



RETAIL SPACE FOR LEASE

RETAIL SPACE FOR LEASE | 1446 - 1454 E. SUNSHINE, SPRINGFIELD, MO 65804

- Restaurant space available
- 0.1 mile east of Mercy Hospital's main campus
- Conveniently located among local and national retailers on East Sunshine
- Partially furnished with FF&E included

EST. 1909

2225 S. Blackman Road
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R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

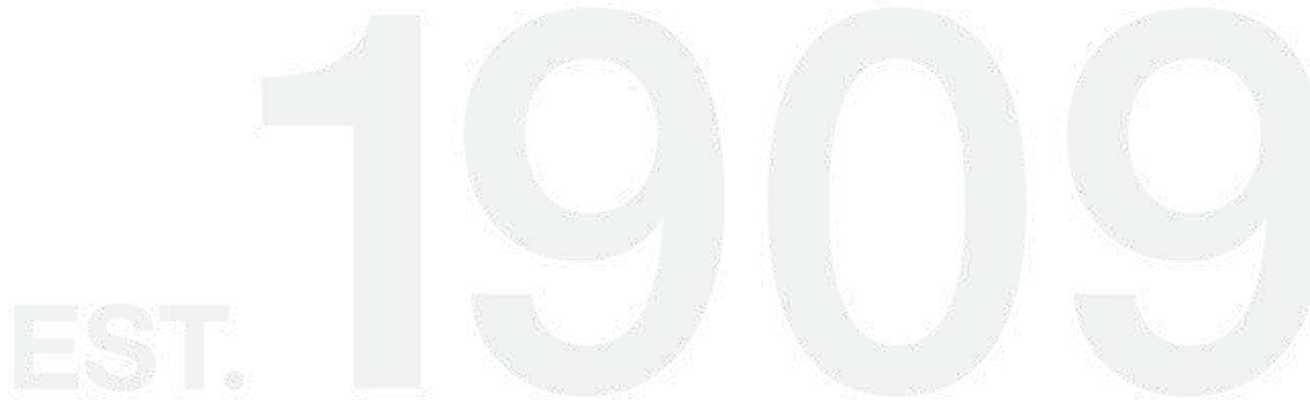
Available SF:	2,000 SF
Lease Rate:	\$14.00 SF/yr (Gross)
Lot Size:	1.04 Acres
Building Size:	12,000 SF
Year Built:	1984
Zoning:	General Retail
Traffic Count:	40,000± VPD

PROPERTY OVERVIEW

Retail space available for lease on East Sunshine. This retail strip is conveniently located among many local and national retailers on East Sunshine and just a couple blocks from the Mercy Hospital's main campus. The space is partially furnished with FF&E included. There is an abundance of parking in front and rear of building. Gross lease - CAM, taxes, and insurance included in rent. Tenant responsible for own monthly utilities. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Conveniently located among local and national retailers on East Sunshine
- Just a couple blocks from the Mercy Hospital main campus
- Gross lease - CAM, taxes, insurance, and trash service included in rent
- Tenant responsible for own monthly utilities
- Abundance of parking in front and rear of building
- Partially furnished with FF&E included



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

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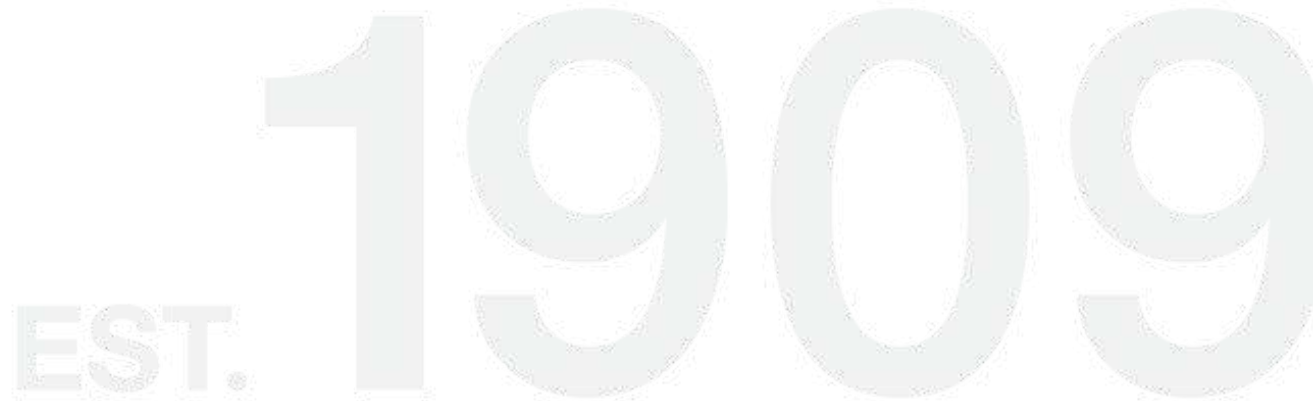
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Available Spaces

Lease Rate: \$14.00 SF/YR (GROSS) **Total Space:** 2,000 SF
Lease Type: Gross **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1450	Retail Space	\$14.00 SF/YR	Gross	2,000 SF	Negotiable	2,000± SF retail space available for lease at \$14.00 PSF (Gross). Gross lease - CAM, taxes, and insurance included in rent. Tenant responsible for own monthly utilities.



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Additional Photos

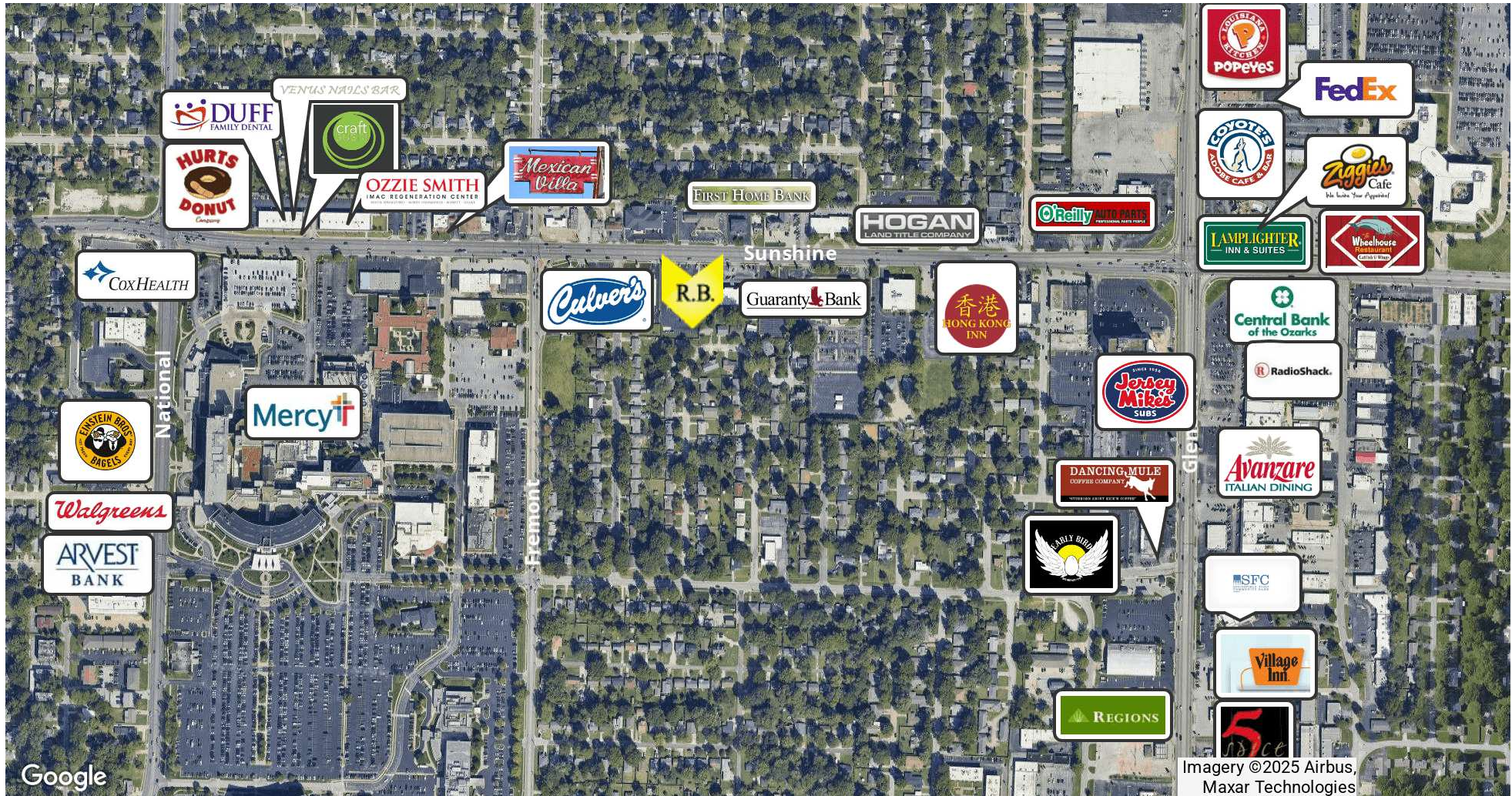


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Retailer Map



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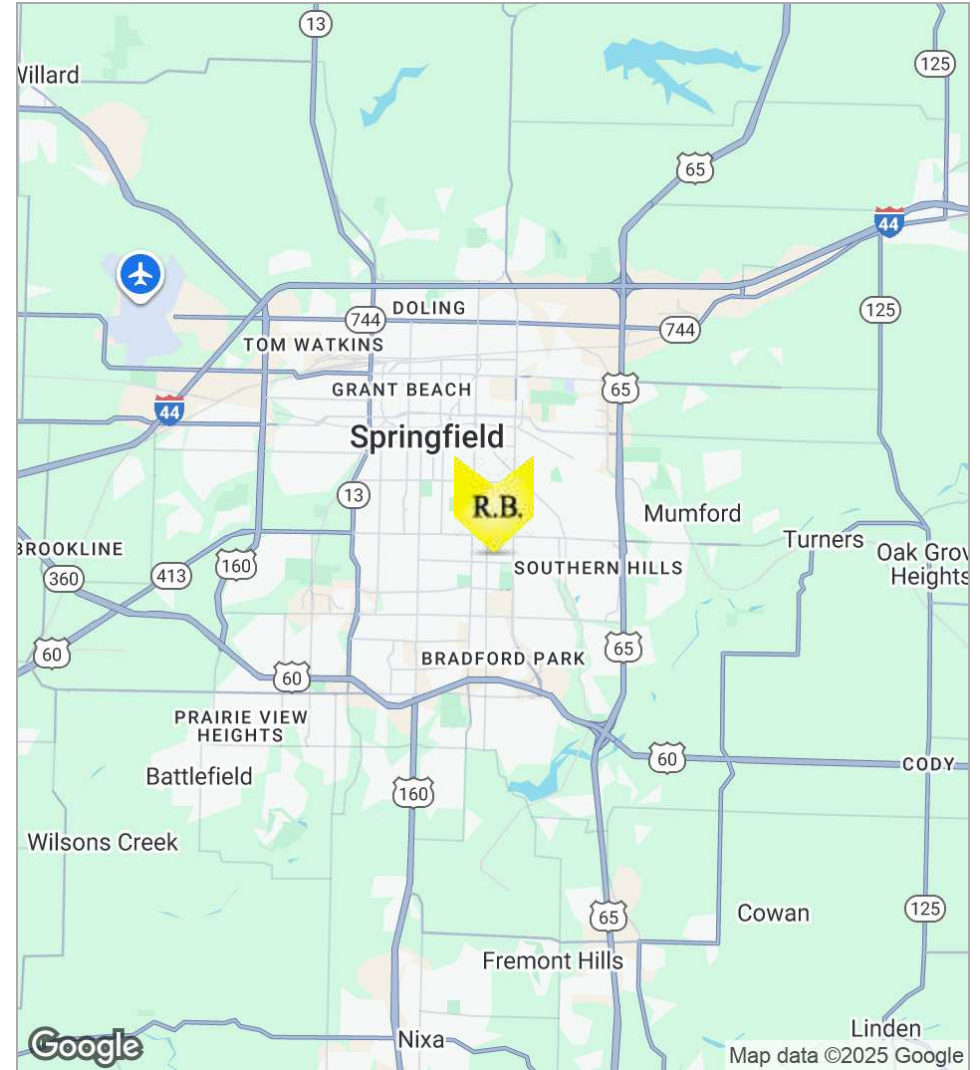
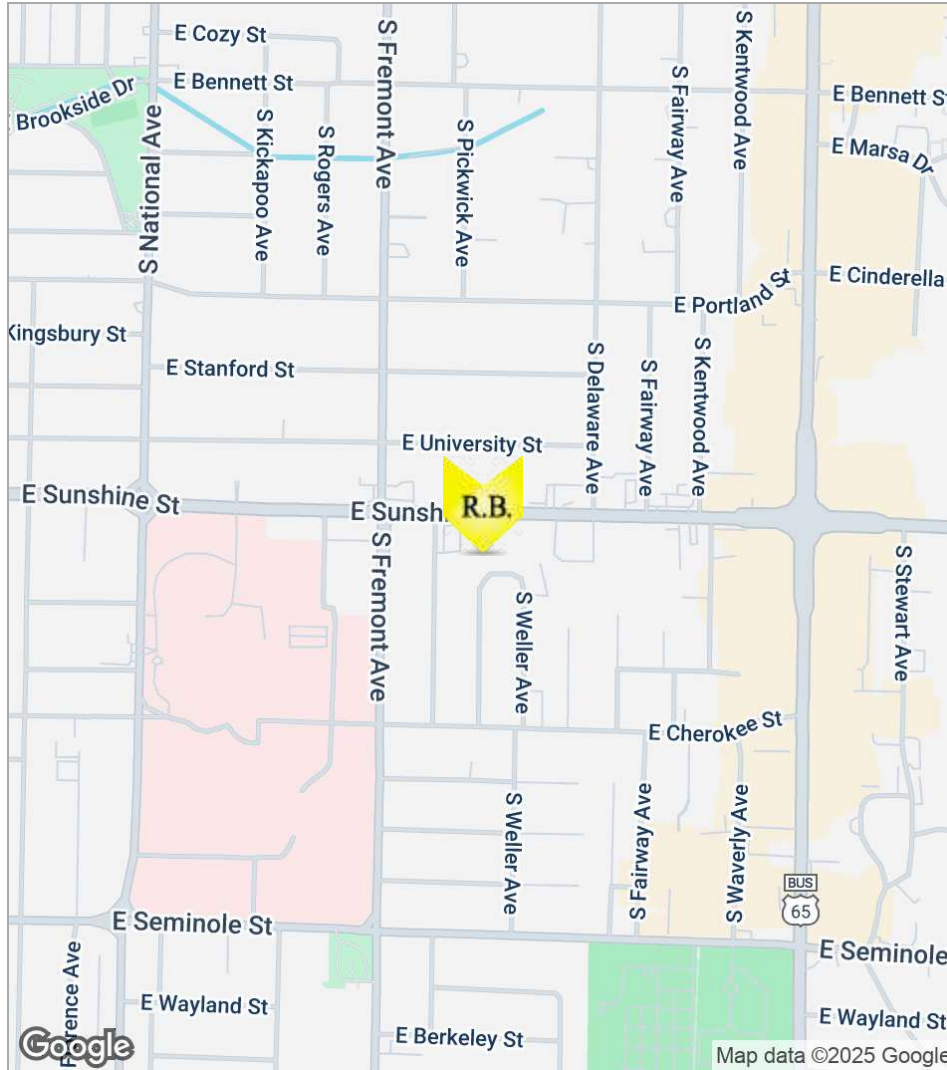
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Location Maps

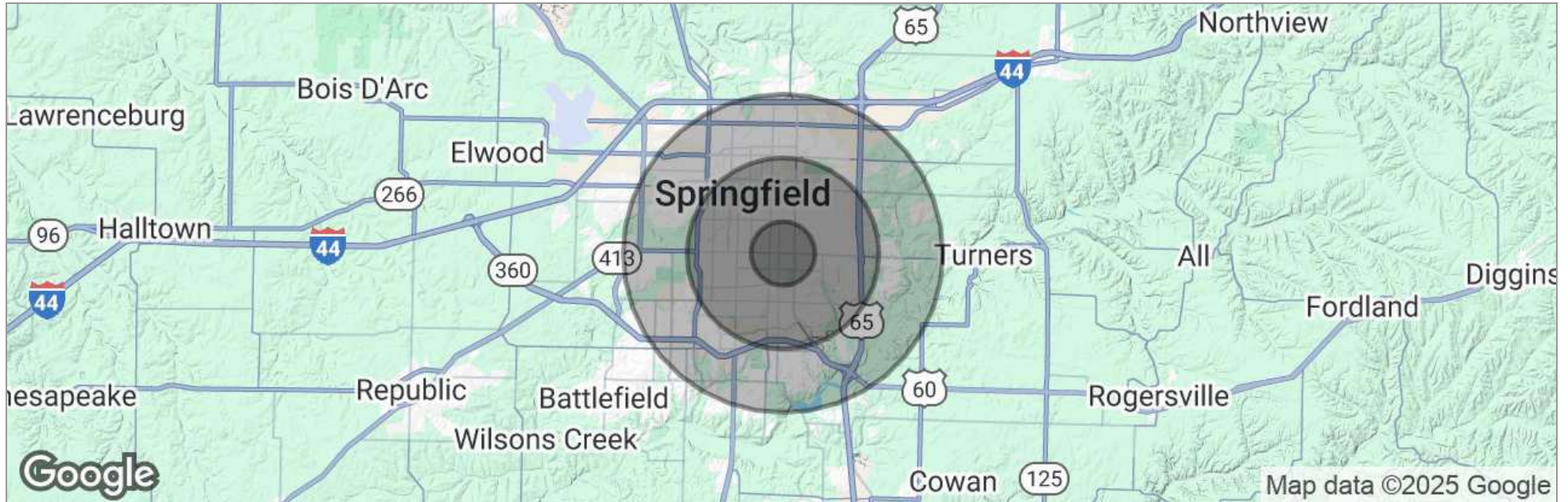


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	9,853	92,535	193,003
Population Density	3,136	3,273	2,457
Median Age	40	38	40
Median Age (Male)	38	37	38
Median Age (Female)	41	39	41
Total Households	4,884	43,173	85,499
# of Persons Per HH	2	2.1	2.3
Average HH Income	\$84,477	\$65,984	\$74,473
Average House Value	\$230,388	\$211,369	\$225,008

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts.

Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his 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, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)