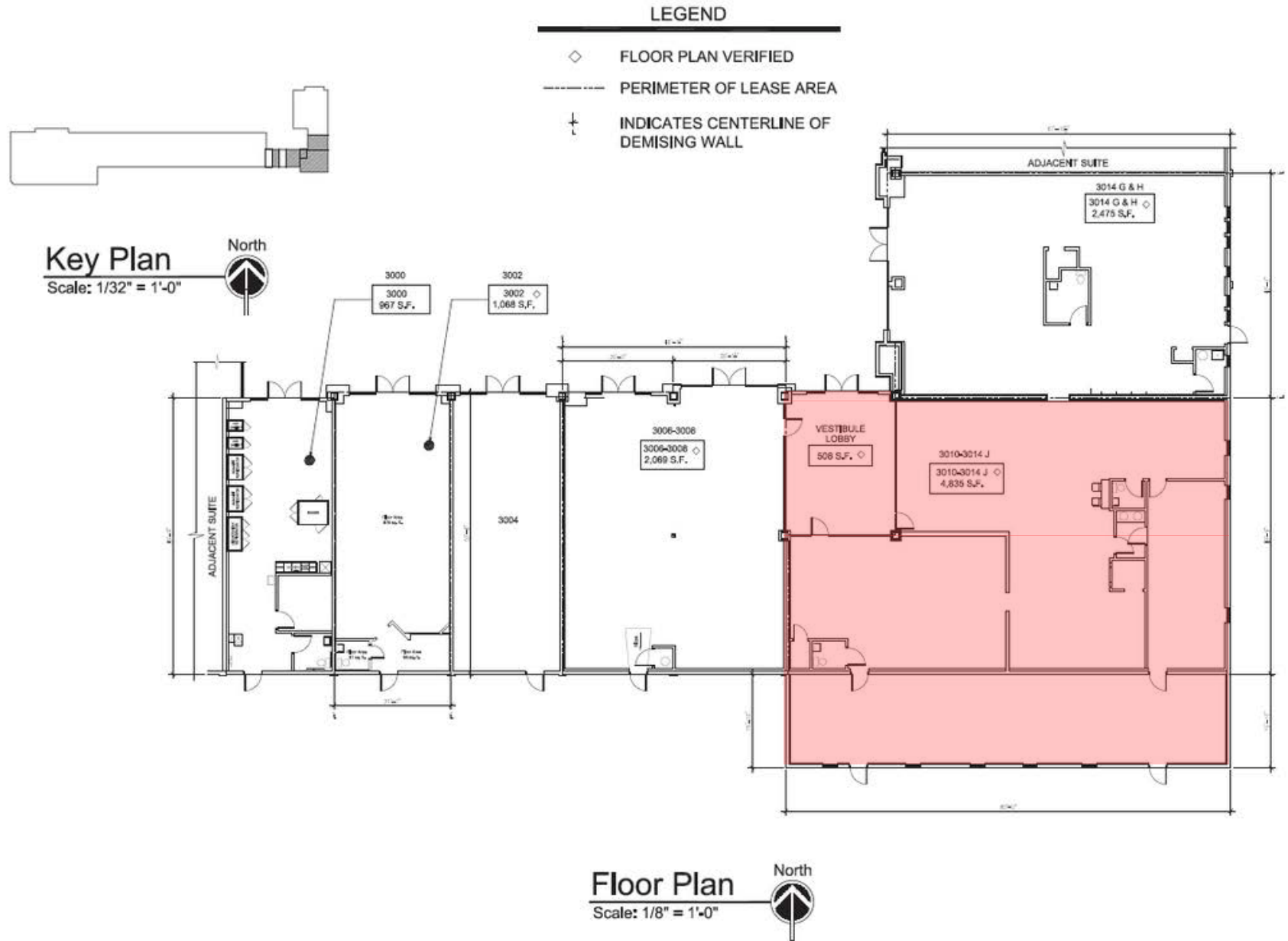
Suite Description

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 Floor Plan



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



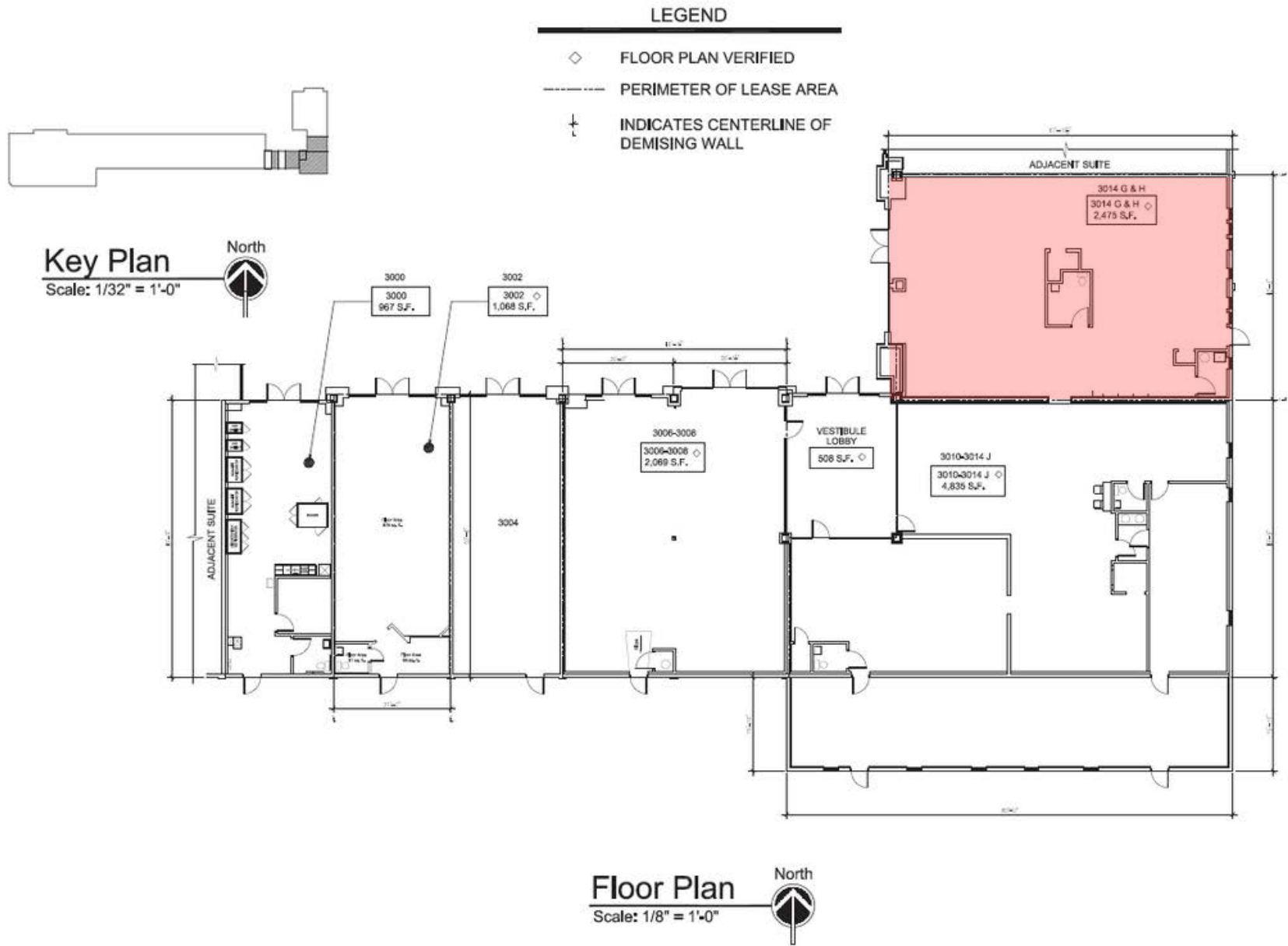
Suite Description

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

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Suite 3014 G-I Floor Plan



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



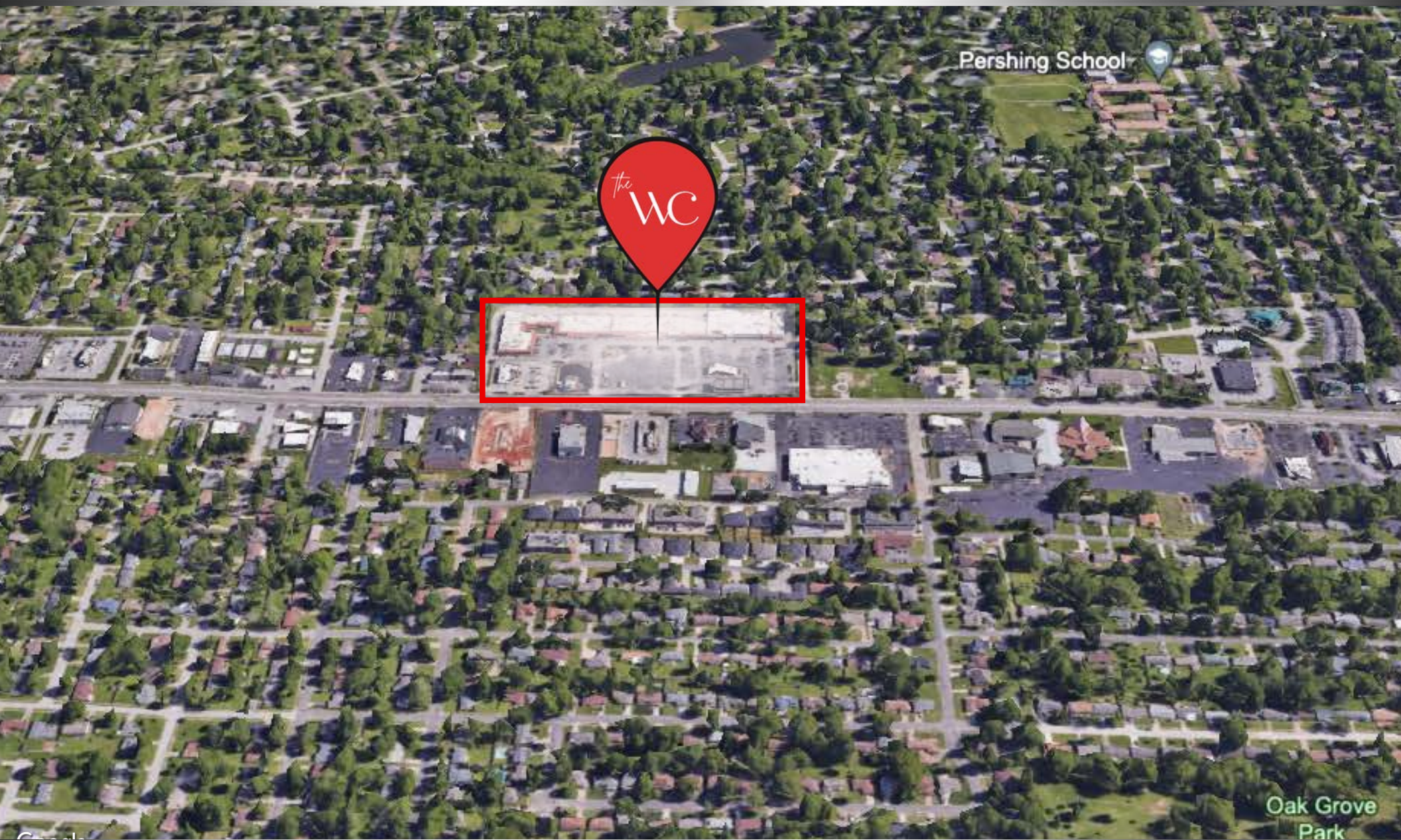
Suite Description

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

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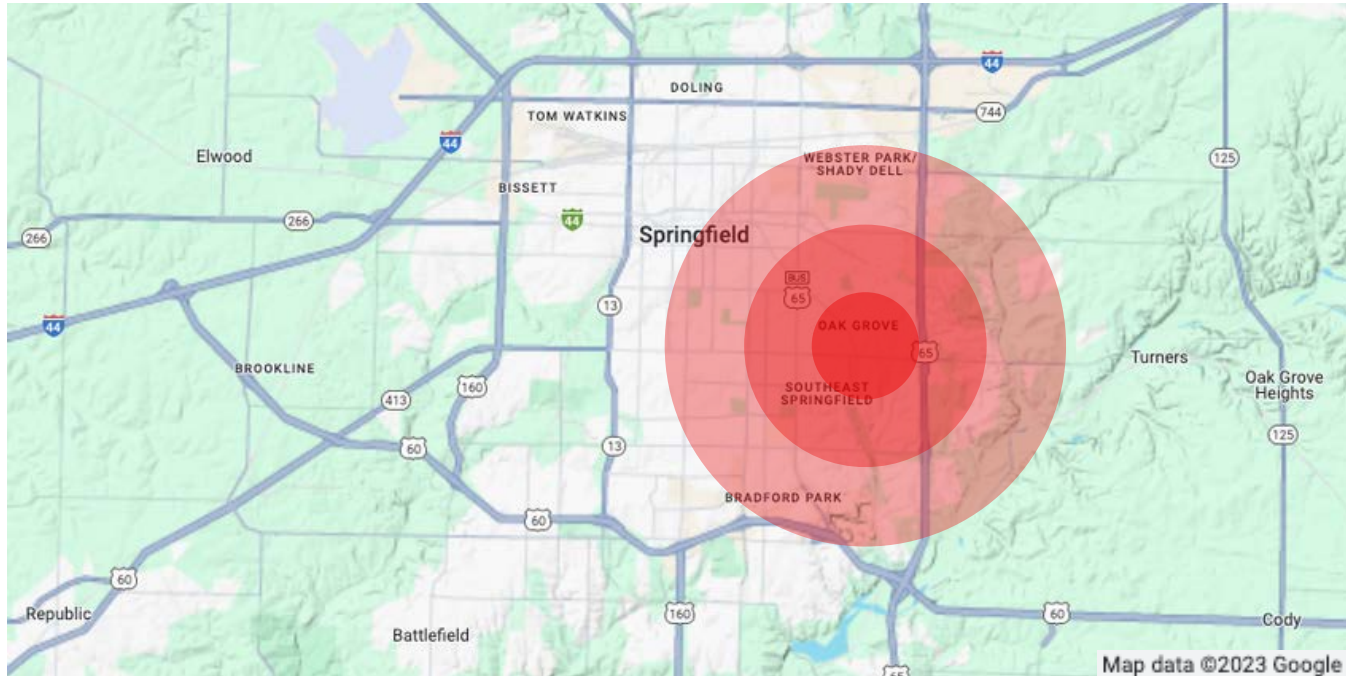
Google Earth View



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

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