

FOR SALE

# HARD CORNER RETAIL BUILDING

1536 W SUNSHINE ST.

Springfield, MO 65807

PRESENTED BY:

JACK RANKIN

O: 417.860.9951

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$595,000
<b>BUILDING SIZE:</b>	1,344 SF
<b>LOT SIZE:</b>	0.86 Acres
<b>ZONING:</b>	General Retail
<b>MARKET:</b>	Springfield
<b>SUBMARKET:</b>	Sunshine St/Kansas Ave.

## PROPERTY OVERVIEW

Thank you for viewing this 1,344' former pharmacy, located at the high-traffic corner of West Sunshine and Kansas Ave in Springfield, Mo with an average of 27,000 VPD. This location has 150 +/- feet of frontage on West Sunshine, and 250 +/- feet of frontage on Kansas Ave, utilizing four high-traffic ingress and egress access points. The building includes two drive-thru windows, 2,500 sf of canopy, one bathroom, 1 private office and counter area. The site includes a quarter-acre lot south of the building for any additional expansion needs. West Sunshine is home to many local and national retailers including Kum and Go, Braum's, Guaranty Bank, Great Southern Bank, Sunshine Lanes, Wonders of Wildlife and Bass Pro Shops. Contact the listing agent for a showing!

## PROPERTY HIGHLIGHTS

- 2 Drive-thru Windows
- 2,500 sf of Canopy
- General Retail Zoning
- Corner of Sunshine and Kansas Ave

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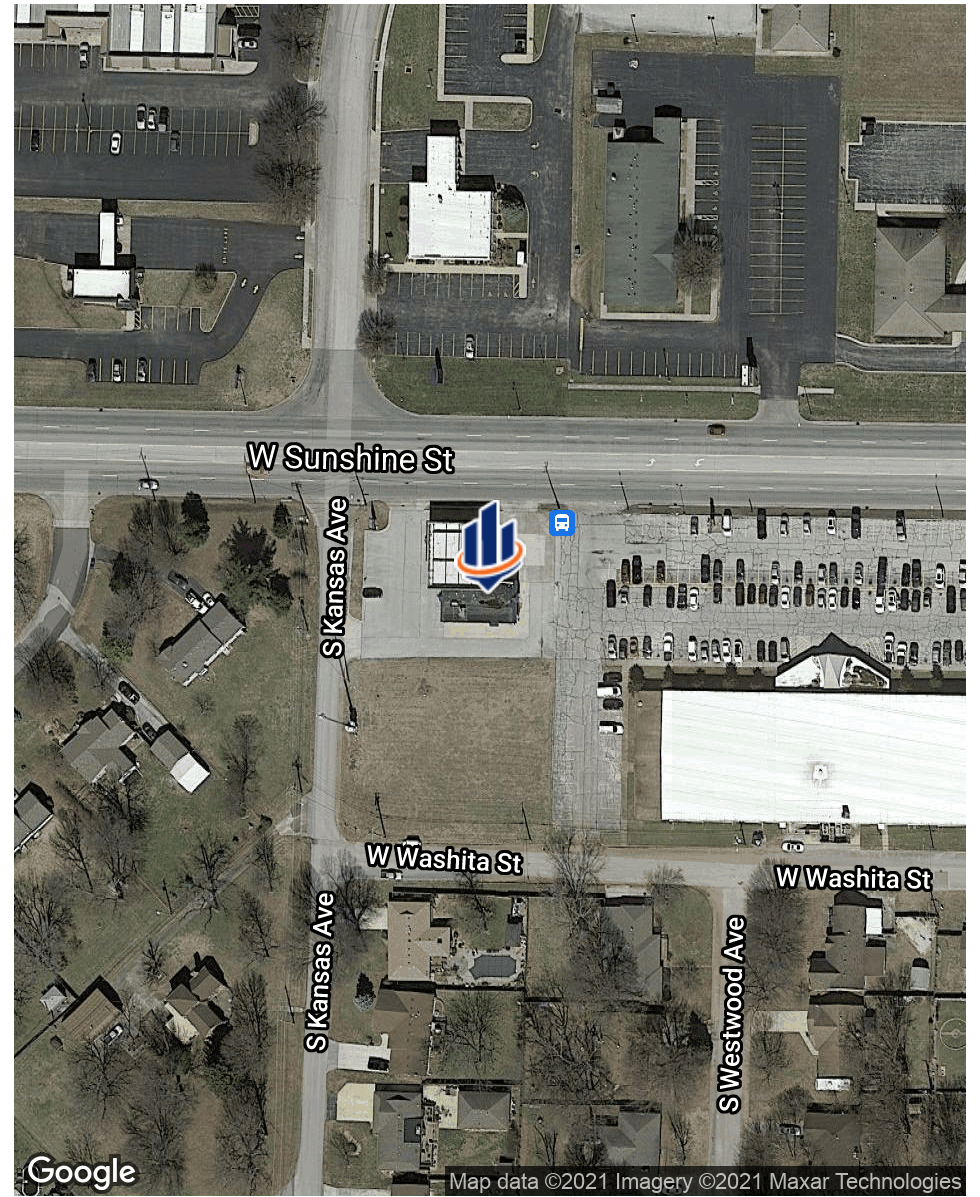
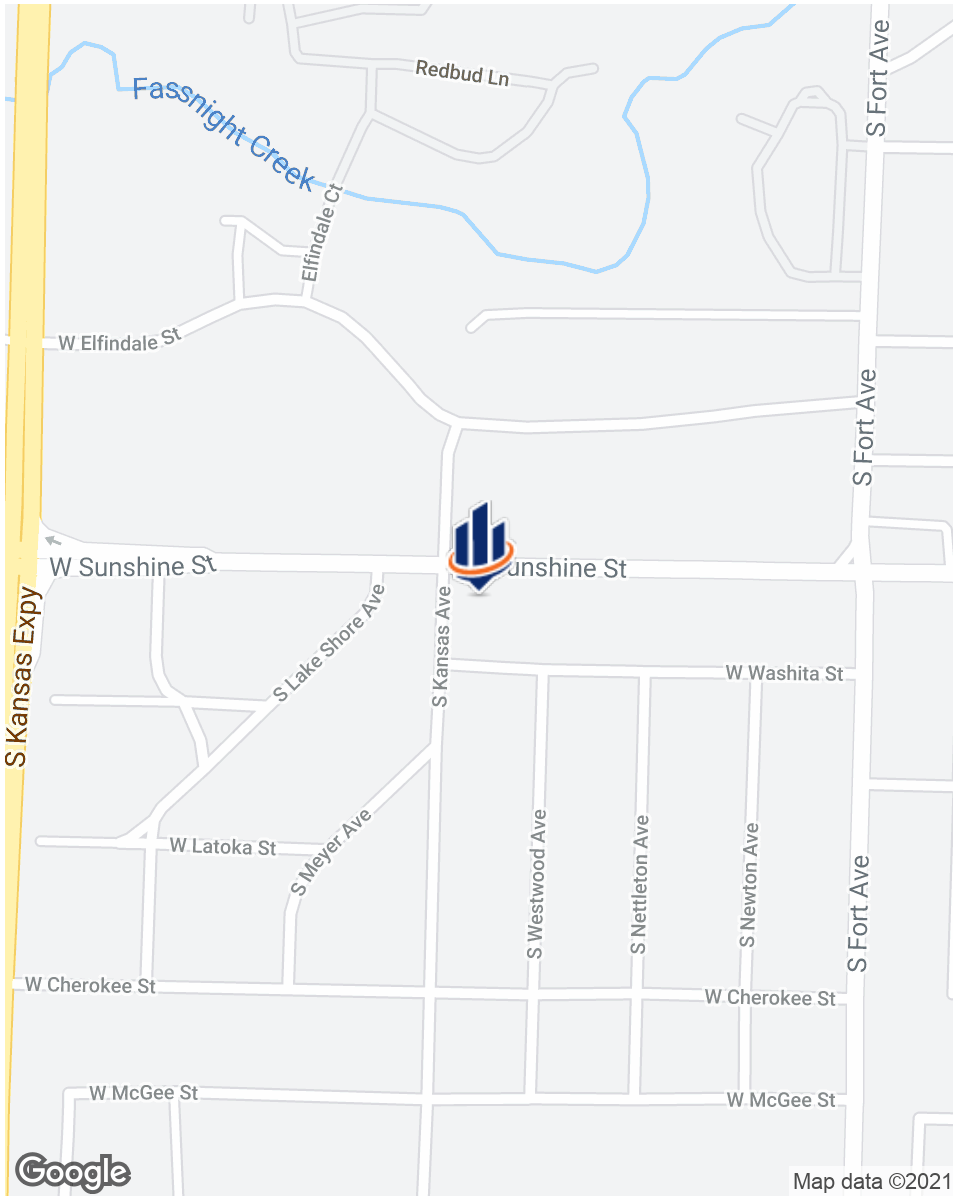
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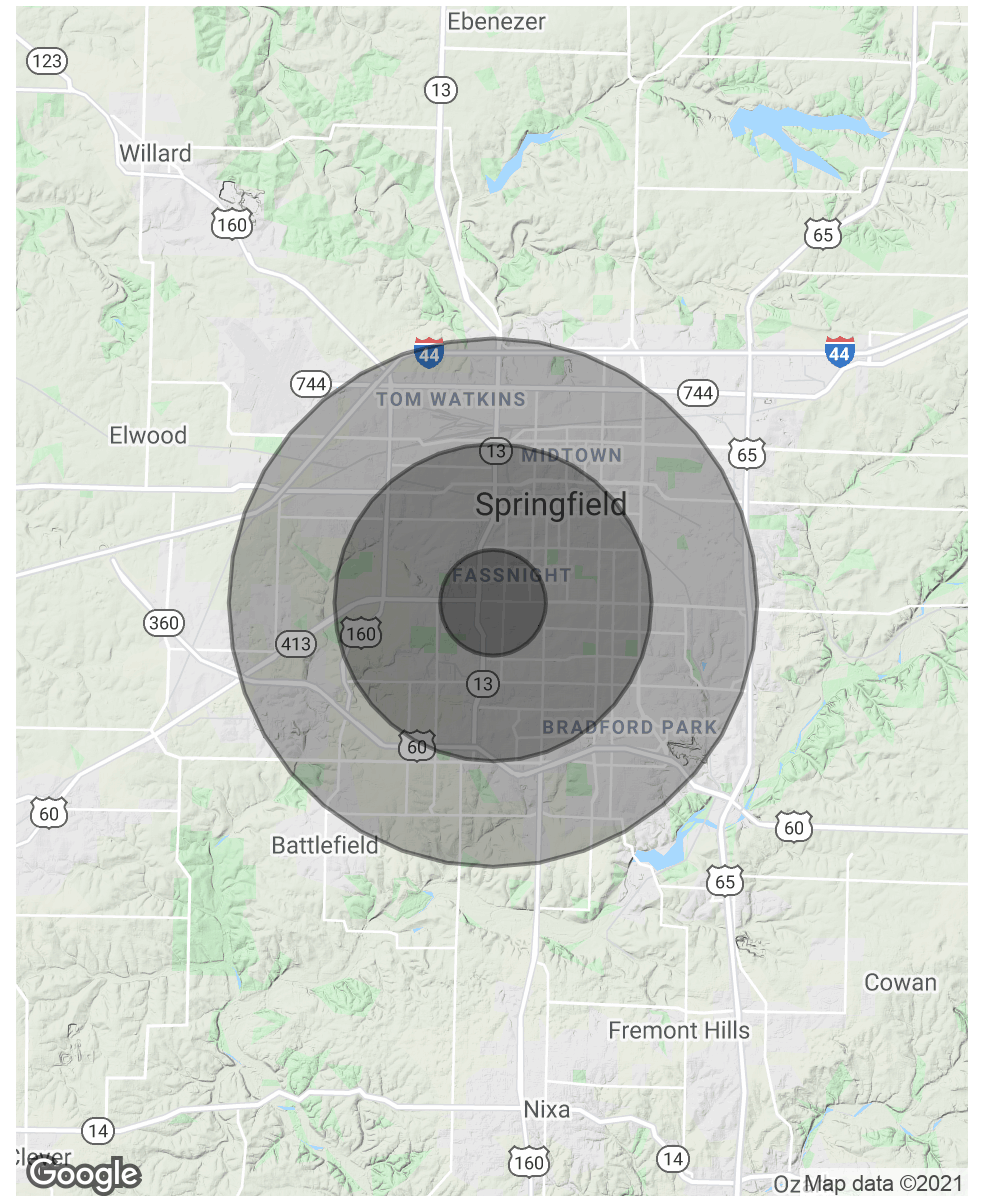
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,916	87,102	182,238
AVERAGE AGE	36.3	33.1	34.1
AVERAGE AGE (MALE)	34.2	31.6	33.0
AVERAGE AGE (FEMALE)	37.9	34.4	35.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,013	38,240	79,089
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$40,143	\$39,216	\$45,129
AVERAGE HOUSE VALUE	\$101,502	\$119,235	\$123,671

\* Demographic data derived from 2010 US Census



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## JACK RANKIN

Associate Advisor

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### PROFESSIONAL BACKGROUND

Jack is a recent graduate from Drury University in Springfield, MO, with a bachelor's degree in business management. Since completing school, Jack has gained extensive market knowledge and is dedicated to helping his clients buy, sell, and lease many different product types in the state of Missouri including office, retail, land, and industrial properties.

### EDUCATION

-Graduated from Drury University

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