

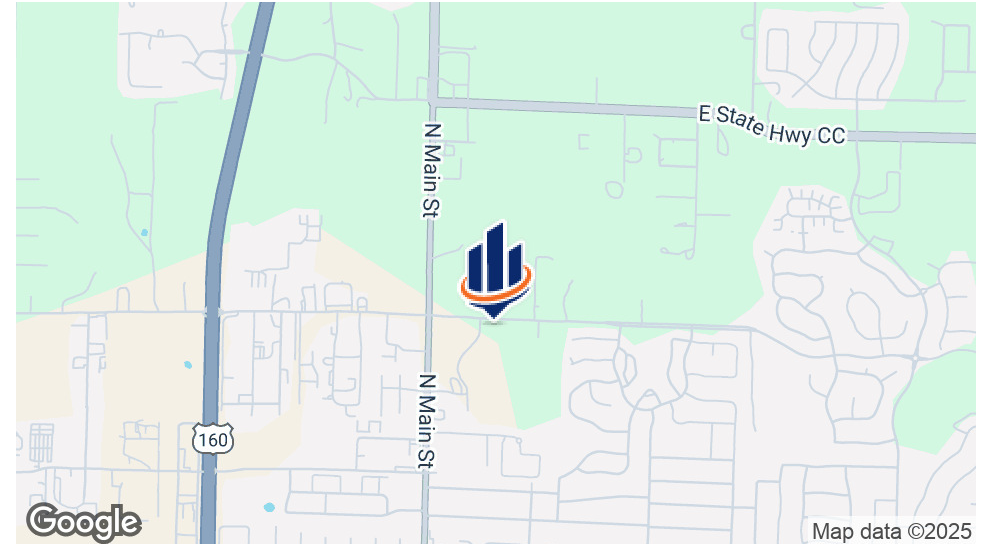
NEW CONSTRUCTION RETAIL IN NIXA

1350 N MAXINE AVE
NIXA, MO 65714

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Property Summary



OFFERING SUMMARY

BUILDING SIZE:	8,175 SF
LEASE RATE:	\$12.00/SF (NNN)
NNN ESTIMATE:	TBD
AVAILABLE SF:	1,625 - 4,875 SF
ZONING:	General Commercial
MARKET:	Nixa
YEAR BUILT:	2023
CROSS STREETS:	Tracker Rd and Main St

PROPERTY OVERVIEW

Thank you for viewing this new Walker Heights Development with retail for lease in Nixa, Mo. Total size of strip center is 8,125 SF with 3 units still available at 1,625 SF each, which can be combined. This retail center is being constructed along with hundreds of apartment units in the same development. Landlord to provide white-box or allowance based upon qualified tenants and acceptable terms. For lease beginning at \$12.00 /SF NNN for first year with rate increasing over the initial term.

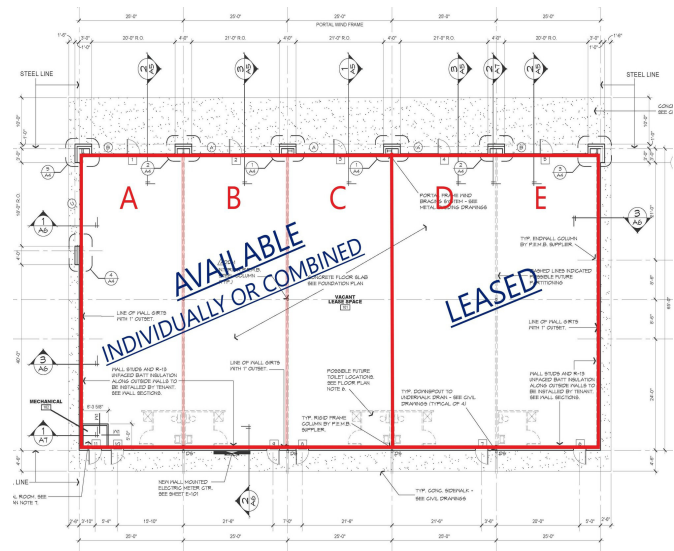
To preview this space or others please call, text or email the listing agent. Thank you.

LOCATION OVERVIEW

Located in Nixa, Mo at the intersection of Tracker Rd & Main St. Neighboring businesses include Great Southern Bank, Southernwood Apartments, Garage Experts, CrossFit, North Point Church and many other local and national companies.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM & SIOR designations, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,625 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,625 SF	NNN	\$12.00 SF/yr	-
Suite B	Available	1,625 SF	NNN	\$12.00 SF/yr	-
Suite C	Available	1,625 SF	NNN	\$12.00 SF/yr	-

Interior Photos

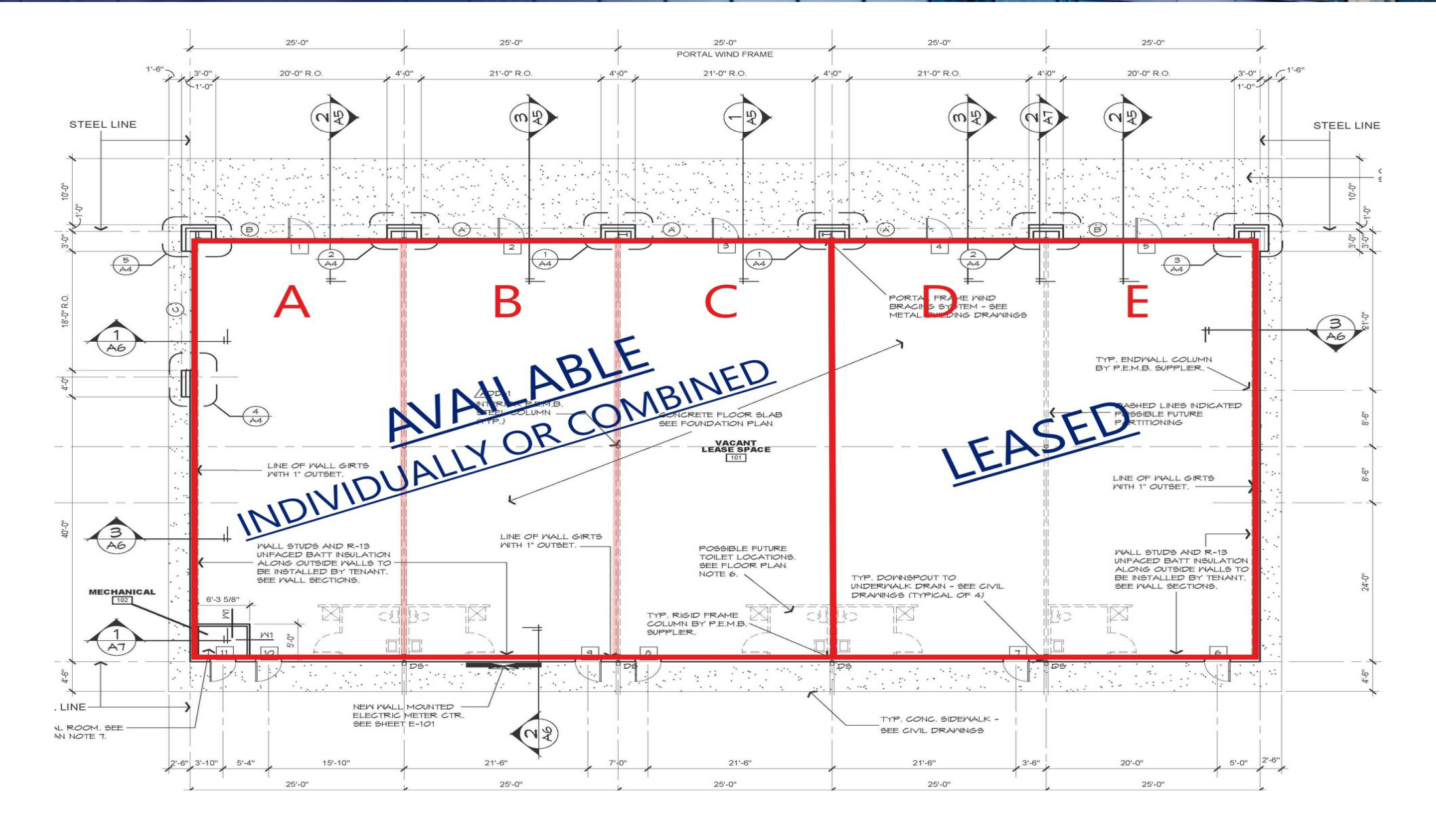


Interior Photos

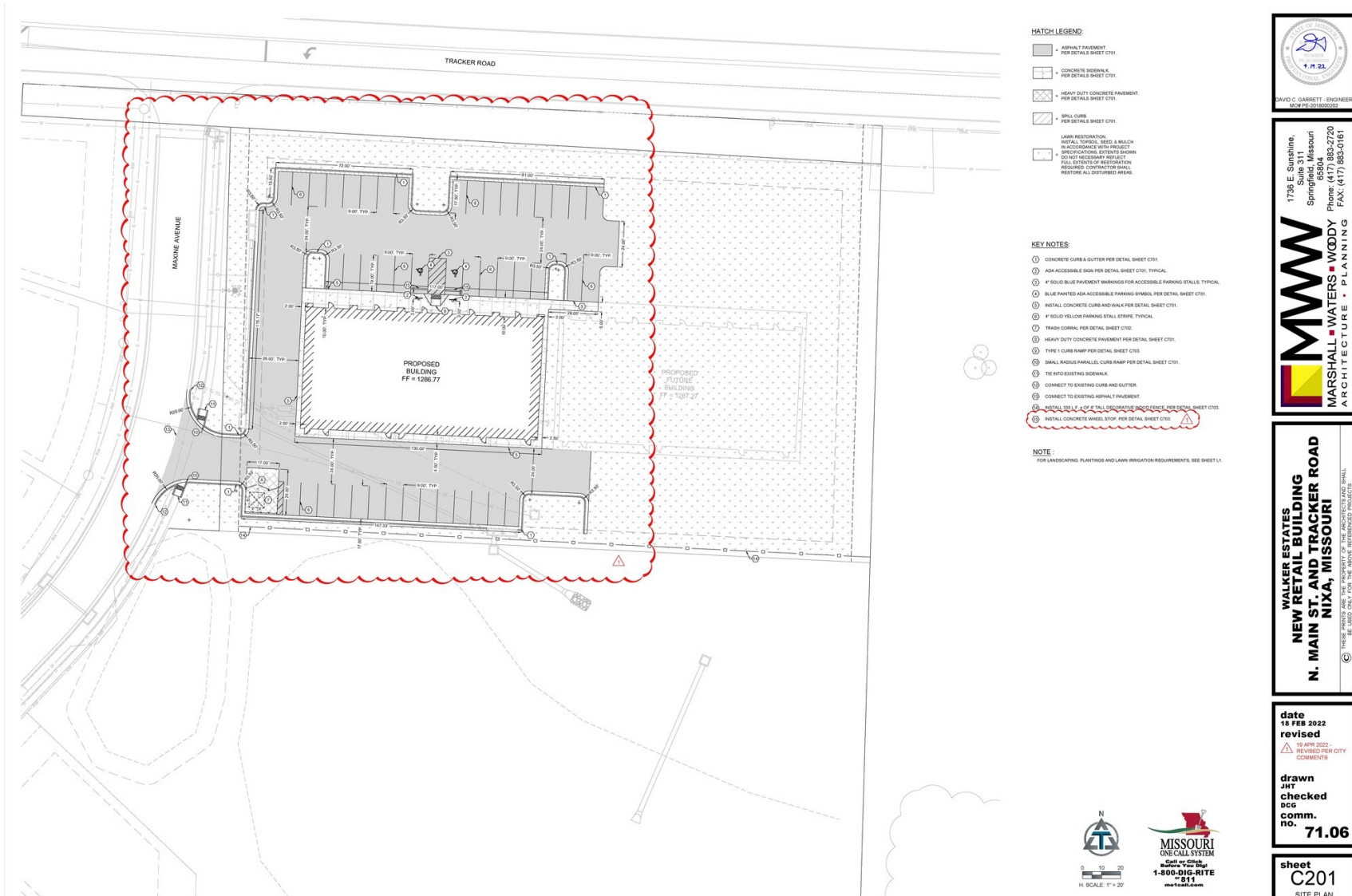




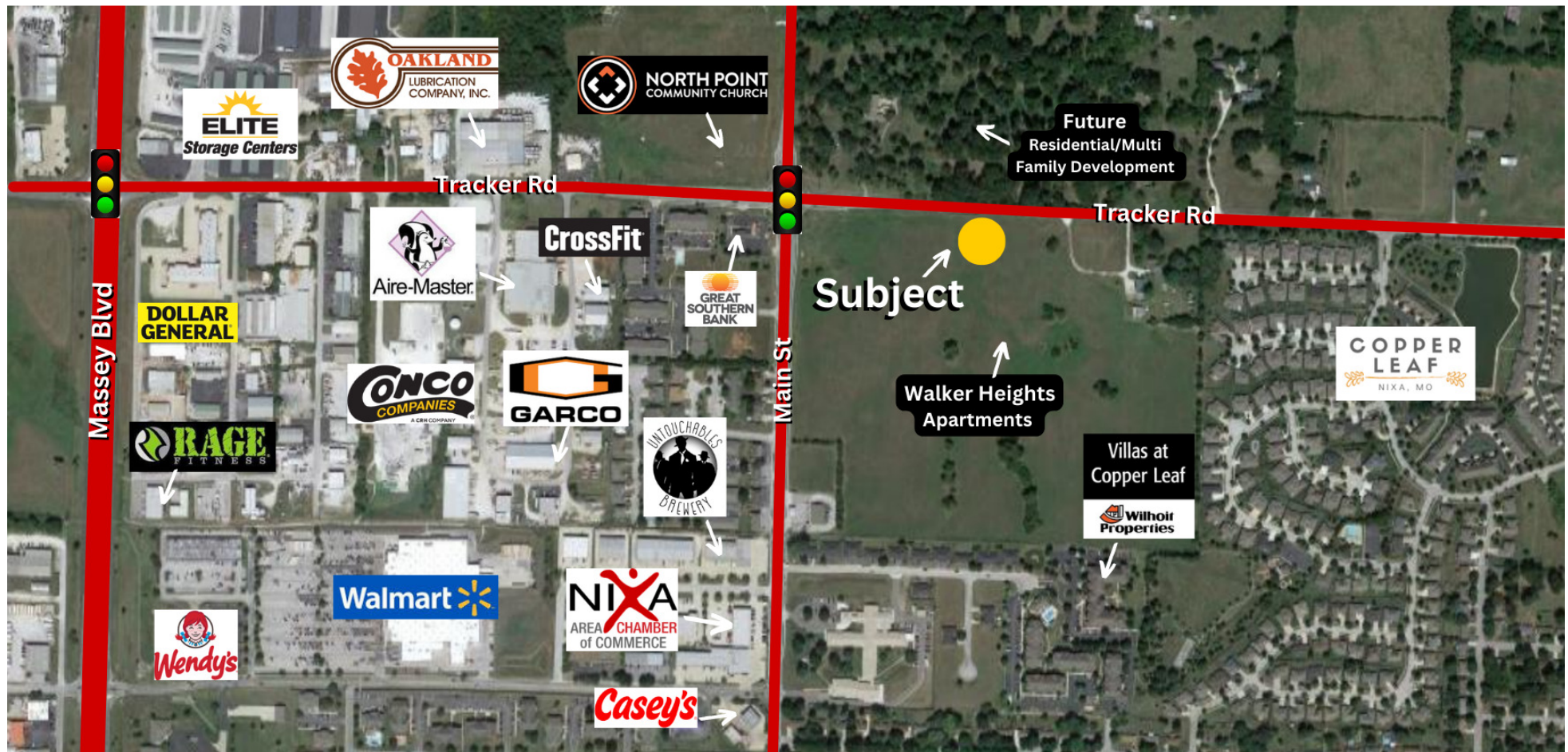
Floor Plan



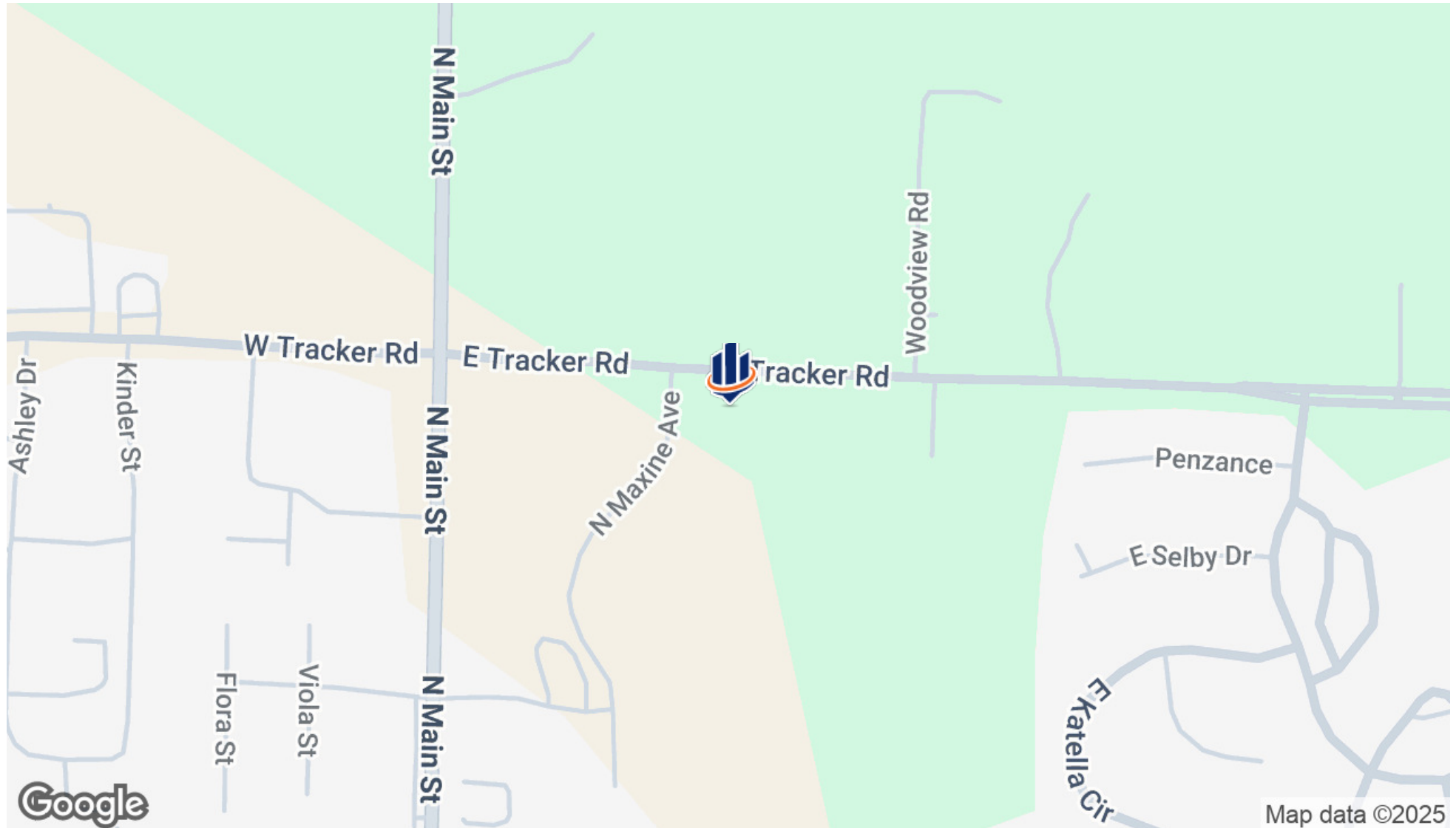
Site Plan



Aerial Map



Location Map



Demographics Map & Report

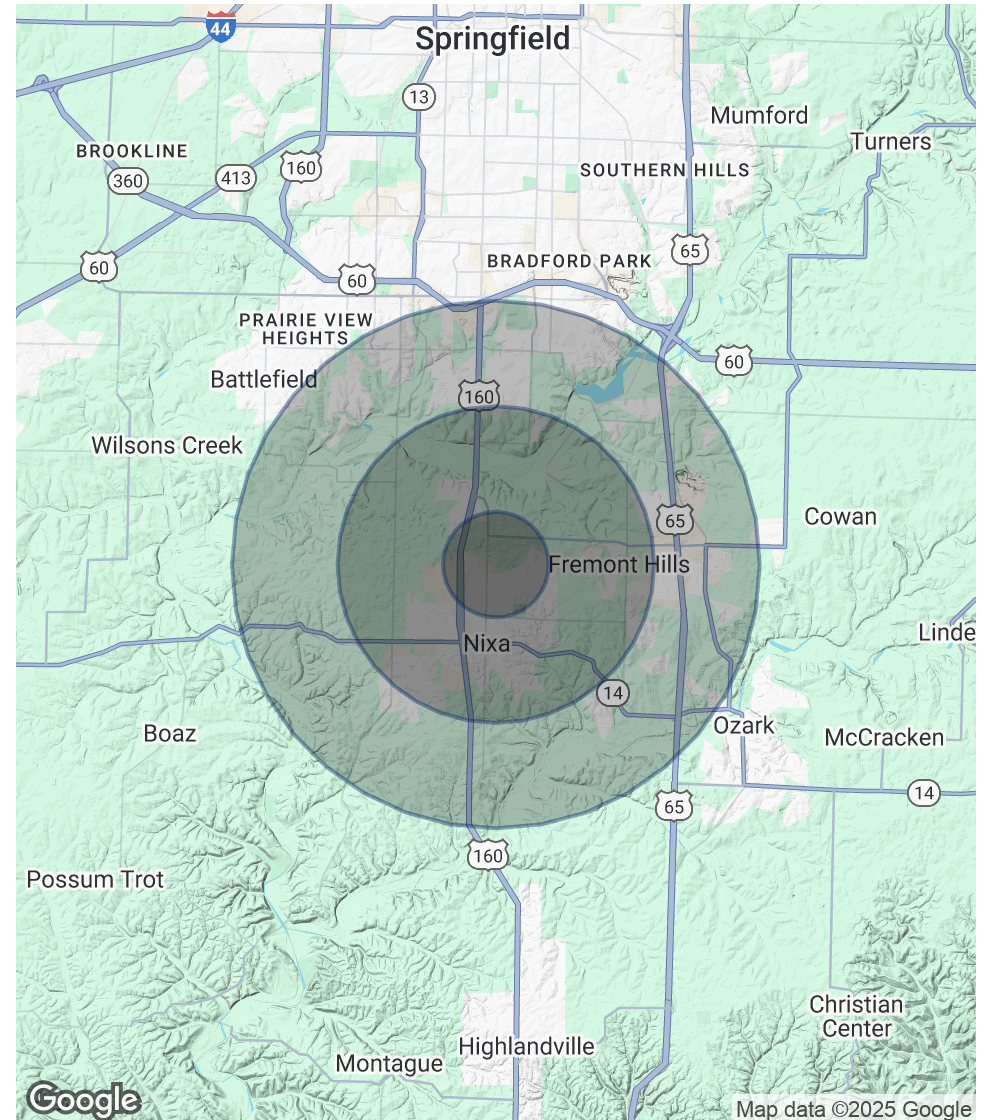
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,380	29,850	66,984
Average Age	35.5	37.0	40.4
Average Age (Male)	33.3	36.0	39.2
Average Age (Female)	36.1	37.3	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,613	11,654	27,709
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$71,931	\$78,568	\$84,607
Average House Value	\$144,189	\$192,963	\$216,775

* Demographic data derived from 2020 ACS - US Census



Advisor Bio



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 – 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 Advisor in SVN International - SVN President's Circle Recipient [2024]
Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient [2021]
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient [2020]
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]
Top 3% Advisor in SVN International - SVN President's Circle Recipient [2017, 2019, 2022 & 2023]
Top 10% Advisor in SVN International - SVN Achiever Award Recipient [2016]

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors [SIOR]

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.