

West Side Retail Pad



800 W MT VERNON ST, NIXA, MO 65714

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

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PROPERTY SUMMARY

For Lease



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for lease, this prime property boasts a generous 50,000+ SqFt lot with great visibility and easy access, perfectly positioned on a main thoroughfare in Nixa, MO. Its close proximity to U.S. Hwy 160 ensures maximum exposure and accessibility, making it an ideal location for a range of commercial ventures. With its strategic placement and ample space, this property offers a strong foundation for establishing a thriving business in a bustling and dynamic commercial district. Don't miss the chance to secure a prominent presence at this sought-after location.

PROPERTY HIGHLIGHTS

- 50,000+ SqFt Lot.
- Great Visibility & Easy Access.
- Located on Main Thoroughfare.
- Close Proximity to U.S. Hwy 160.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	50,000 SF
Lot Size:	1.2 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,727	11,973	20,812
Total Population	6,892	31,468	54,659
Average HH Income	\$96,605	\$96,177	\$103,219

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	50,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
800	Available	50,000 SF	NNN	Negotiable	Pad-Site.



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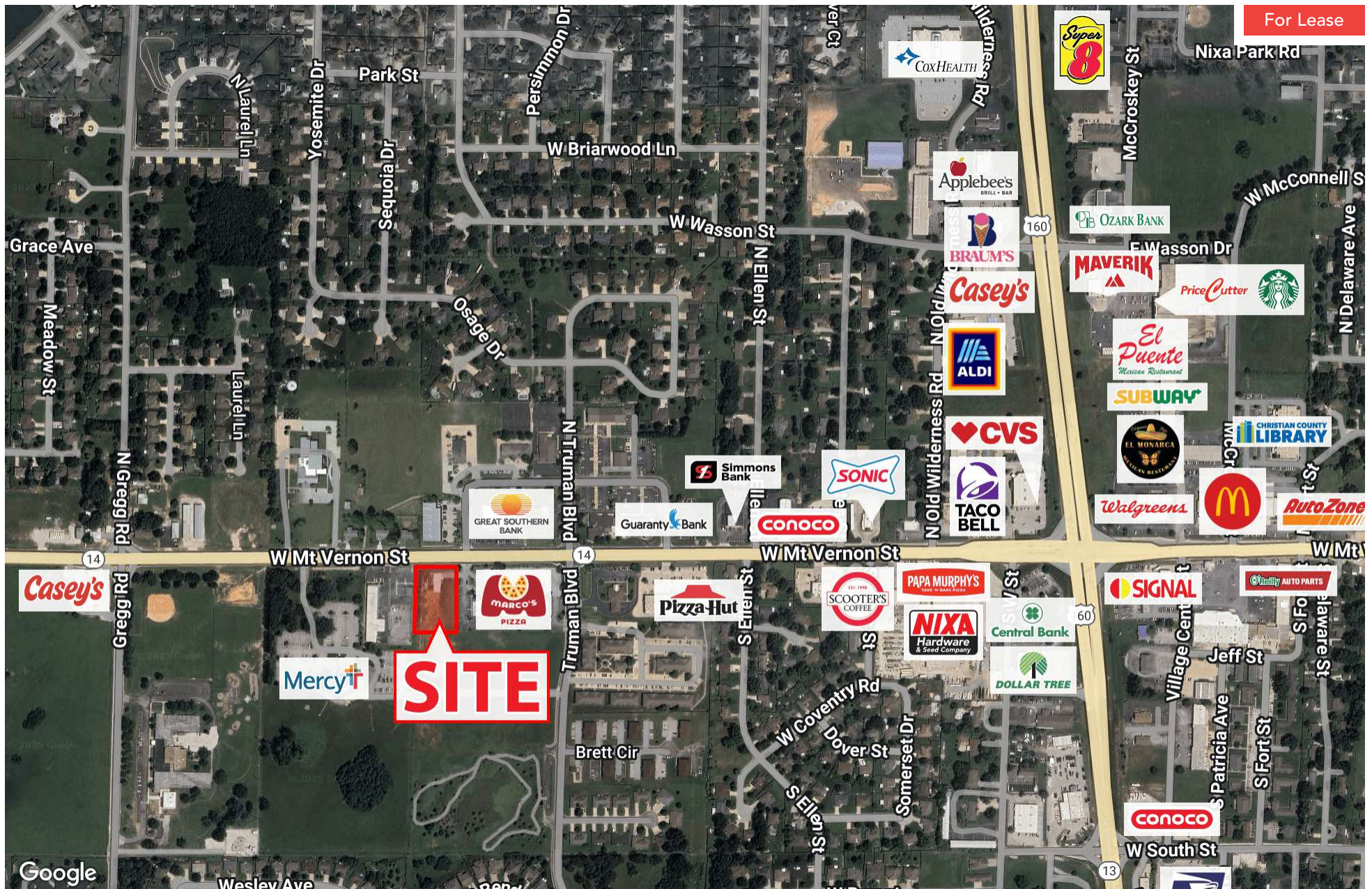
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RETAILER MAP



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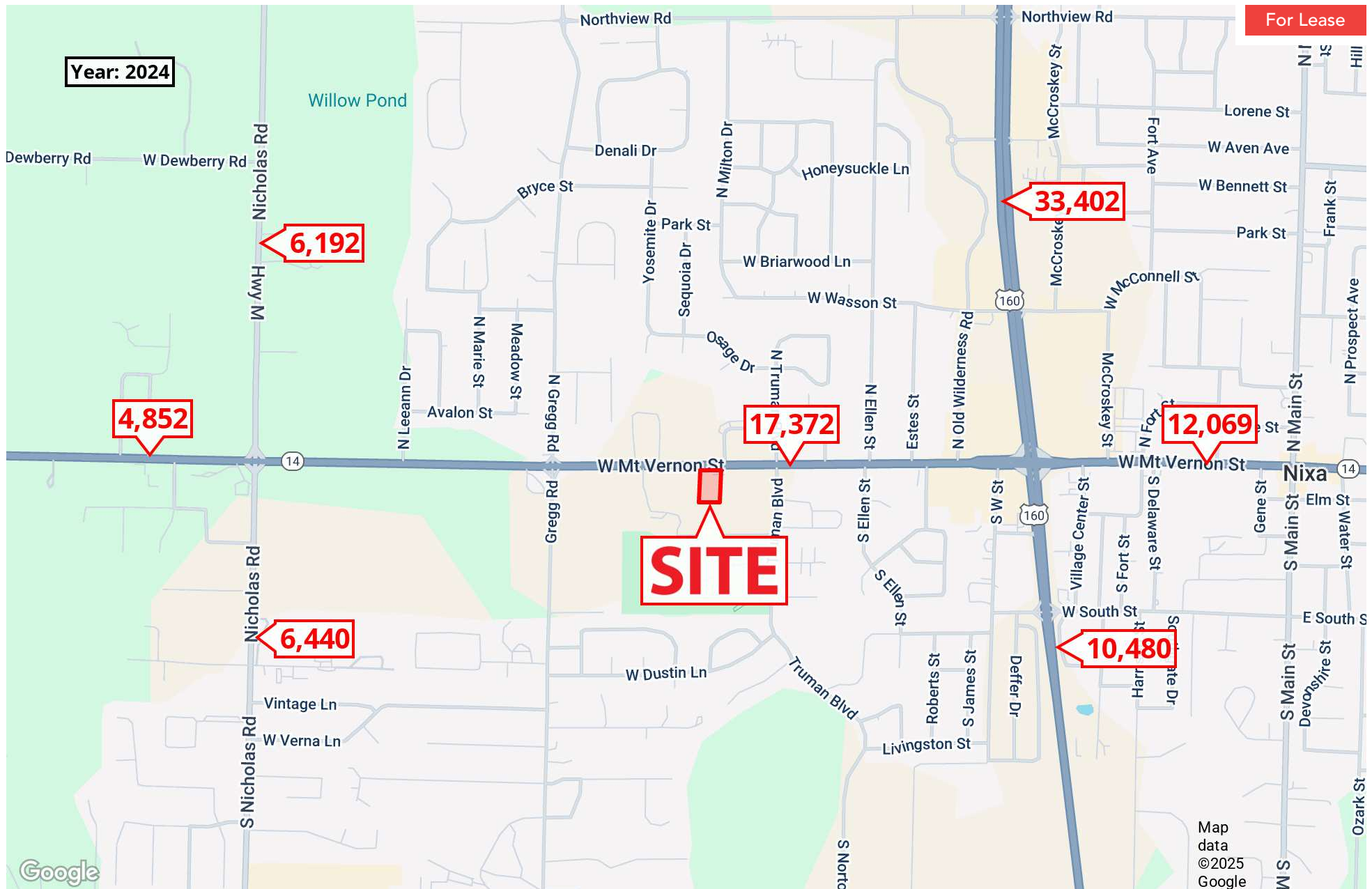
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

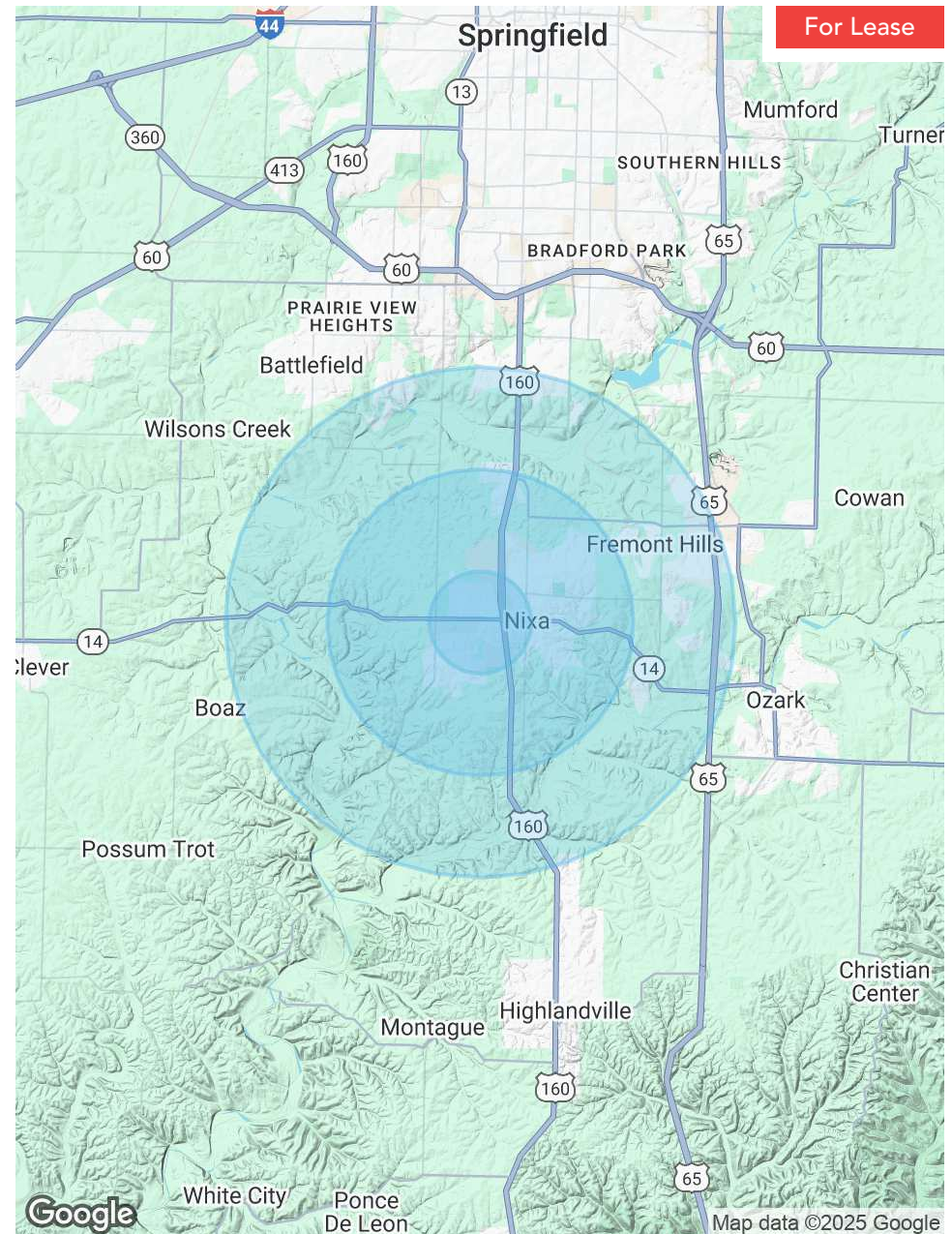
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,892	31,468	54,659
Average Age	42	39	39
Average Age (Male)	40	38	38
Average Age (Female)	43	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,727	11,973	20,812
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$96,605	\$96,177	\$103,219
Average House Value	\$255,595	\$293,896	\$318,743

Demographics data derived from AlphaMap



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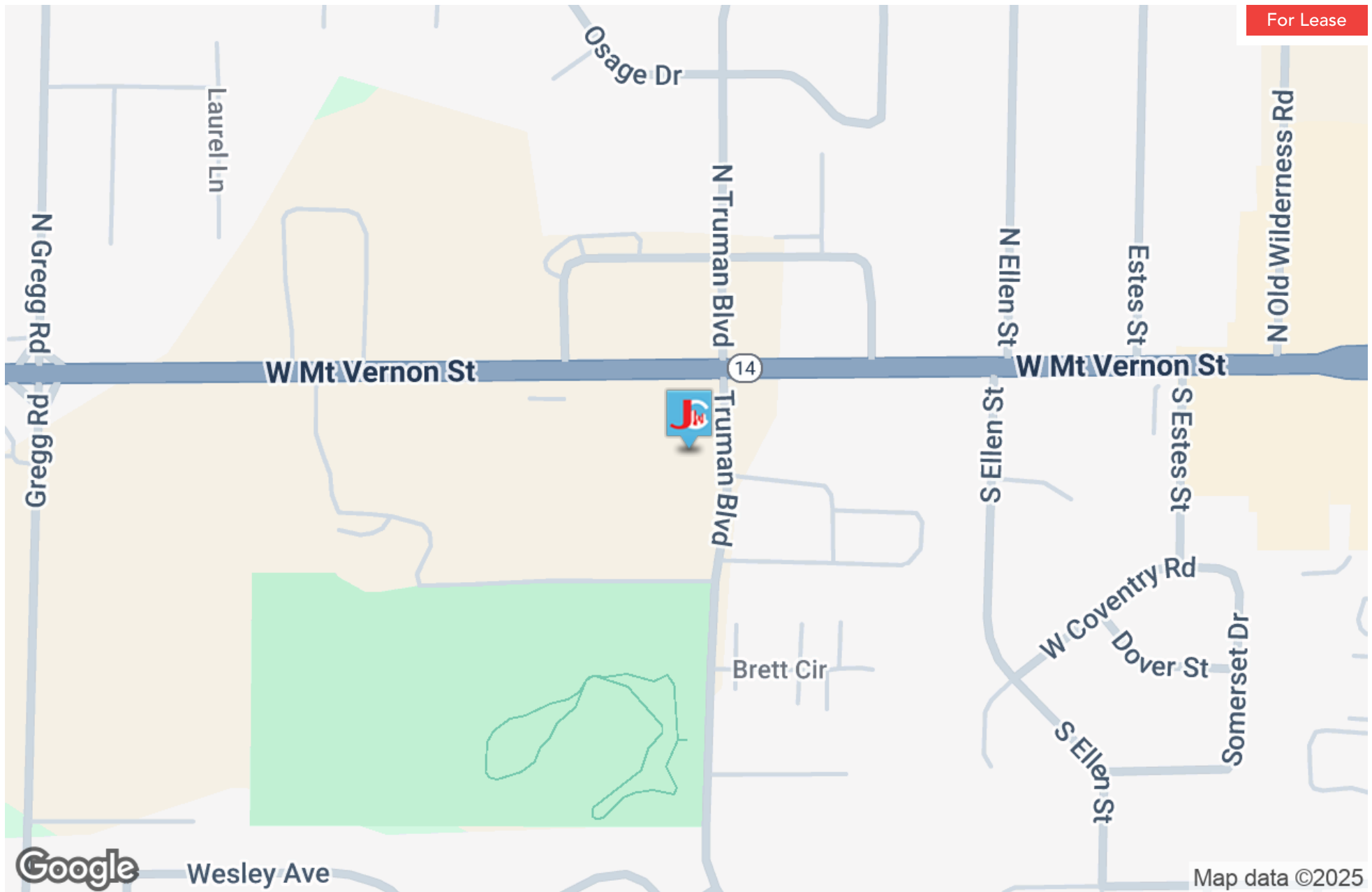
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LOCATION MAP



Google

Wesley Ave

Map data ©2025

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ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

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ADVISOR BIO

For Lease



CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | Cell: 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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