



www.billbeall.com

1,865 - 4,351 SF RETAIL / OFFICE SPACE - FOR LEASE

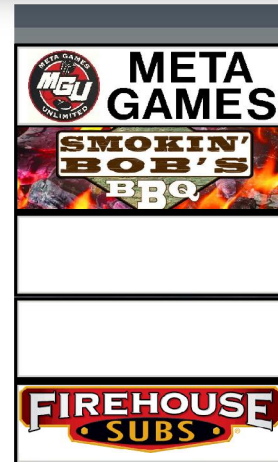
3309 E. Sunshine

Springfield, MO 65804



HIGHLIGHTS

- 1,865 - 4,351 SF Available
- REMODELED CENTER
- Exceptionally Visible Signage
- High Traffic Volume at Hwy 65 & E. Sunshine
- NNN : \$2.50 / SF
- Lease Rate: \$13.50 / SF



FOR ADDITIONAL INFORMATION PLEASE CONTACT

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- Lease Rate: \$13.50 / SF - NNN +/- \$2.50/ SF

- Suite A: META GAMES
Suite B: FIREHOUSE SUBS
Suite C: 2,486 SF = \$3,315.00 Estimated Monthly Payment
Suite D: 1,865 SF = \$2,487.00 Estimated Monthly Payment
Suite E: SMOKIN' BOB'S BBQ
Additional SF: 1,700 SF = \$2,267.00 Estimated Monthly Payment

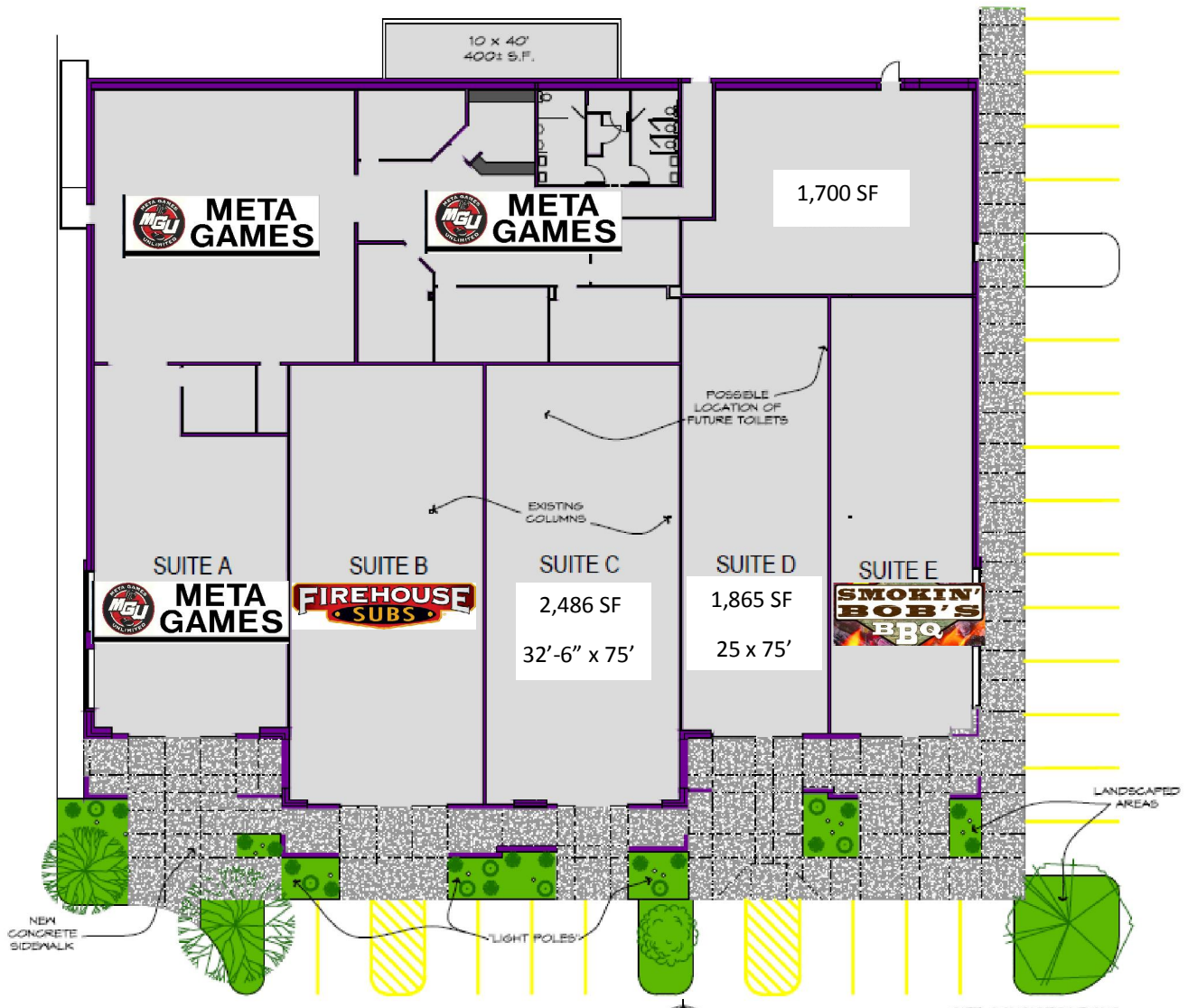
- Zoned: HC - Highway Commercial

- Traffic Counts: Sunshine St. East of Deeswood Ave. = 30,968
Sunshine St. West of Ingram Mill Rd. = 34,808

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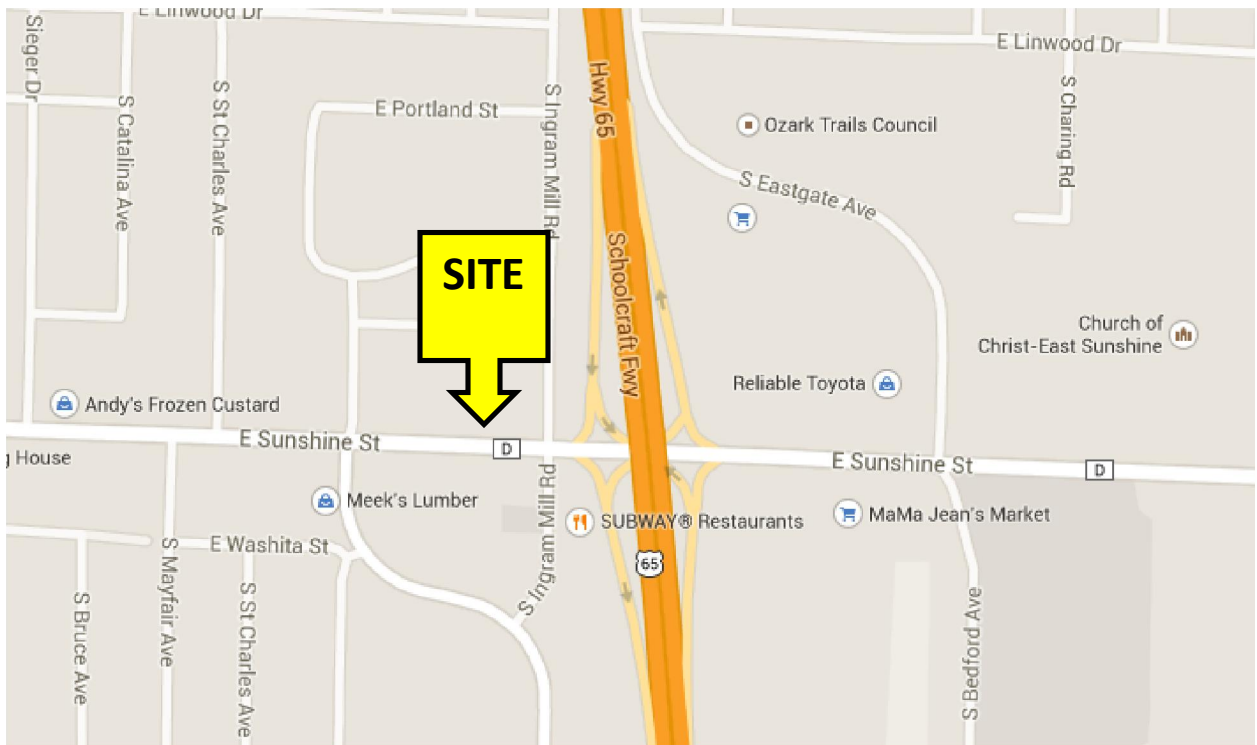
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