



FOR LEASE | LAND

COMMERCIAL LOT FOR LEASE - SUNSHINE & FREMONT

1400 East Sunshine St. | Springfield, MO 65804



PROPERTY HIGHLIGHTS

- Hard Corner
- 1.301 Acres of Office Available
- Great Visibility
- Located in the Medical Mile

PRESENTED BY:

Jeff Childs, SIOR, CCIM

Senior Advisor
417.887.8826 X 104
jeff.childs@svn.com



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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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PROPERTY OVERVIEW

This Office space sits on a hard corner along one of Springfield's busiest roadways, East Sunshine Street. Site also sits near the Mercy Hospital which services hundreds of residents every month.

Located less than a mile from Missouri State University, which services over 24,000 students and 4,000 staff, annually.

Traffic Counts: 34,806 daily

The neighborhood is served by two elementary schools, one junior high and one senior high school. All utilities available.

*Ground Lease or Build to Suit

PROPERTY SUMMARY

AVAILABLE SF:	56,672 SF
LEASE RATE:	\$43,200 Per Year [NNN]
LOT SIZE:	1.3 Acres
APN #:	881231105044
ZONING:	Office
MARKET:	Springfield
CROSS STREETS:	E. Sunshine St. & S. Fremont Ave.

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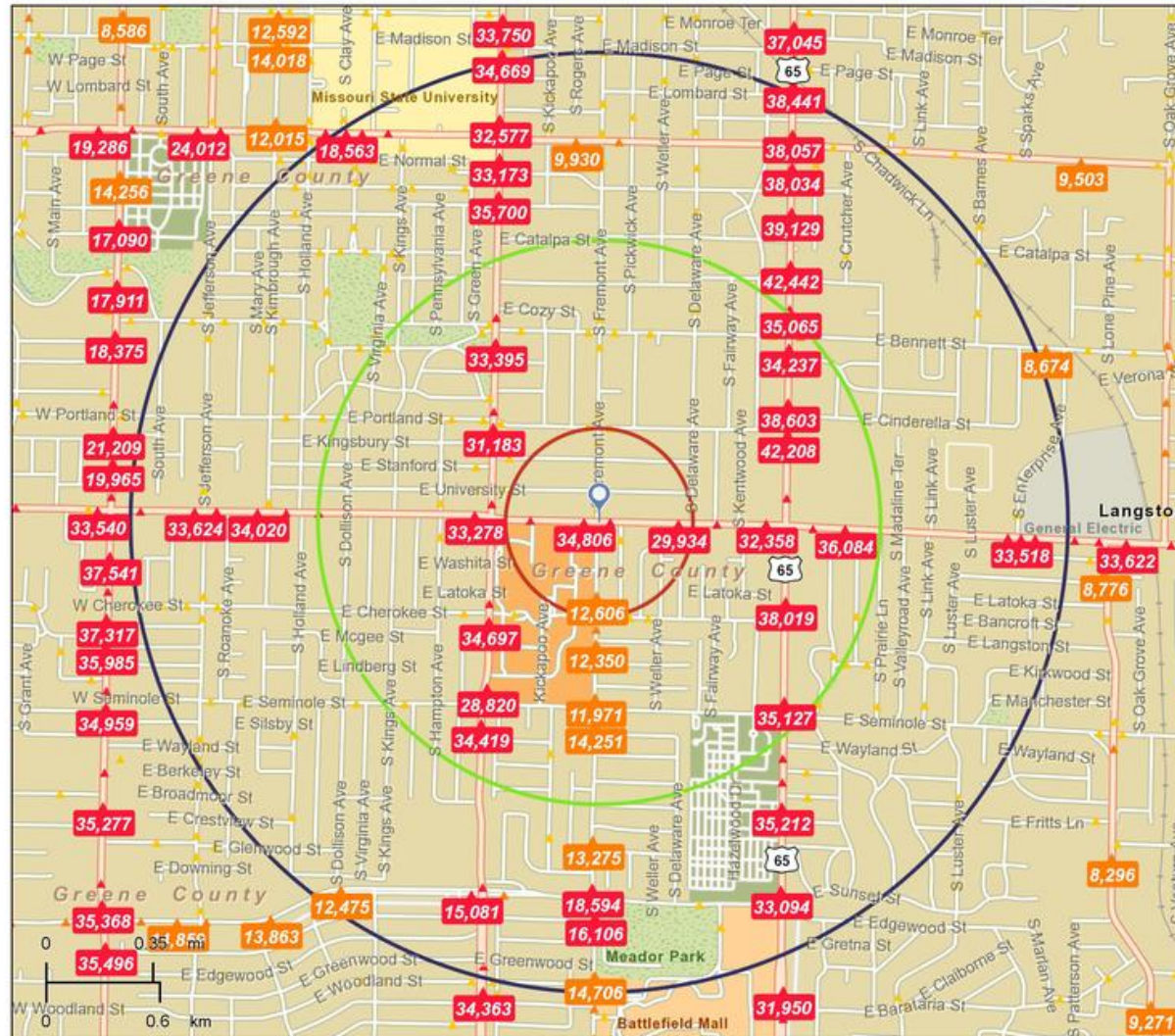


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Traffic Count - .25, .75, 1.25 Mile R



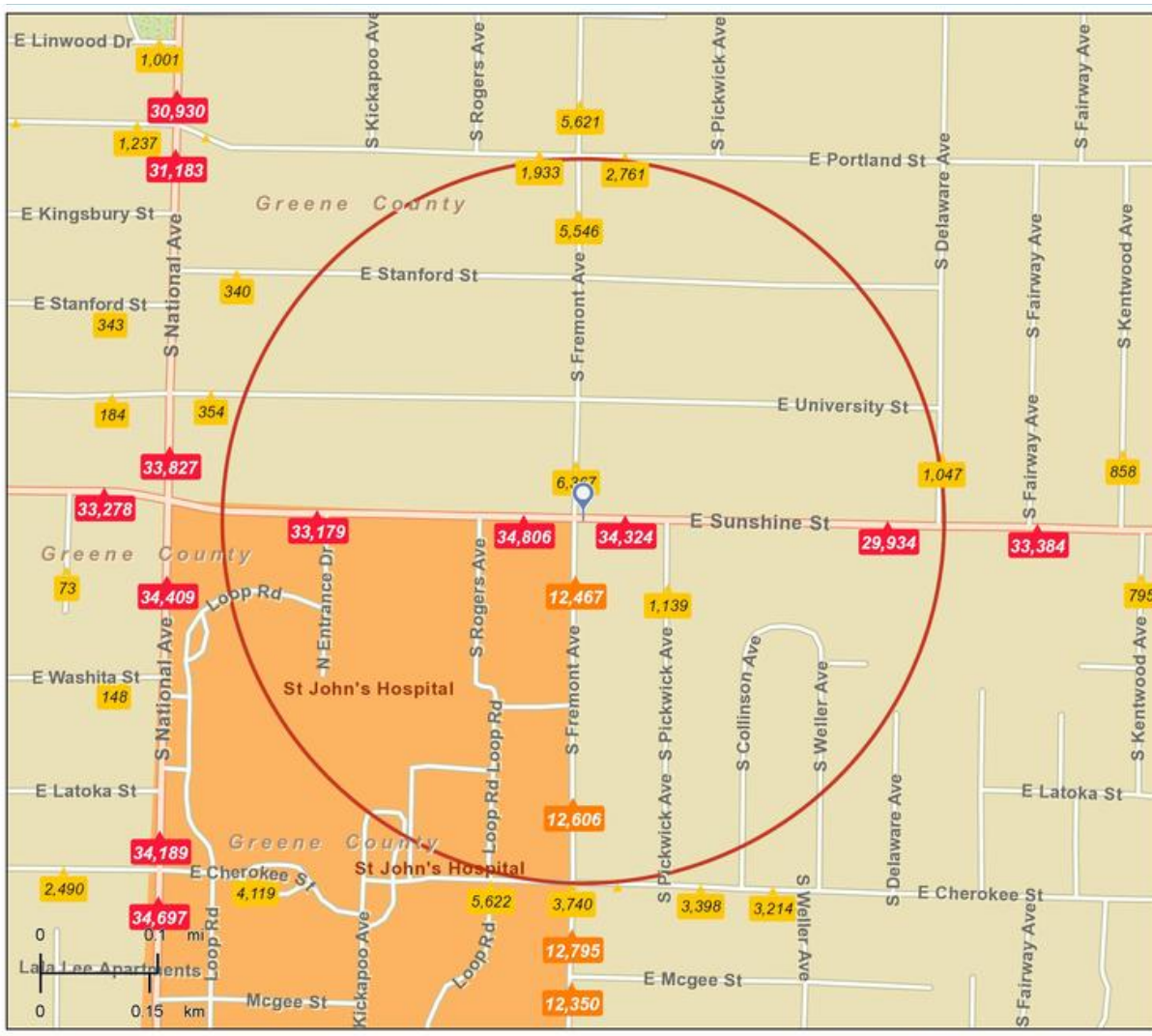


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Traffic Count - .25 Mile Radius



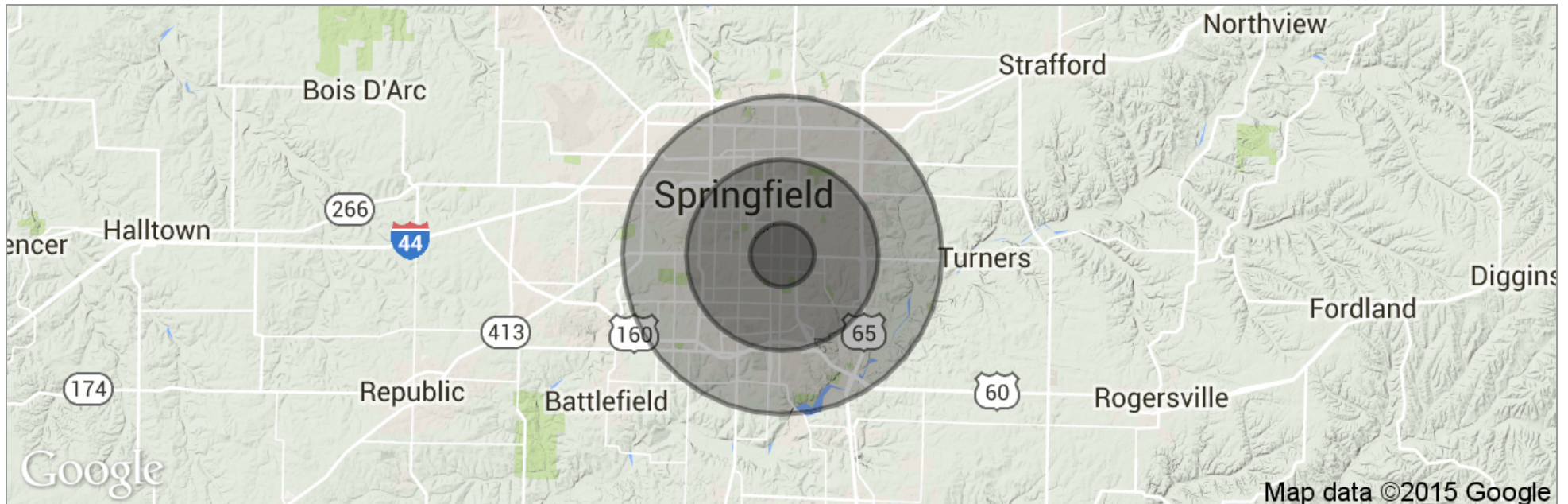




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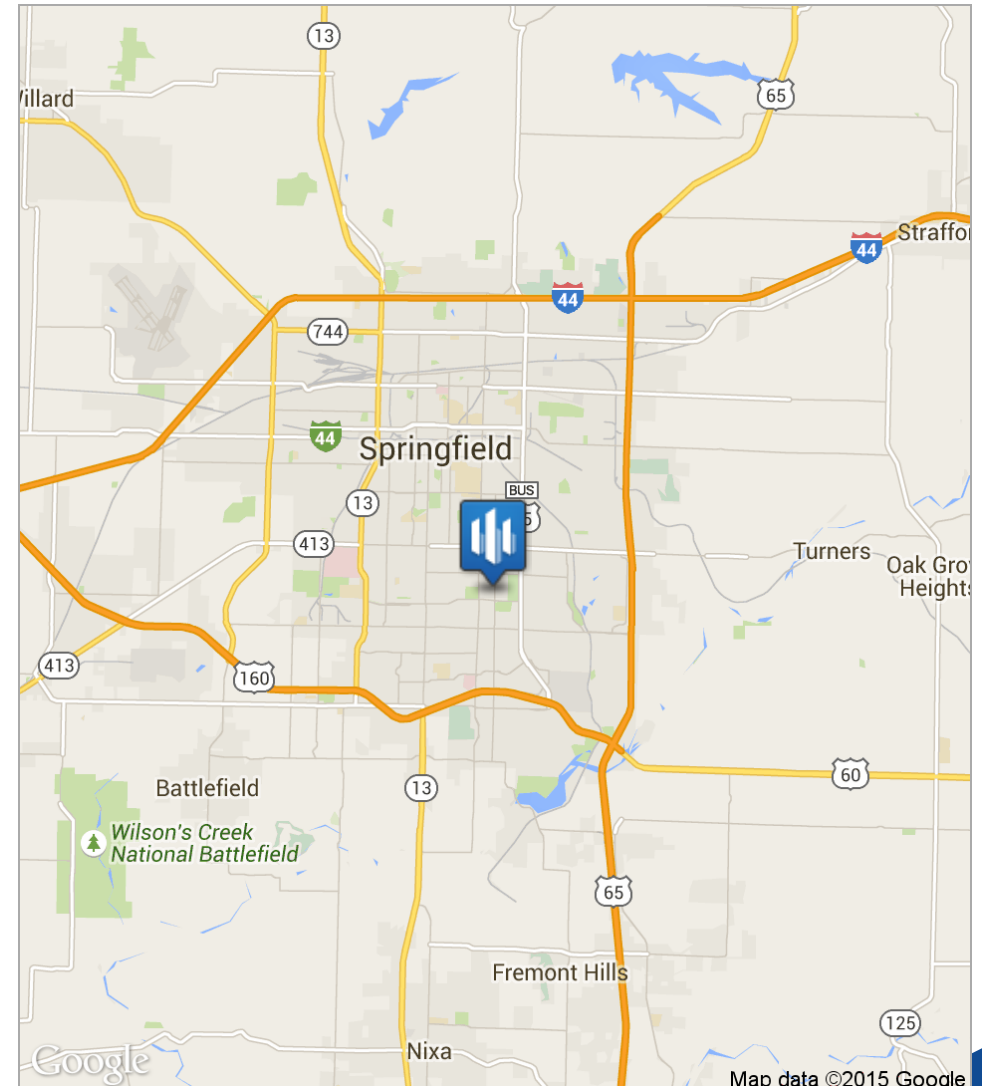
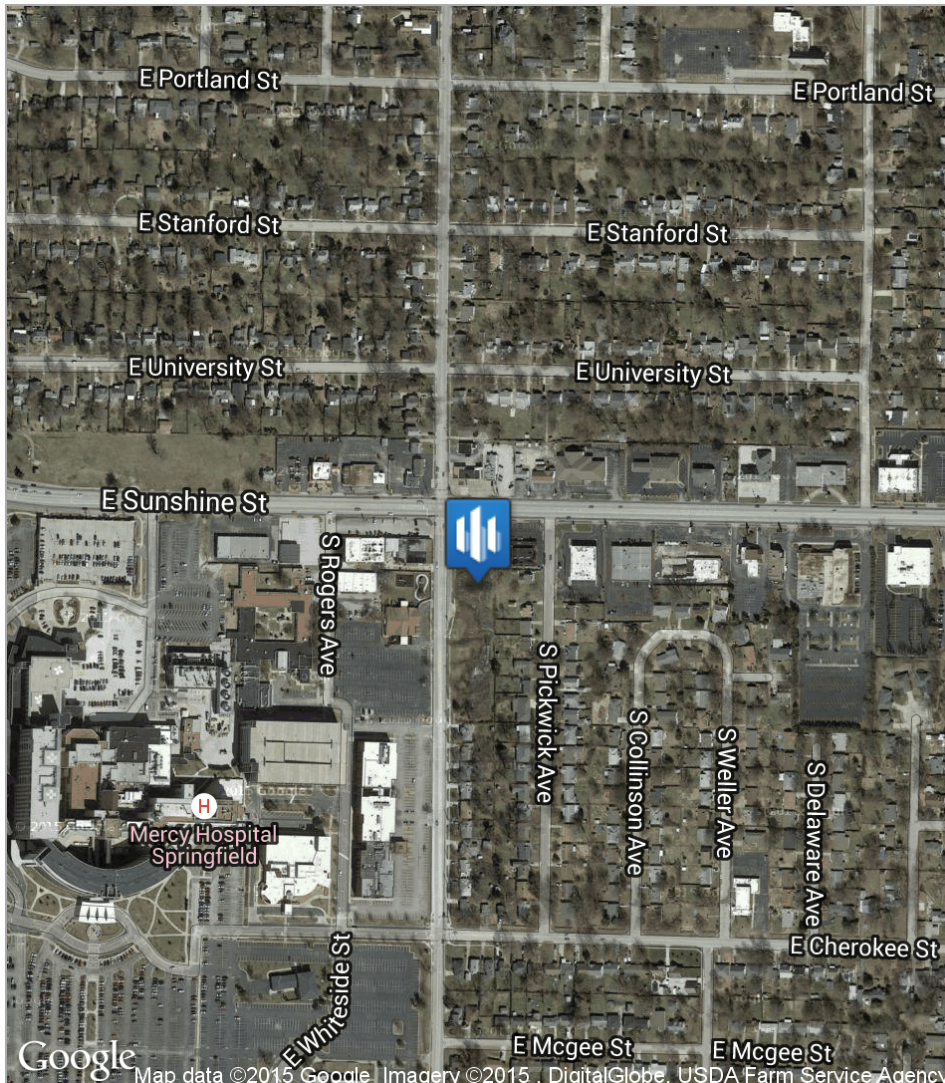
	1 Mile	3 Miles	5 Miles
Total Population	8,826	93,566	177,323
Population Density	2,809	3,309	2,258
Median Age	36.0	33.5	34.8
Median Age (Male)	33.0	31.8	33.4
Median Age (Female)	39.5	35.0	36.1
Total Households	4,422	42,463	78,107
# of Persons Per HH	2.0	2.2	2.3
Average HH Income	\$58,492	\$43,332	\$46,459
Average House Value	\$184,846	\$141,320	\$139,992



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Jeff Childs, SIOR, CCIM

Senior Advisor

Sperry Van Ness/ Rankin Company, LLC

Jeff Childs, SIOR, CCIM, serves as a senior advisor for Sperry Van Ness, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 20 years of commercial real estate experience and has received multiple Broker of the Year awards locally and consistently ranks among the top 2% of Sperry Van Ness advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties.

Memberships & Affiliations

Society of Industrial and Office REALTORS (SIOR)
Certified Commercial Investment Member (CCIM)
Board of Public Utilities- City Utilities Board Member
Springfield Chamber of Commerce
Local Issues Public Policy Task Force - Chairman
Development Issues Input Group- Past Chairman
Leadership Springfield- Past Board Member
Voice of Business Committee - Springfield Chamber of Commerce
International Council of Shopping Centers
Xceligent Office & Industrial Advisory Boards
Green Circle Advisory Board
Care To Learn Advisory Board

Phone: 417.887.8826 x 104

Fax: 417.875.9233

Cell: 417.860.5447

Email: jeff.childs@svn.com

Address: 2808 S. Ingram Mill, Suite A100
Springfield, MO 65804

As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); International Council of Shopping Centers (ICSC); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services. Jeff currently serves as a board member for City Utilities of Springfield, as Chairman of the Local Issues Public Policy Task Force for the Chamber of Commerce and is a member and the former Chairman of the Developmental Issues Input Group for the Springfield Chamber of Commerce. While serving on the Board of Leadership Springfield, Jeff was Chairman for the "Leadership is For Teachers" program. In addition, he was a panel speaker for the Springfield Chamber of Commerce Economic Development Conference and a returning guest speaker to "Good Morning Springfield" hosted by the Springfield Chamber of Commerce.

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.



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