

FOR LEASE

3400 W SUNSHINE ST
SPRINGFIELD, MO 65807



SUNSHINE TOWNE CENTRE



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SPRINGFIELD, MO 65807



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.

PROPERTY SUMMARY

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LEASE INFORMATION

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

AVAILABLE SPACES

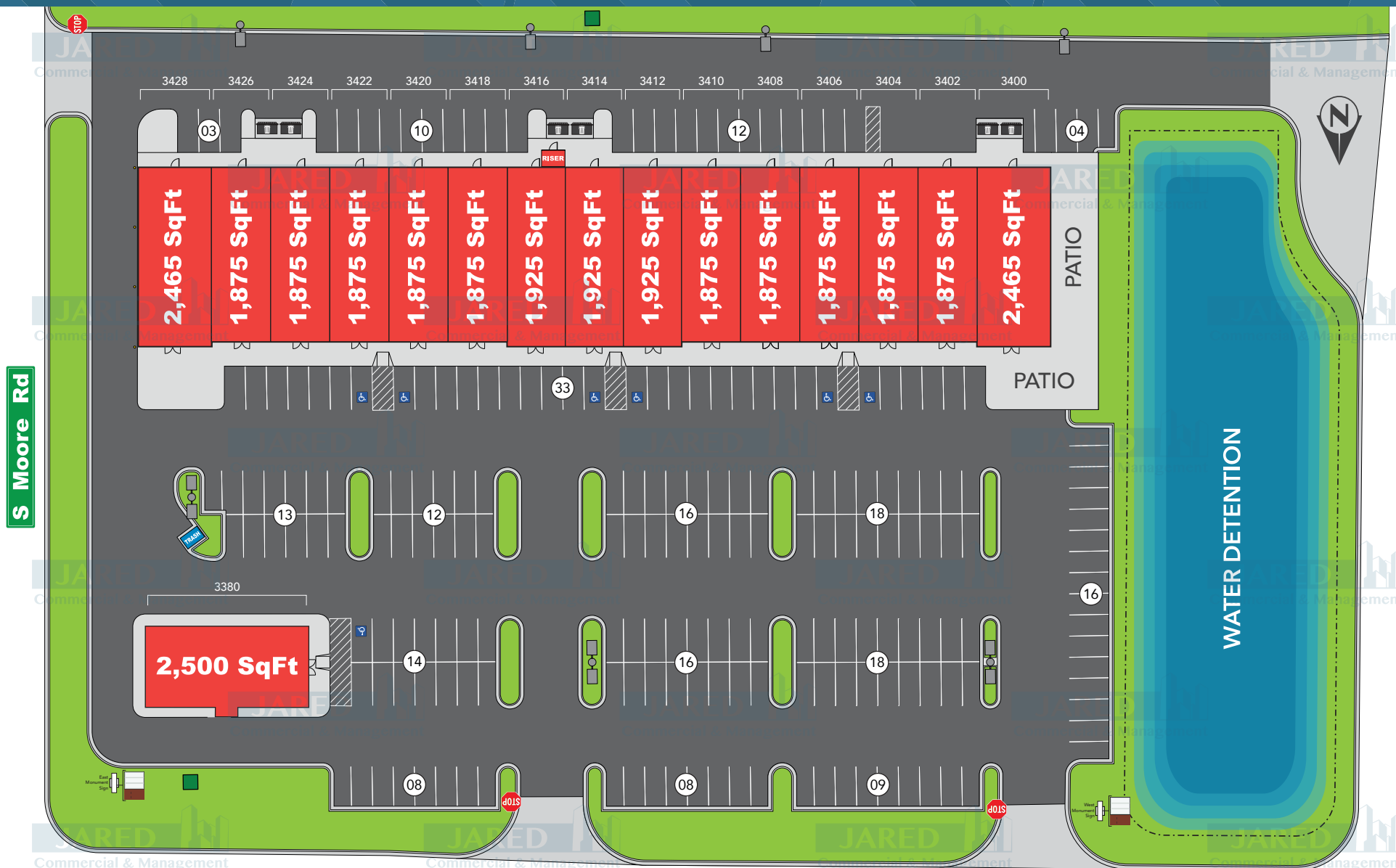
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3428	2,465 SF	NNN	\$35.00 SF/yr	End-Cap.
Retail Space	1,875 - 9,375 SF	NNN	\$25.00 SF/yr	In-Line.
Retail Space Middle	1,925 - 5,775 SF	NNN	\$28.00 SF/yr	Middle-Space.
Retail Space	1,875 - 9,375 SF	NNN	\$25.00 SF/yr	In-Line.
3400	2,465 SF	NNN	\$35.00 SF/yr	End-Cap with Patio.
3380	2,500 SF	NNN	\$65.00 SF/yr	Drive-Thru.

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SITE PLAN

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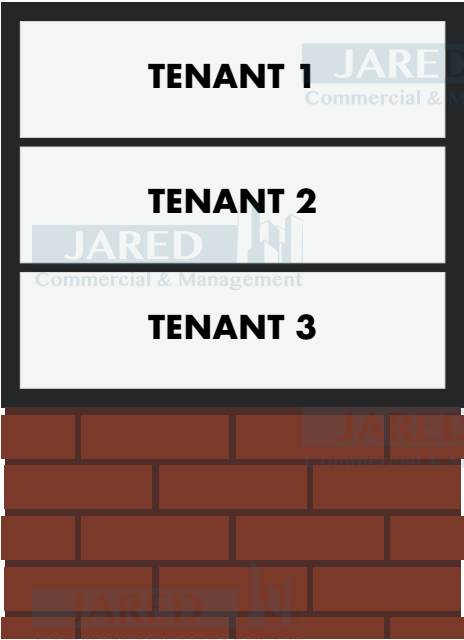
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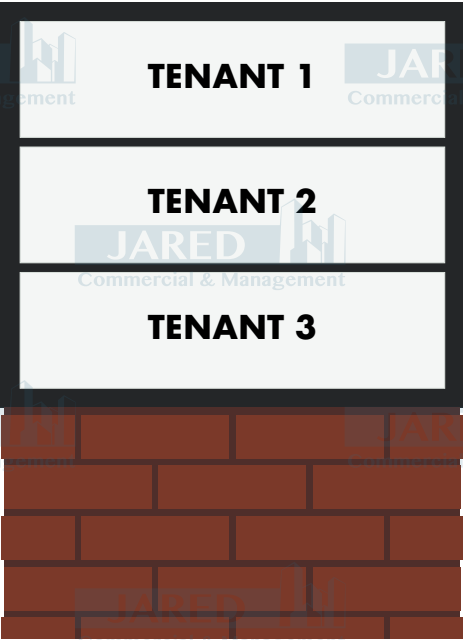
DEVELOPMENT SITE PLAN

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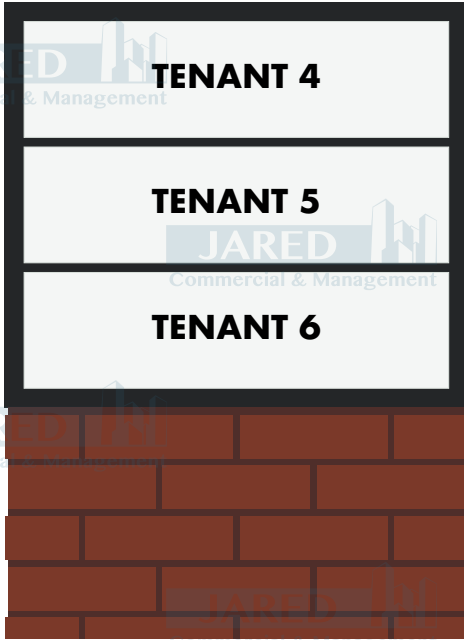
EAST FACE



WEST FACE



EAST FACE



WEST FACE

WEST MONUMENT SIGN

EAST MONUMENT SIGN



MONUMENT SIGNS



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NORTH FACE



SOUTH FACE



EAST FACE



WEST FACE

**WEST BYP / SUNSHINE ST
DEVELOPMENT SIGN**

**MOORE RD / SUNSHINE ST
DEVELOPMENT SIGN**

DEVELOPMENT SIGNS



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MARKET AREA OVERVIEW



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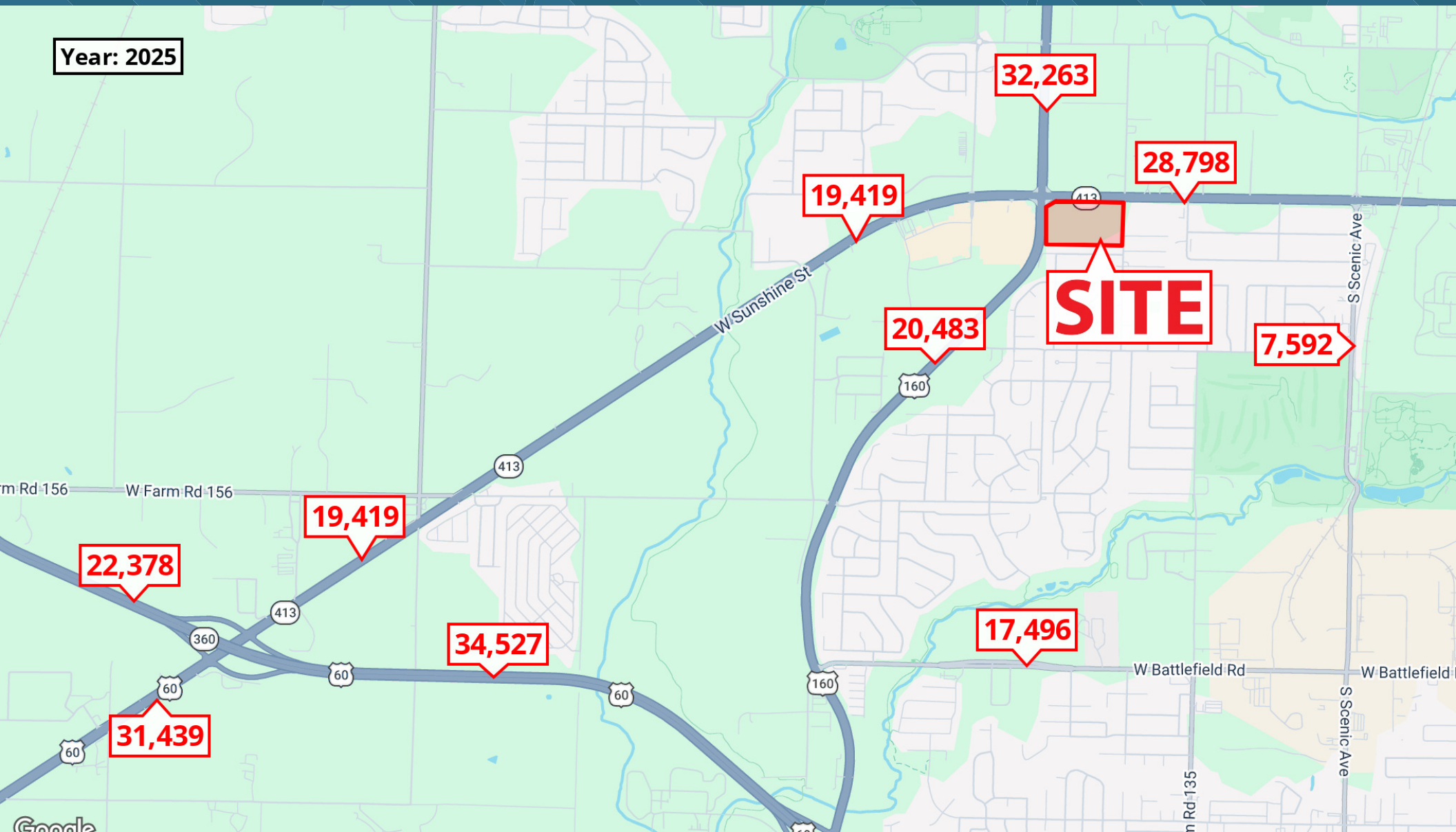
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Year: 2025



TRAFFIC COUNT MAP

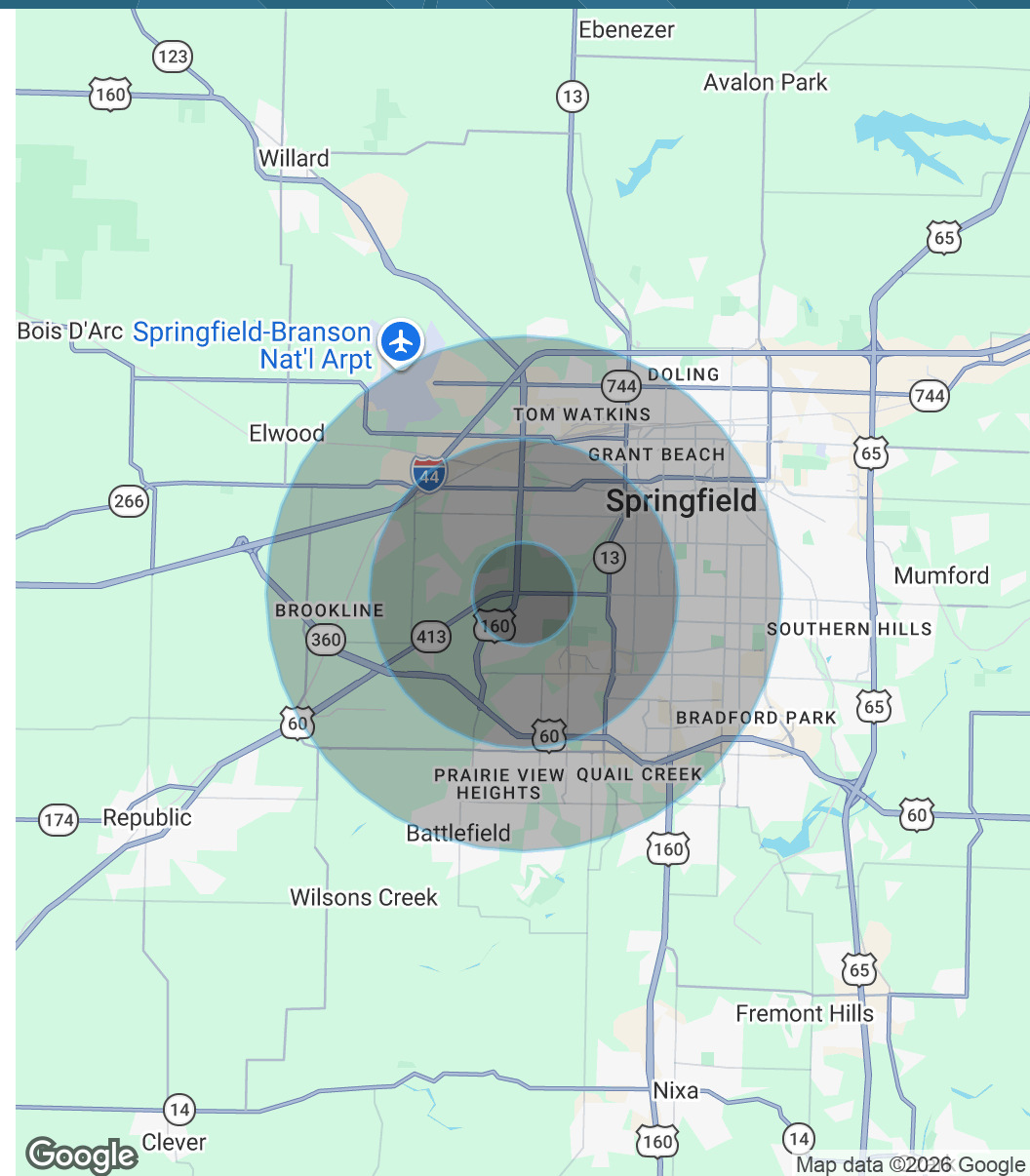
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,418	63,708	159,324
Average Age	41	39	38
Average Age (Male)	41	38	37
Average Age (Female)	41	40	39

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

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MEET THE TEAM

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