

# 2832 E SUNSHINE ST



2832 E SUNSHINE ST, SPRINGFIELD, MO 65804

COVER PAGE

For Lease



For more information please contact:

## David Havens

Senior Broker

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For Lease



### PROPERTY SUMMARY

Available SF:	2,000 - 12,000 SF
Lease Rate:	Negotiable
Lot Size:	1.274 Acres
Building Size:	12,000 SF
Building Class:	A
Year Built:	2018
Zoning:	Residential
Market:	Springfield, MO
Cross Streets:	S Woodward Ave

### PROPERTY OVERVIEW

New proposed office building for lease on E Sunshine St. Property has great visibility and access.

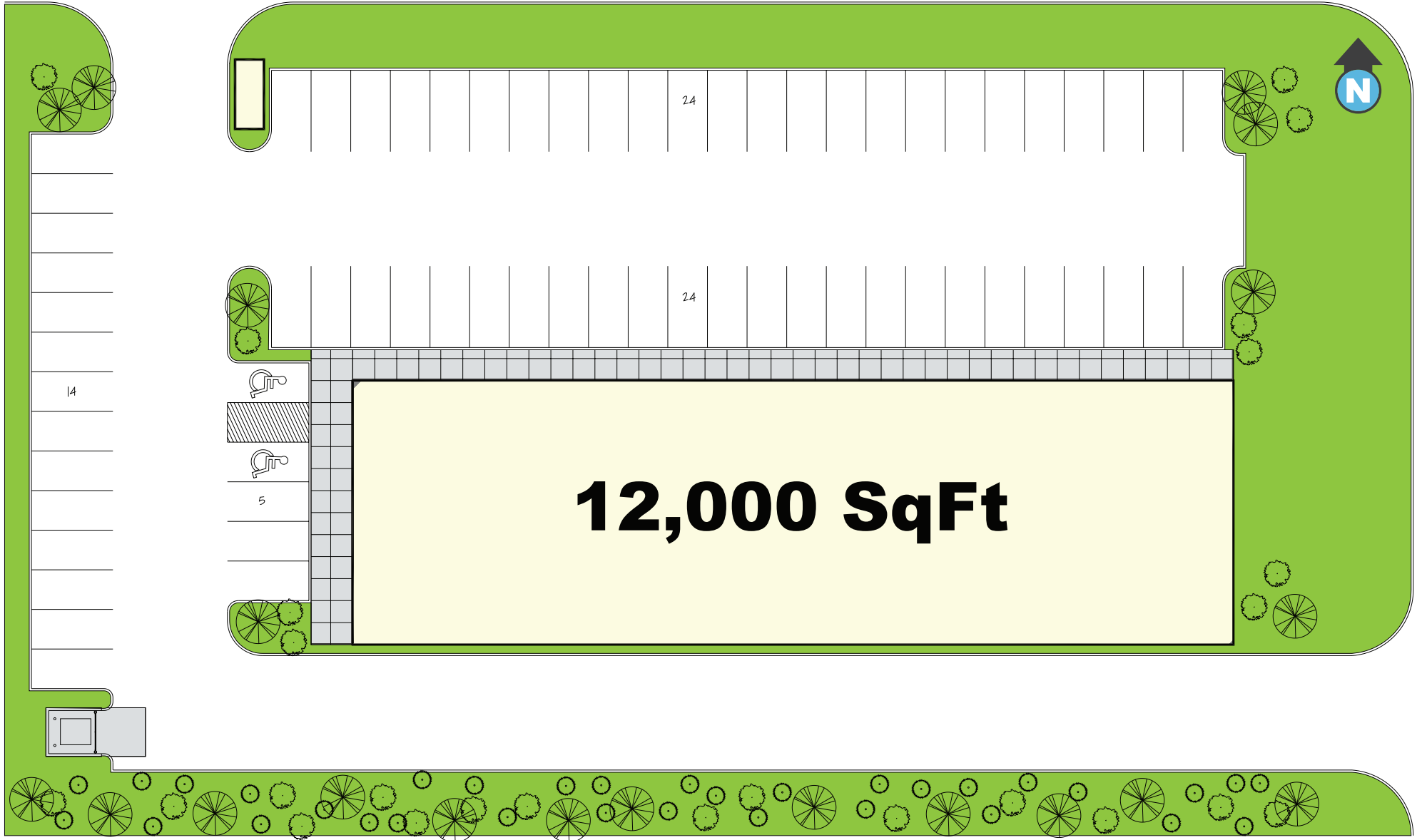
Owner/Agent

### PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- New Office Building.
- Corner Lot.
- Close Proximity to Highway 65.



E SUNSHINE ST



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RETAILER MAP

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

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



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TRAFFIC COUNT MAP



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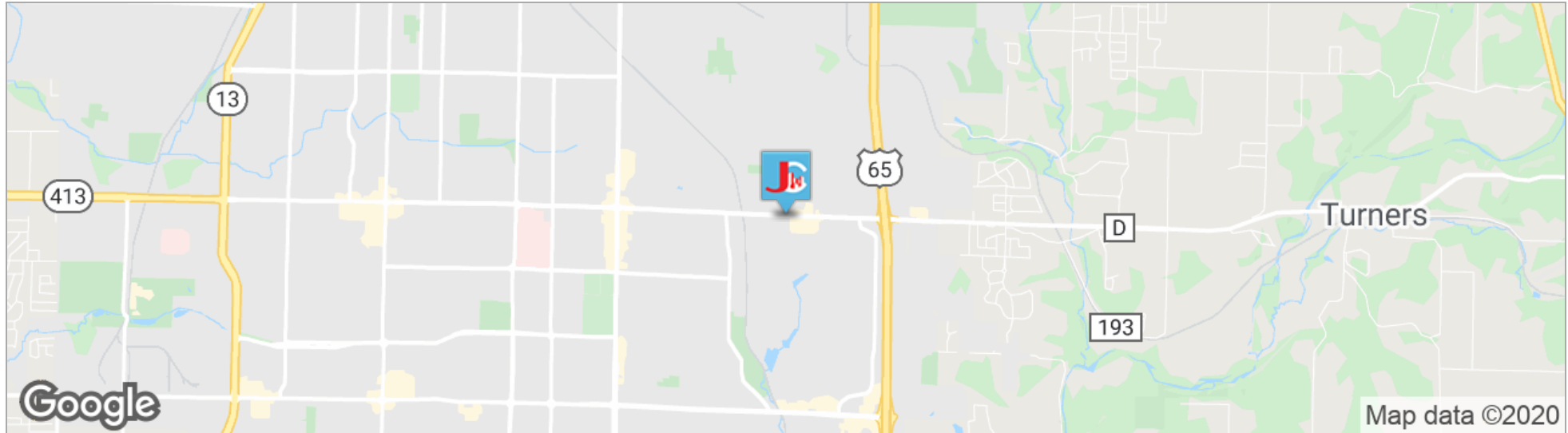
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LOCATION MAPS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,716	53,046	136,547
MEDIAN AGE	35.6	37.1	35.4
MEDIAN AGE (MALE)	32.0	35.2	34.0
MEDIAN AGE (FEMALE)	38.2	38.8	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,927	24,925	60,124
# OF PERSONS PER HH	2.2	2.1	2.3
AVERAGE HH INCOME	\$47,525	\$54,538	\$52,704
AVERAGE HOUSE VALUE	\$129,338	\$161,208	\$180,479

## PROPERTY HIGHLIGHTS

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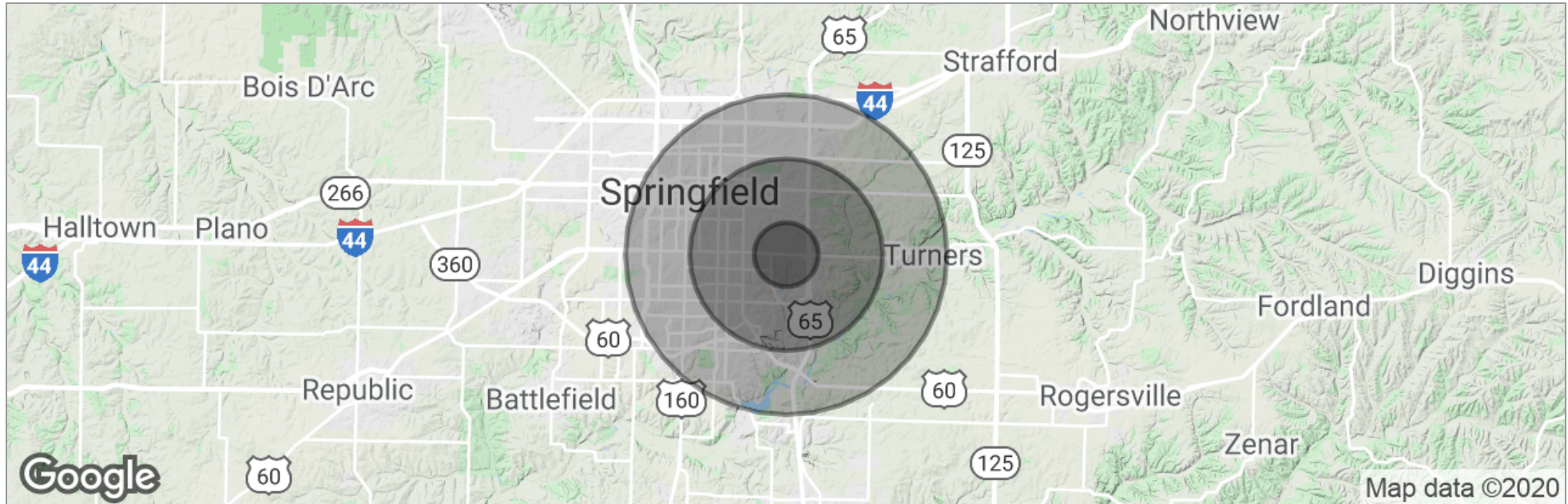
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DEMOGRAPHICS MAP

For Lease



	1 Mile	3 Miles	5 Miles
Total Population	10,716	53,046	136,547
Population Density	3,411	1,876	1,739
Median Age	35.6	37.1	35.4
Median Age (Male)	32.0	35.2	34.0
Median Age (Female)	38.2	38.8	36.9
Total Households	4,927	24,925	60,124
# of Persons Per HH	2.2	2.1	2.3
Average HH Income	\$47,525	\$54,538	\$52,704
Average House Value	\$129,338	\$161,208	\$180,479

\* Demographic data derived from 2010 US Census

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### EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.  
Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR

### MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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### EDUCATION

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### MEMBERSHIPS

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