



WALMART ANCHORED RETAIL SITE FOR SALE

WALMART ANCHORED RETAIL SITE FOR SALE | 3510 W. SUNSHINE, SPRINGFIELD, MO 65807

- Fully signalized hard corner
- Existing car wash on site
- ATM Lease with Bank of America
- Area under development
- PRICE REDUCED

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

rbmurray.com

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

Executive Summary



PROPERTY OVERVIEW

PRICE REDUCED. Property is located on hard SW corner of West Bypass and West Sunshine at a fully signalized intersection. Surrounding area is under re-development and new development. The site is anchored by a 158,000± SF Walmart Supercenter. Annual sales are in excess of \$80 million. New retailers that are adjacent to the subject property include Petco, Burlington Coat Factory, Shoe depot, and Central Trust Bank. The property has an existing car wash on site and an existing ATM lease with Bank of America. For additional information please contact listing agent.

PROPERTY HIGHLIGHTS

- Anchored by 158,000± SF Walmart Supercenter
- Located on hard corner at fully signalized intersection
- Area is under development
- Adjacent retailers include Petco, Burlington Coat Factory, Shoe Depot, and Central Trust Bank
- Existing car wash on site
- Existing ATM lease with Bank of America in the amount of \$1,000 per month
- Price Reduced

PROPERTY SUMMARY

Sale Price:	\$650,000
Taxes:	\$6,718.57 (2019)
Lot Size:	0.93 Acres
Building Size:	5,216 SF
Zoning:	General Retail



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

LAND FOR SALE

WALMART ANCHORED RETAIL SITE FOR SALE 3510 W. SUNSHINE, SPRINGFIELD, MO 65807



Additional Photos

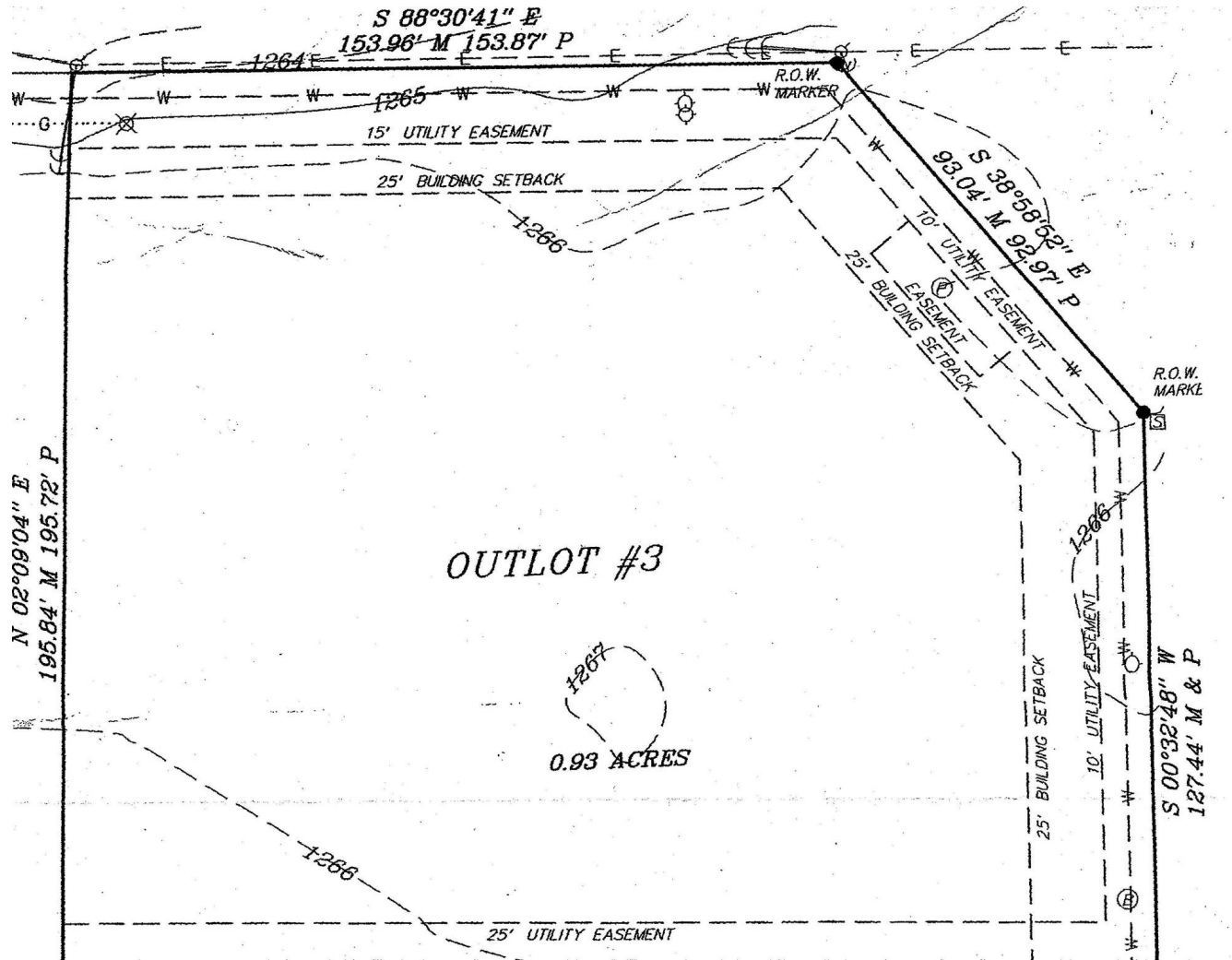


LAND FOR SALE

WALMART ANCHORED RETAIL SITE FOR SALE 3510 W. SUNSHINE, SPRINGFIELD, MO 65807



Boundary Survey



LAND FOR SALE

WALMART ANCHORED RETAIL SITE FOR SALE 3510 W. SUNSHINE, SPRINGFIELD, MO 65807



Retailer Map

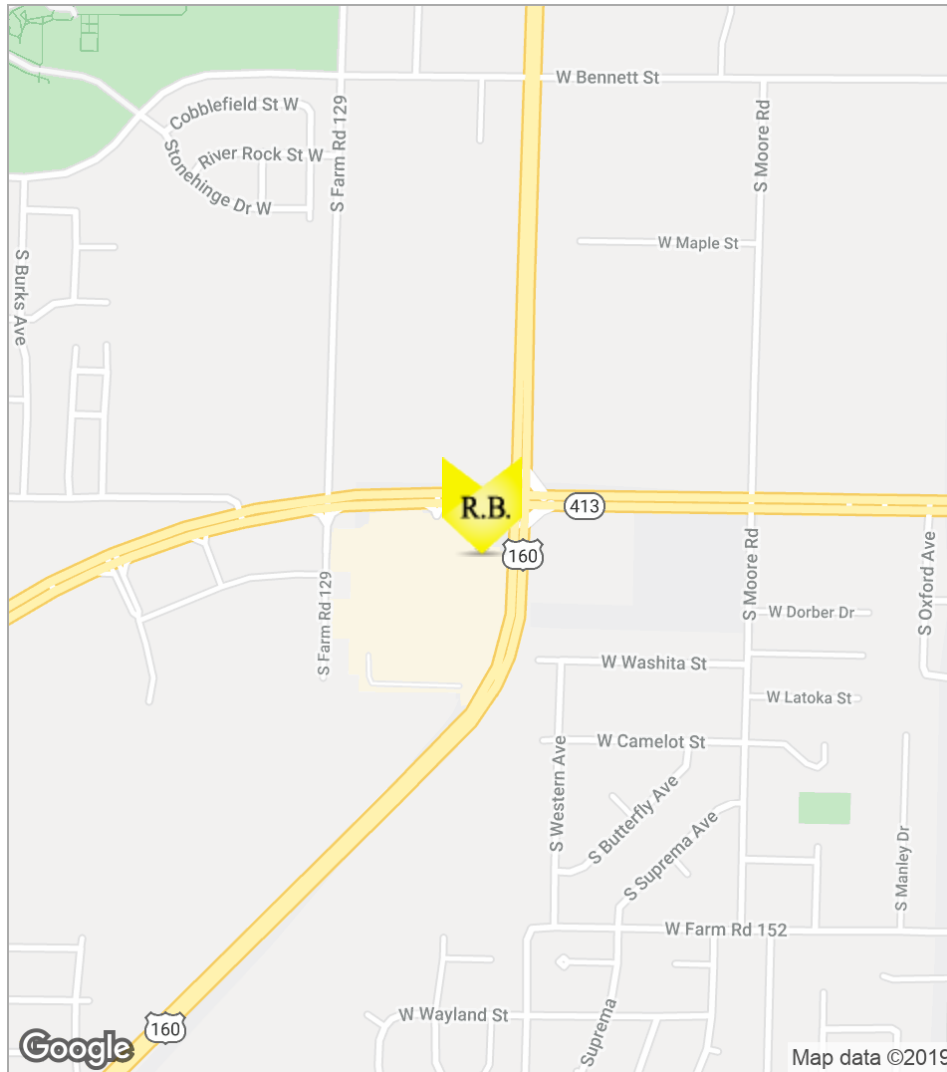


LAND FOR SALE

WALMART ANCHORED RETAIL SITE FOR SALE 3510 W. SUNSHINE, SPRINGFIELD, MO 65807



Location Maps



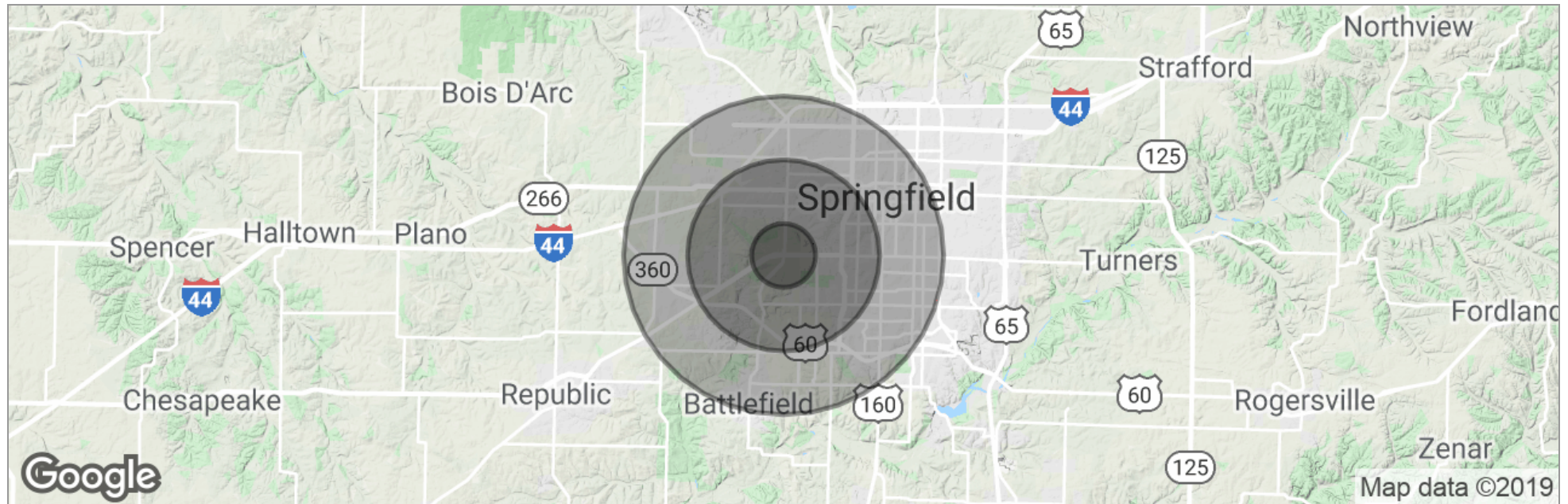
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

WALMART ANCHORED RETAIL SITE FOR SALE
3510 W. SUNSHINE, SPRINGFIELD, MO 65807



Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,612	47,599	129,082
Population Density	1,468	1,683	1,644
Median Age	34.2	34.1	33.9
Median Age (Male)	35.4	33.4	32.6
Median Age (Female)	33.1	35.0	35.1
Total Households	1,855	19,779	54,870
# of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$52,731	\$47,295	\$45,327
Average House Value	\$116,950	\$119,771	\$130,939

* Demographic data derived from 2010 US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.861.9486
ross@rbmurray.com
MO #2004035357

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 sales /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 2,000,000 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. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

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)