

FOR SALE \$325,000 OR FOR LEASE \$2,000 PER MONTH

1650 East Sunshine • Springfield, MO 65804



Sale Overview

Sale Price	\$325,000
Building Size	600 SF
Lot Size	.31 Acres
Lease Rate	\$2,000 Per Month
Lease Type	NNN
Zoning	General Retail
Market	Springfield
Available Parking	17+ Spaces
Property Taxes	\$4,398.08 (2015)
Insurance	Tenant
Cross Streets	Glenstone and Sunshine
Traffic Count	32,978 per day

Property Overview

Property

Freestanding retail building located near Sunshine & Glenstone
 17+ parking spaces
 Next to the new \$3 Car Wash, with a daily traffic count of almost 35,000 VPD
 Building Size is 600 Square Feet
 Lot Size is 13,503
 For Sale \$325,000 OR
 For Lease \$2,000 per month NNN

For more information, please contact the Listing Agent. Thank you.

Location

Just West of Glenstone & Sunshine, next to the new \$3 Car Wash, with a daily traffic count of 32,978.
 Call Listing Agent for more details on this property.

Presented by

MIKE FUSEK, CCIM
 417.849.5703
 mike.fusek@svn.com

LEE MCLEAN III, CCIM
 417.887.8826 x110
 lee.mclean@svn.com

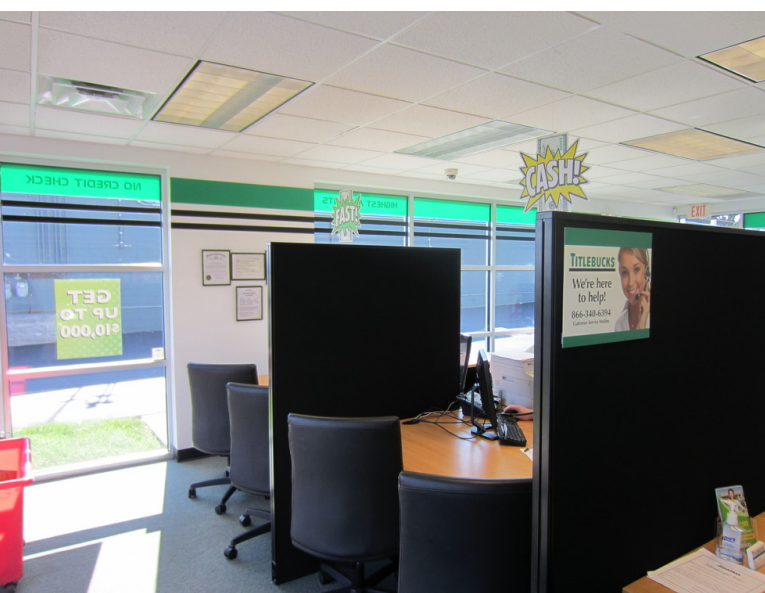
Free Standing Retail Bldg on Sunshine

Building Photos



Free Standing Retail Bldg on Sunshine

Interior Photos



Free Standing Retail Bldg on Sunshine

Additional Photos



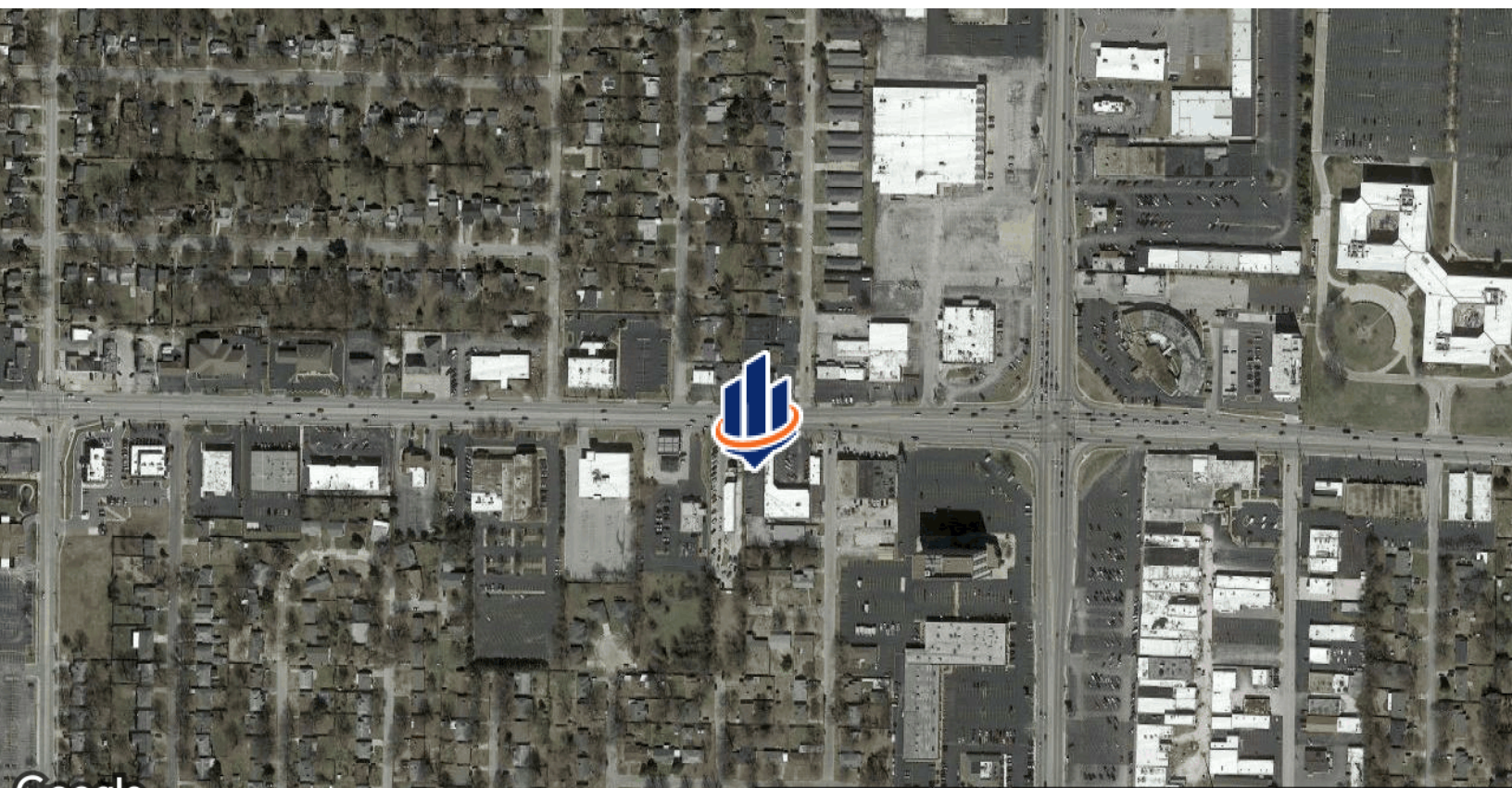
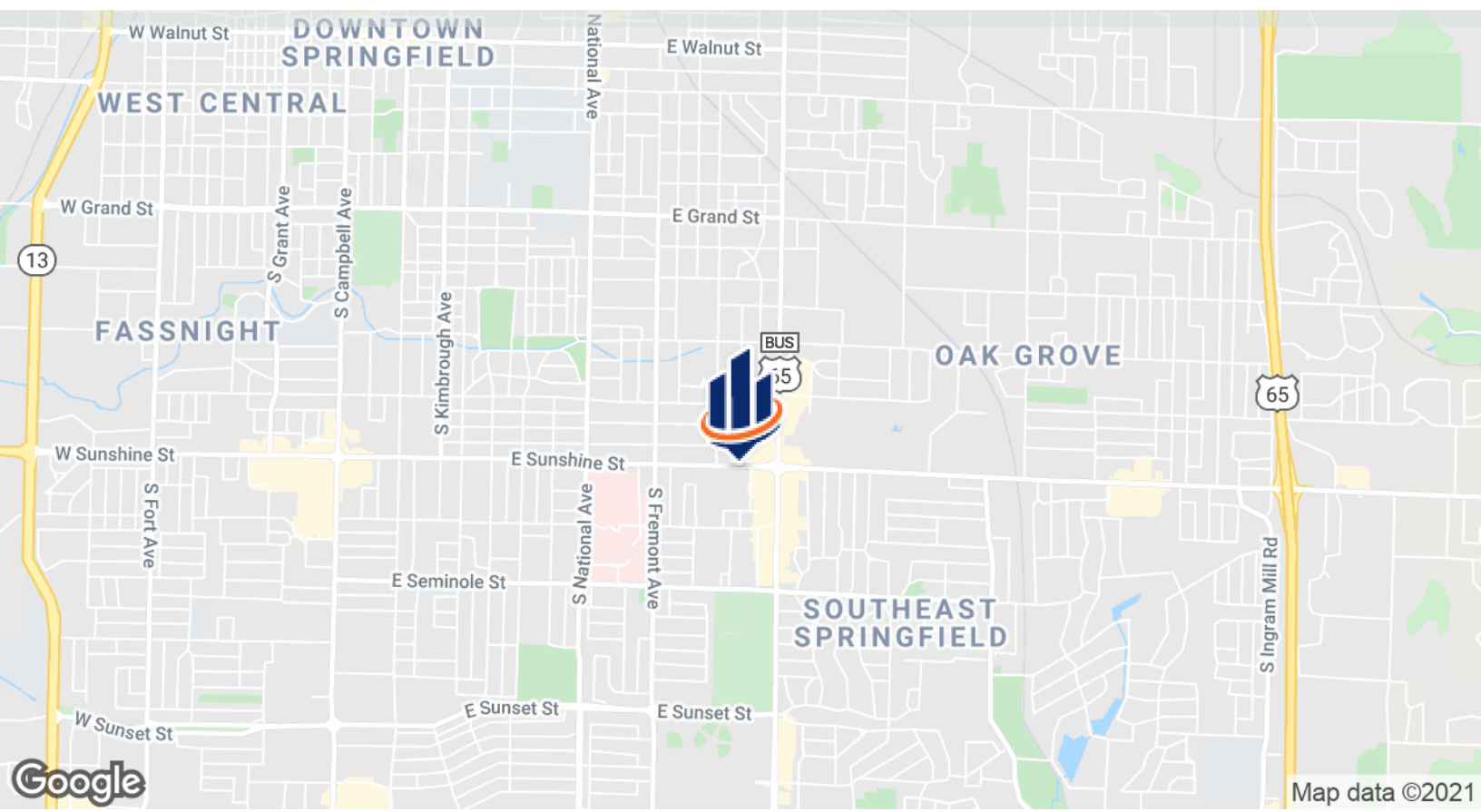
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

www.svnrainco.com

Free Standing Retail Bldg on Sunshine

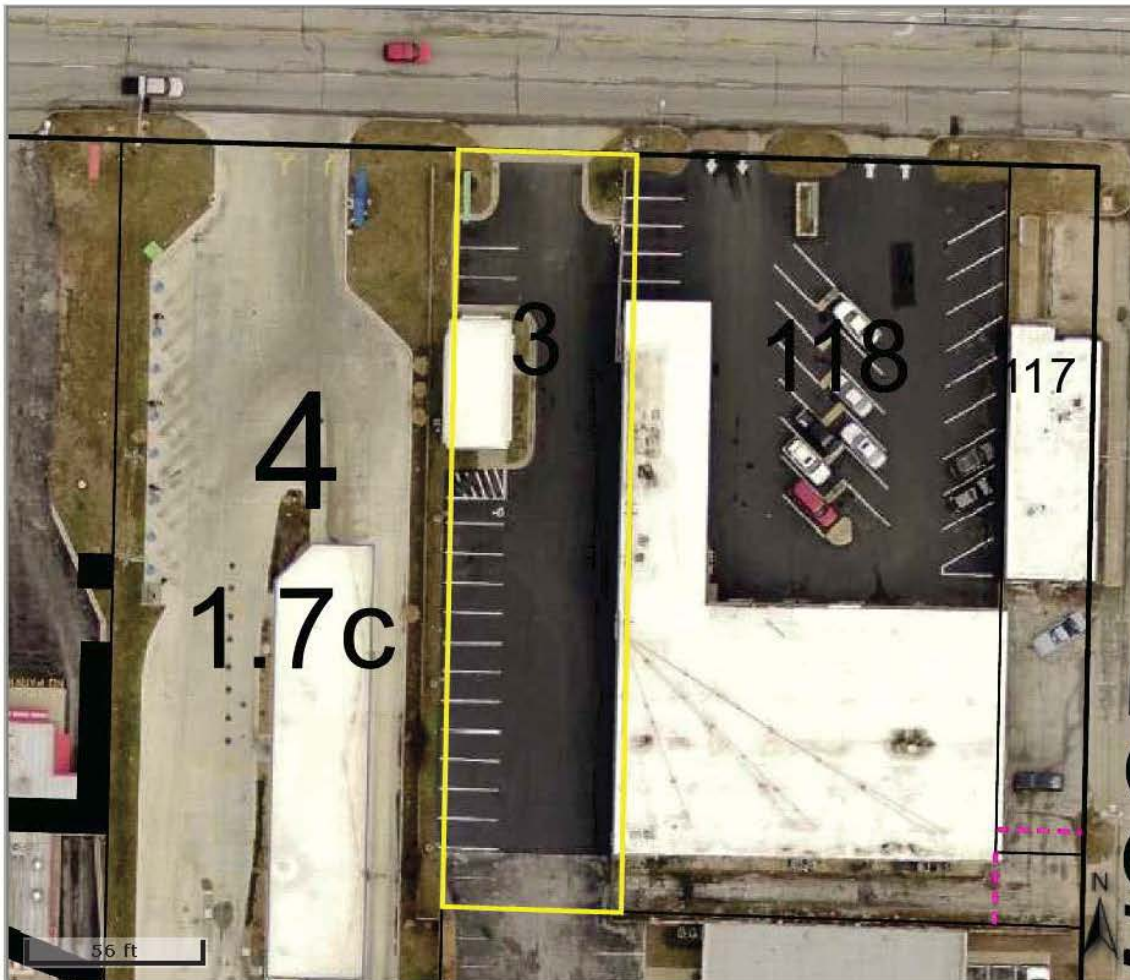
Location Maps



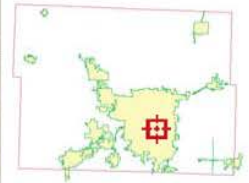
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Date Created: 9/12/2013



Overview



Legend

- **Area Numbers**
- **S / T / R Numbers**
- Parcel Lines**
- <all other values>
- DASHROW
- MUNIRWD
- PROPDASH
- PROPLINE
- RRROW
- ZONING
- Section Lines**
- Quarter Section Lines
- Section Lines
- Streets**
- <all other values>
- 8
- **County Boundary**
- Assessor's Parcels**
- City Limits**

Parcel ID	881231103003	Alternate ID	n/a
Sec/Twp/Rng	31-29-21	Class	C
Property Address	1650 E SUNSHINE ST SPRINGFIELD	Acreage	0.31

District 105
Brief Tax Description W 60 FT E 851 FT N 260 FT NE1/4 NE1/4 31/29/21 (EX HWY)
 (Note: Not to be used on legal documents)

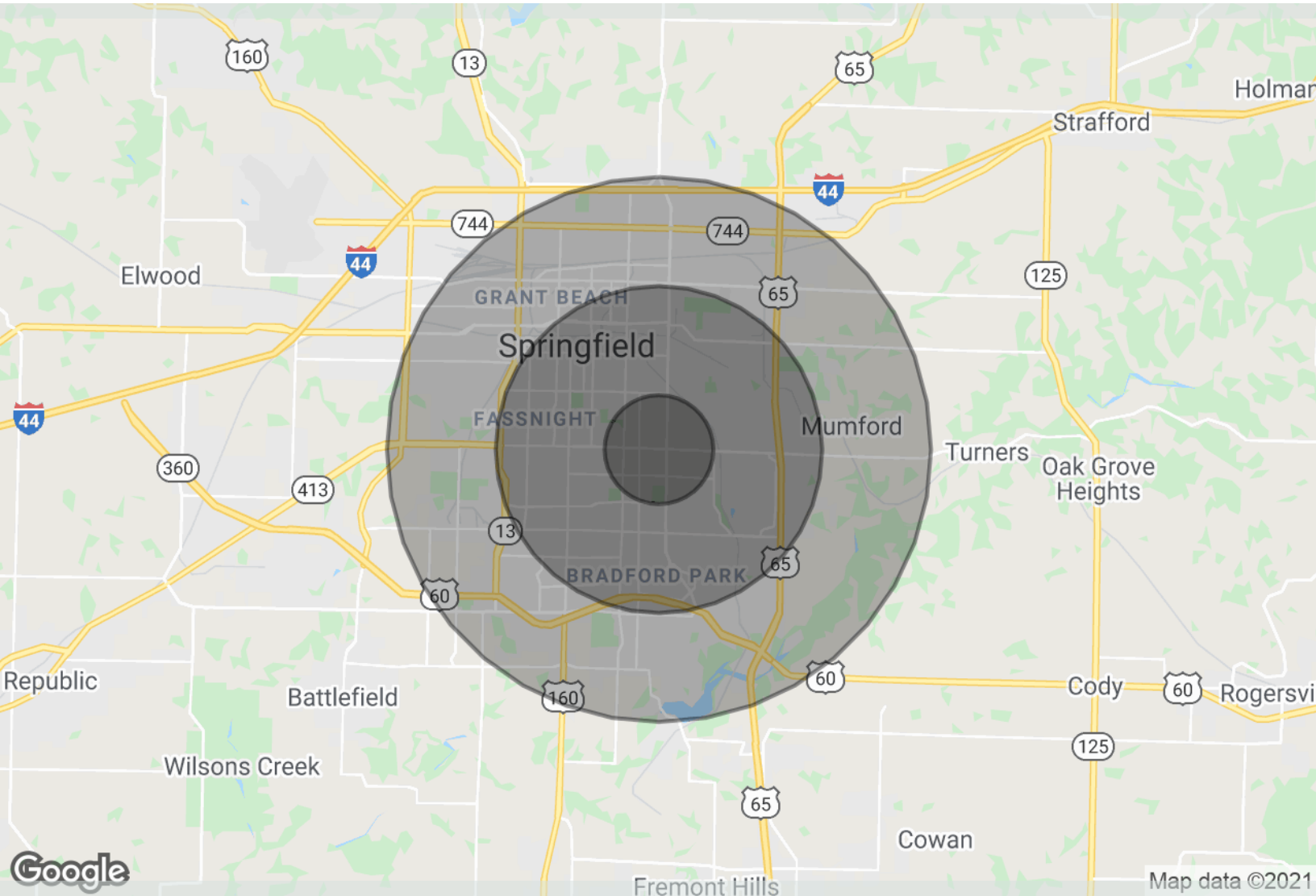
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The sinkhole layer on the map is only intended to show a general location of sink holes and cannot be used to determine

 developed by
 The Schneider Corporation
www.schneidercorp.com

Free Standing Retail Bldg on Sunshine

Demographics Analysis



1650 East Sunshine | Springfield, MO 65804

Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	8,120	89,097	171,493
Total Number of Households	4,145	40,523	76,165
Average Household Income	\$57,704	\$44,437	\$47,138
Median Age	36.7	33.8	35.0

* Demographic information provided by BuildOut, LLC



Mike Fusek, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 25+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri and Florida. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,700 National Advisors.

Mike Fusek, CCIM

Senior Advisor

Phone: 417.849.5703

Fax: 417.875.9233

Cell: 417.849.5703

Email: mike.fusek@svn.com

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



Lee McLean III, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds the Certified Commercial Investment Member (CCIM) designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,100 agents within SVN International earning him national honors annually among his

Memberships & Affiliations

- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Chamber of Commerce
- Development Issues Input Group (DIIG) member
- Children's Foundation of Mid-America Board of Directors (Previous)
- Optimist Club International (Past President, local chapter)

Lee McLean III, CCIM

Senior Advisor

Phone: 417.887.8826 x110

Fax: 417.875.9233

Cell: 417.818.8894

Email: lee.mclean@svn.com

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

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