

# 1656-1670 E Sunshine St



Wilhoit Properties - Ken Schwab

1329 E. Lark St. Springfield, MO 65804 | 417-890-3225

## Retail For Sale: 1656-1670 E Sunshine St

1656-1670 E Sunshine St., Springfield, MO 65804

Listing ID: **24772134**  
Status: **Available**  
Property Type: **Retail**  
Space Type: **Retail**  
Size: **9,680 SF**  
Sale Price: **\$1,250,000.00**  
Price Per SF: **\$129.13 Per SF**  
Terms:  
Lot Acres: **0.63 Acres**



### Overview/Comments

Located just west of Glenstone on E. Sunshine St., this retail/office center was remodeled in 2013 to include a new façade and roof. Each tenant benefits from expansive glass storefronts and parking at their door.

Current tenants include Feedback School of Music, Springfield Gold & Silver, White Stag Barber and Bearded Lady Tattoo. This is an affordable center that traditionally maintains high occupancy. It is conveniently located in central Springfield and offers a large multi-tenant sign along Sunshine.

Contact Anita Zimmerman, REALTOR® at 417-890-3229 or email at [azimmerman@wilhoitproperties.com](mailto:azimmerman@wilhoitproperties.com)

### General Information

Tax ID/APN:	<b>881231103118</b>	Gross Building Area:	<b>9,680 SF</b>
RetailType:		Building/Unit Size (RSF):	<b>9,680 SF</b>
Zoning:	<b>GR - General Retail</b>	Usable Size:	<b>9,680 SF</b>
Building Name:	<b>1656-1670 E Sunshine St</b>	Condo:	

### Available Space

Floor/Suite:		Date Available:	<b>Now</b>
Space Available:		Lease Rate:	
Minimum Divisible:		Lease Type:	
Maximum Contiguous:		Parking Total:	<b>28</b>
Condo:	<b>No</b>	Parking Ratio:	<b>2.9</b>

### Building Related

Total Number of Buildings:		Investment:	<b>Yes</b>
Number of Stories:	<b>1</b>	Elevators:	
Typical SF / Floor:		Sprinklers:	
Year Built:		Parking Ratio:	
Year Renovated:		Parking Total:	<b>28</b>
Construction:		Building Status:	<b>EXISTING</b>



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## Investment Information

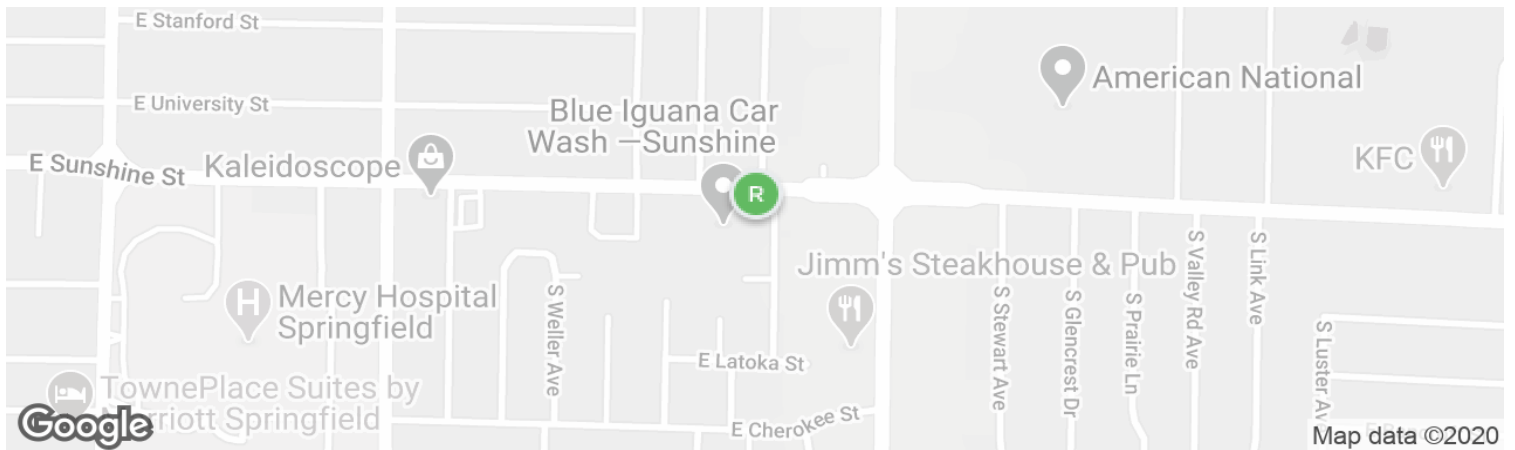
Investment:	<b>Yes</b>	Cap Rate:	
Gross Rental Income:		Total Income:	
Vacancy Factor:		Total Expenses:	<b>\$10,575.00</b>
Income Parking:		Net Operating Income:	
Income Other:			

## Land Related

Zoning:	<b>GR - General Retail</b>	Sewer Type:	
Water Service:		Available Acres / SF:	<b>27,330 SF</b>

## Location

Address: **1656-1670 E Sunshine St.**  
County: **Greene**



## Property Contacts



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417-890-3229  
azimmerman@wilhoitproperties



**Ken Schwab**  
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# 1656-1670 E. Sunshine St.

SPRINGFIELD, MISSOURI

- ❑ Central city location
- ❑ High visibility to E Sunshine St.
- ❑ Multi-tenant retail/office
- ❑ Zoned GR - General Retail
- ❑ Remodeled in 2013

Contact:

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417.890.3229  
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# 1656-1670 East Sunshine Street

## DEMOGRAPHICS

Via CoStar

	1-mi.	3-mi.	5-mi.
2020 Total Population	9,830	88,159	174,481
2020 Households	5,090	39,947	75,618
2020 Median Household Income:	\$33,530	\$33,064	\$35,562

