

## Sunshine & Campbell Office Suites

220 West Sunshine • Springfield, MO 65807



### Availability Overview

Spaces Available:	1,200 SF - 2,540 SF
Base Rent:	\$8.50/SF/NNN
CAM, Tax, & Ins:	\$3.00 / SF
Space Type:	Office /Retail
Suite B:	1,200 SF
Suite C:	1,340 SF
Market:	Springfield
Sub Market:	Bass Pro Area
Traffic Count:	70,000+ per day
Cross Streets:	Sunshine & Campbell

### Property Overview

**Property**

Thank you for looking at the spaces available at Sunshine Corners. Located right across the street from Bass Pro in Springfield, MO. See enclosed floor plans to see which suite fits your business needs. 70,000 + cars thru the intersection. Base Rent is \$8.50/SF/NNN + CAM, Tax, & Ins at \$3.00/SF Signage available on Sunshine & Campbell and on the building above the space. Suite B - 1,200 SF office/retail has open showroom, 1 office, and restroom. Suite C - 1,340 SF office/retail has open showroom, 1 office, kitchenette, and restroom.

Please call, text, or email the listing agent today to schedule a showing. Thank you!

**Location**

Directly across from the most visited tourist destination in the State of Missouri, Bass Pro. Just minutes from Missouri State University, Mercy, Cox Hospital and downtown Springfield.

**Presented by**

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### Summary 2 Spaces

Lease Rate	\$8.50 SF/yr (NNN)	Space Available	1,200 - 1,340 SF
Lease Type	NNN	Term	

### B

Lease Rate	\$8.50 SF/yr	Space Available	1,200 SF
Lease Type	NNN	Term	Negotiable

Suite B - 1,200 SF office/retail has open showroom, 1 office, and restroom.

### C

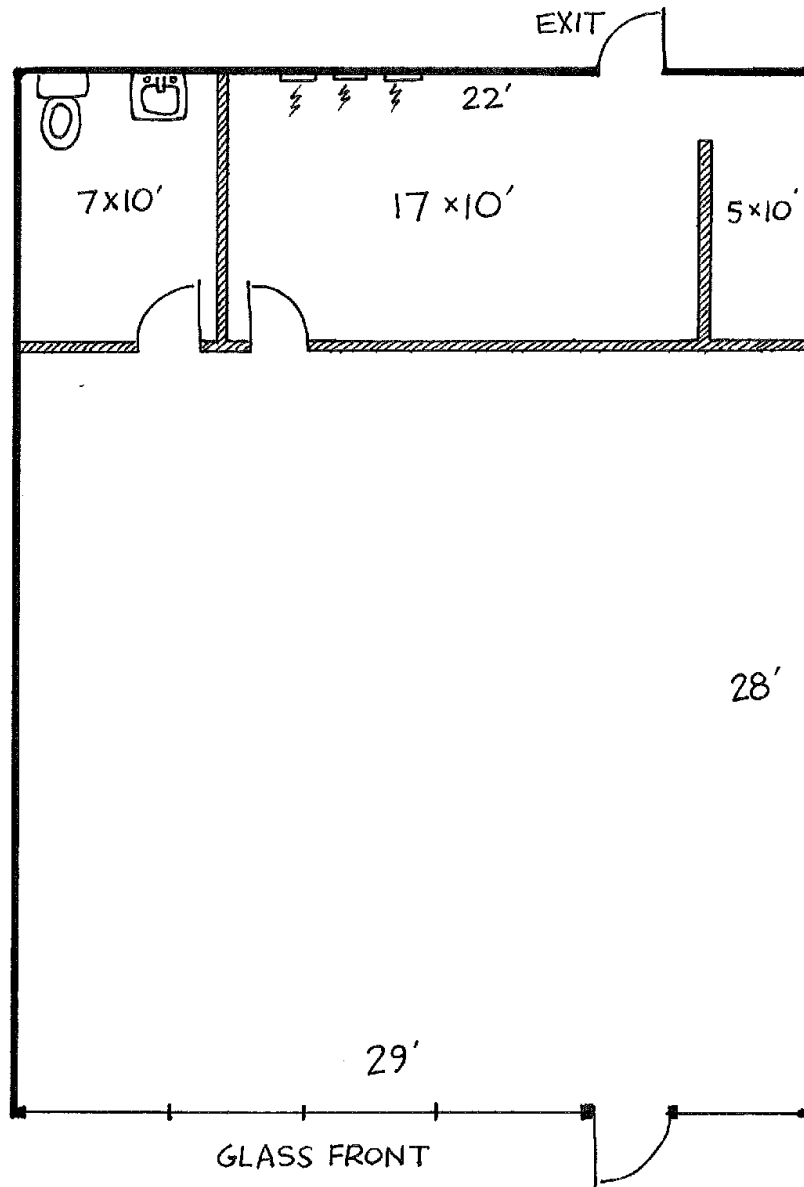
Lease Rate	\$8.50 SF/yr	Space Available	1,340 SF
Lease Type	NNN	Term	Negotiable

Suite C - 1,340 SF office/retail has open showroom, 1 office, kitchenette, and restroom.





# SUNSHINE CORNERS - 210 B



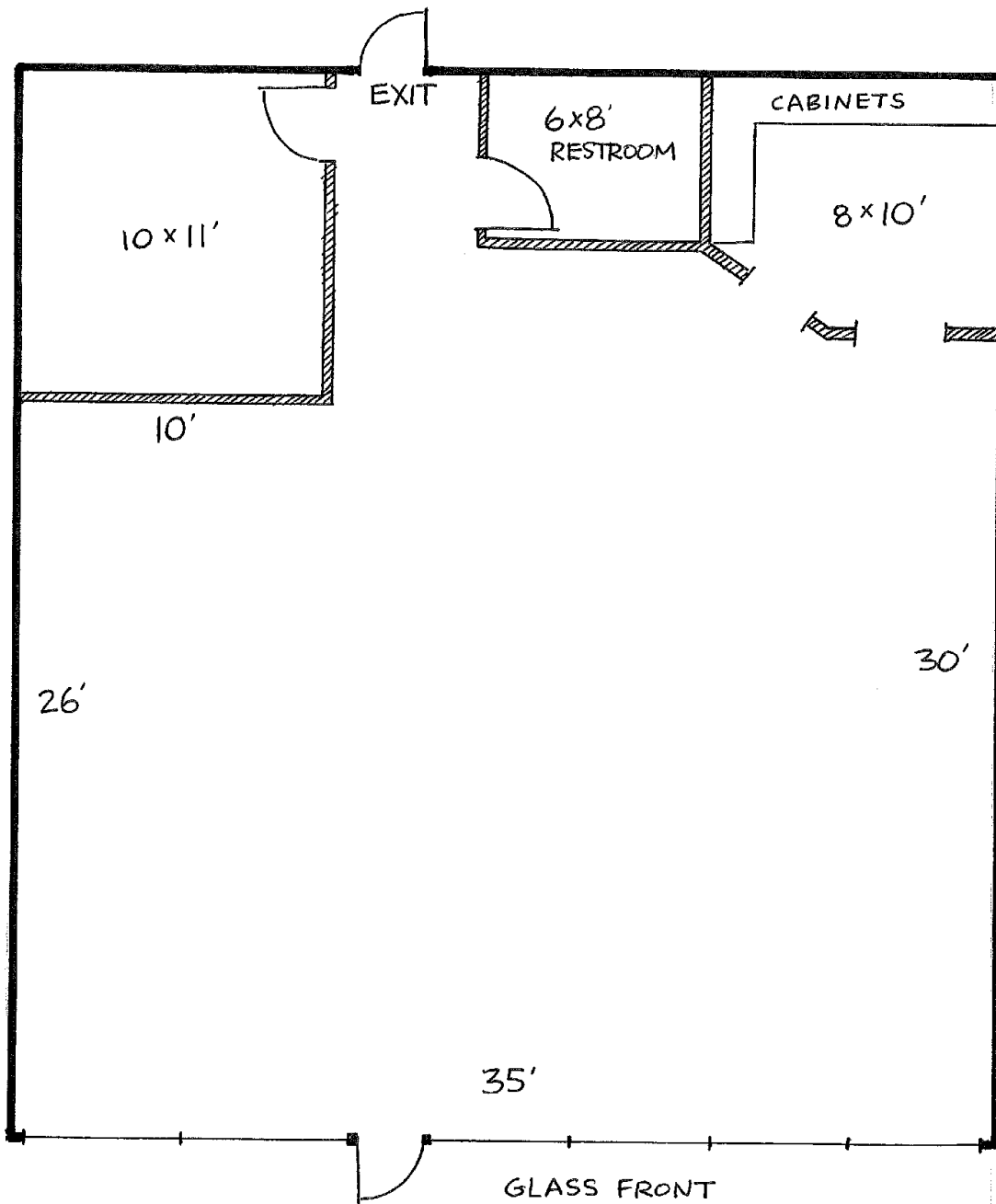


# Sunshine and Campbell Office Suites

Suite C

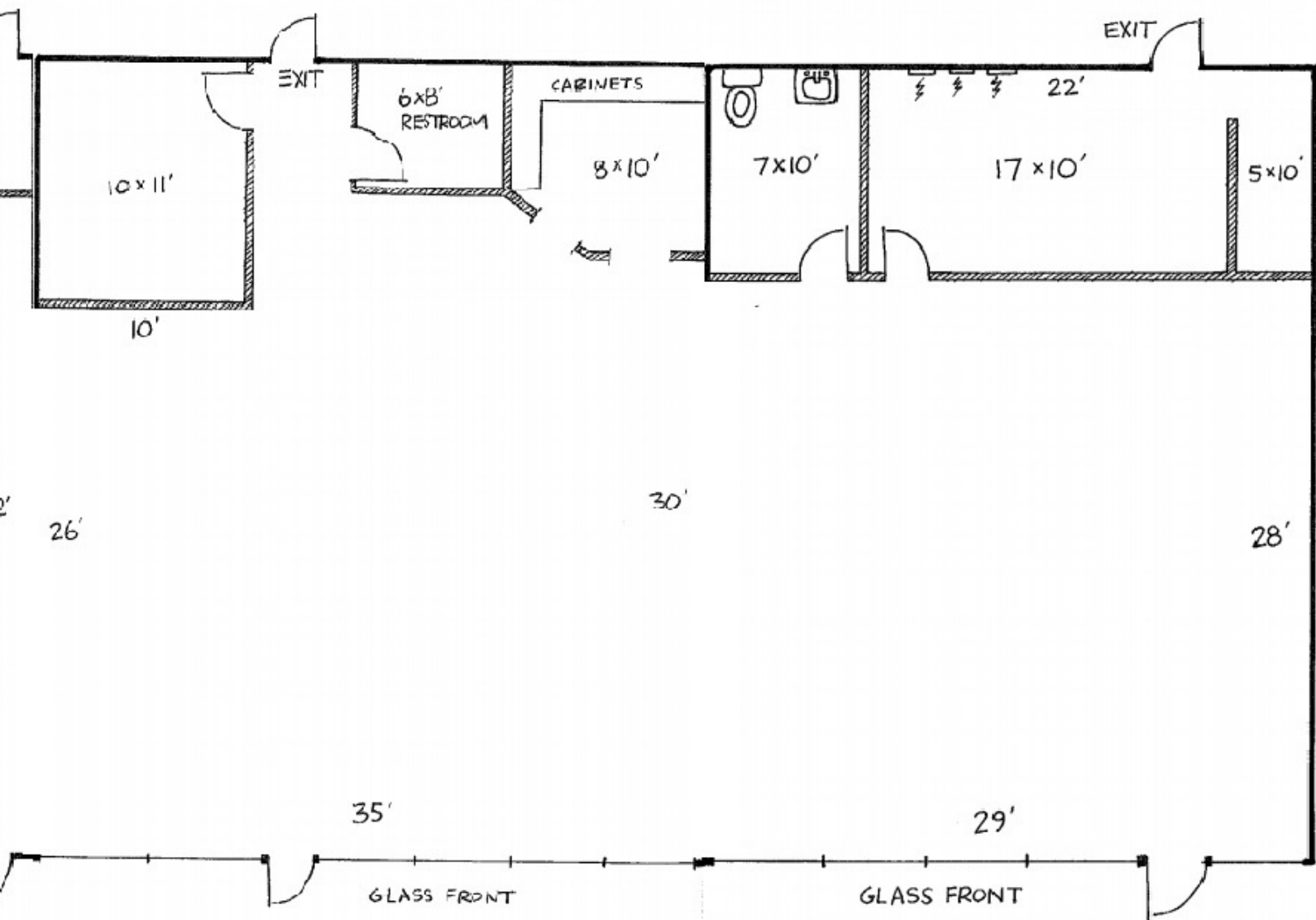


## SUNSHINE CORNERS - 210C



# Sunshine and Campbell Office Suites

2,540 SF - B / C Combined



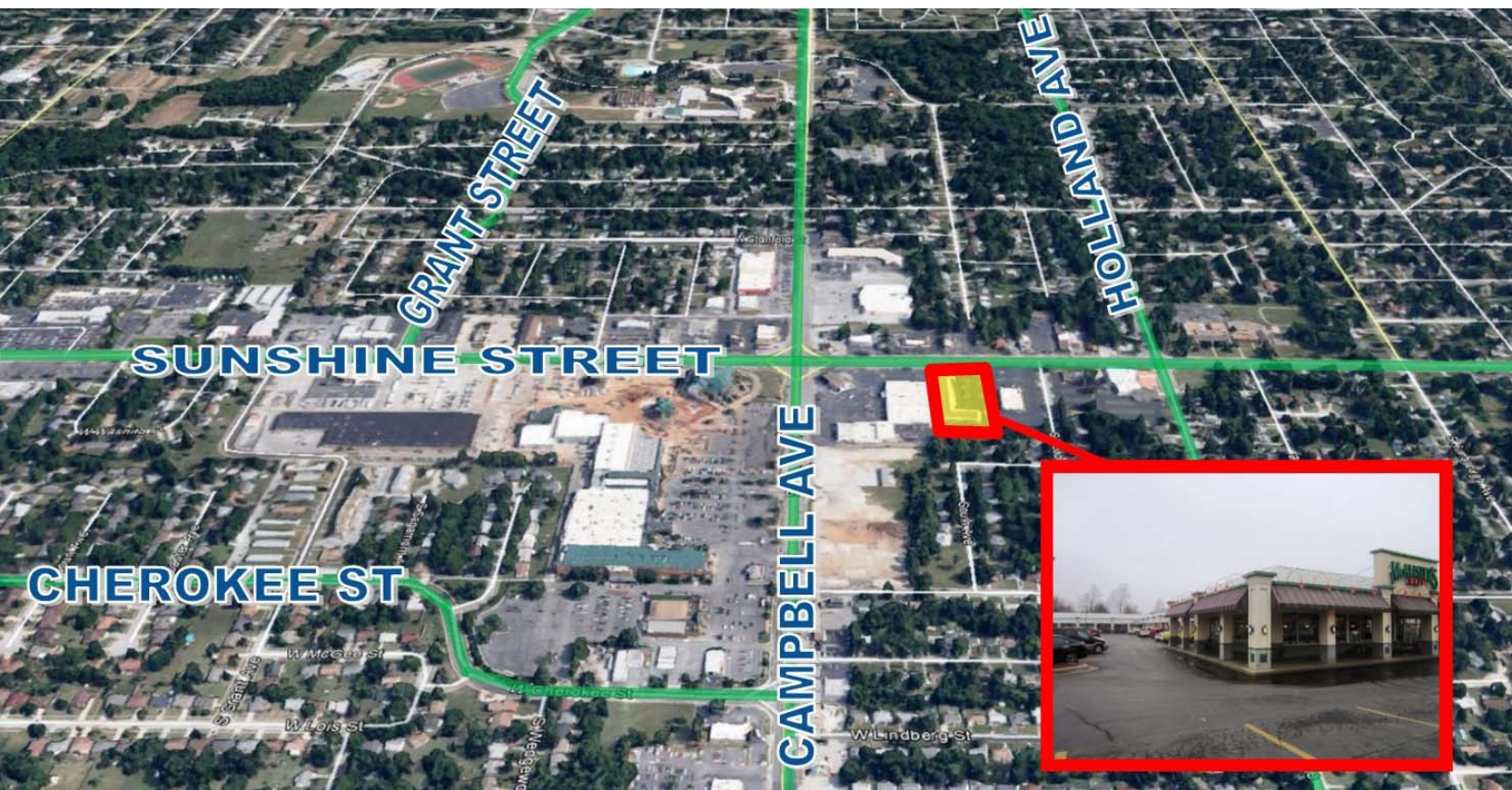














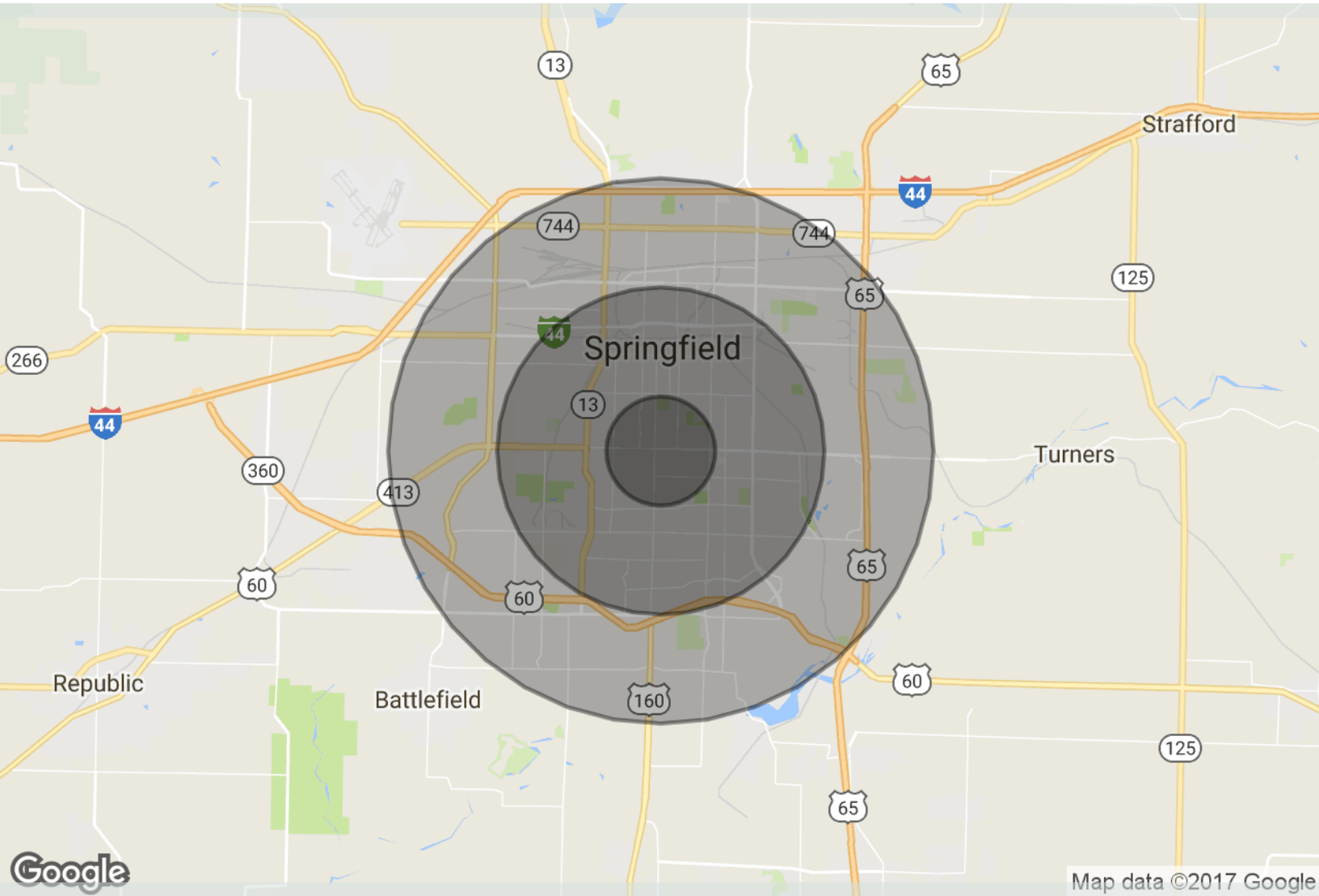
220 West Sunshine | Springfield, MO 65807



### Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	10,765	92,126	191,561
Total Number of Households	4,963	41,724	84,399
Total Number of Persons per Household	2.2	2.2	2.3
Average House Value	\$141,367	\$138,057	\$126,987
Average Household Income	\$43,311	\$40,757	\$45,198
Median Age	34.1	33.2	34.6
Median Age - Male	31.1	31.7	33.3
Median Age - Female	37.9	34.6	35.8
Total Population - White	9,495	81,601	171,749
Total Percent - White	88.2%	88.6%	89.7%
Total Population - Black	390	4,010	7,286
Total Percent - Black	3.6%	4.4%	3.8%
Total Population - Asian	373	2,550	3,772
Total Percent - Asian	3.5%	2.8%	2.0%
Total Population - Hawaiian	0	115	142
Total Percent - Hawaiian	0.0%	0.1%	0.1%
Total Population - Indian	19	462	831
Total Percent - Indian	0.2%	0.5%	0.4%
Total Population - Other	76	805	2,062
Total Percent - Other	0.7%	0.9%	1.1%
Total Population - Hispanic	215	2,574	6,091
Total Percent - Hispanic	2.0%	2.8%	3.2%

\* Demographic information provided by BuildOut, LLC



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Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	10,765	92,126	191,561
Total Number of Households	4,963	41,724	84,399
Average Household Income	\$43,311	\$40,757	\$45,198
Median Age	34.1	33.2	34.6

\* 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 20+ 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. 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 – 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

Sperry Van Ness has more than 1,000 National Advisors.

## Mike Fusek, CCIM

Senior Advisor

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## Disclaimer | Confidentiality