

# Village Marketplace



701-703 N MCCROSKEY ST, NIXA, MO 65714

For Lease



For more information please contact:

**David Havens**

Senior Broker

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President & CEO

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For Lease



## PROPERTY DESCRIPTION

Experience the perfect commercial space at 701-703 N McCroskey St, Nixa, MO, 65714. This prime property offers exceptional visibility and seamless accessibility, ensuring your business receives maximum exposure in a high-traffic area. With an impressive 140 parking spaces, your customers will enjoy the convenience of ample parking, making their visits stress-free. The property's right-in, right-out access from Highway 160 further enhances its appeal, enabling easy commuter access. Additionally, the multi-tenant pylon sign offers a prominent advertising opportunity to attract clientele. Secure your space at this sought-after location and take advantage of the outstanding features that will elevate your business to new heights. Estimated NNN = \$4.75.

## PROPERTY HIGHLIGHTS

- Great visibility & Easy Access.
- High Traffic Area.
- 140 Parking Spaces.
- Right in right out from Highway 160.

## OFFERING SUMMARY

Lease Rate:	\$20.00 - 25.00 SF/yr (NNN)
Number of Units:	12
Available SF:	1,304 - 3,700 SF
Lot Size:	3.43 Acres
Building Size:	27,807 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,116	19,460	88,808
Total Population	2,849	50,528	207,937
Average HH Income	\$61,069	\$69,827	\$62,125

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LEASE SPACES

For Lease



## LEASE INFORMATION

Lease Type: NNN      Lease Term: Negotiable  
Total Space: 1,304 - 3,700 SF      Lease Rate: \$20.00 - \$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
701-6	Available	1,304 SF	NNN	\$20.00 SF/yr	In-Line.
701-1	Available	3,700 SF	NNN	\$25.00 SF/yr	End-Cap.

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SITE PLAN

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PYLON SIGN



North Face

## Village Marketplace

<b>EL CHARRO</b>	<b>EL CHARRO</b>
<b>MEXICAN RESTAURANT</b>	<b>MEXICAN RESTAURANT</b>
<b>CARRY-OUT</b>	<b>724-9847</b>
Polish Me NAILS & SPA	
<b>INFINITY JEWELRY</b>	<b>VOGUE DRY CLEANERS</b>
<b>SportClips HAIRCUTS</b>	

South Face

## Village Marketplace

<b>EL CHARRO</b>	<b>EL CHARRO</b>
<b>MEXICAN RESTAURANT</b>	<b>MEXICAN RESTAURANT</b>
<b>CARRY-OUT</b>	<b>724-9847</b>
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RETAILER MAP

For Lease



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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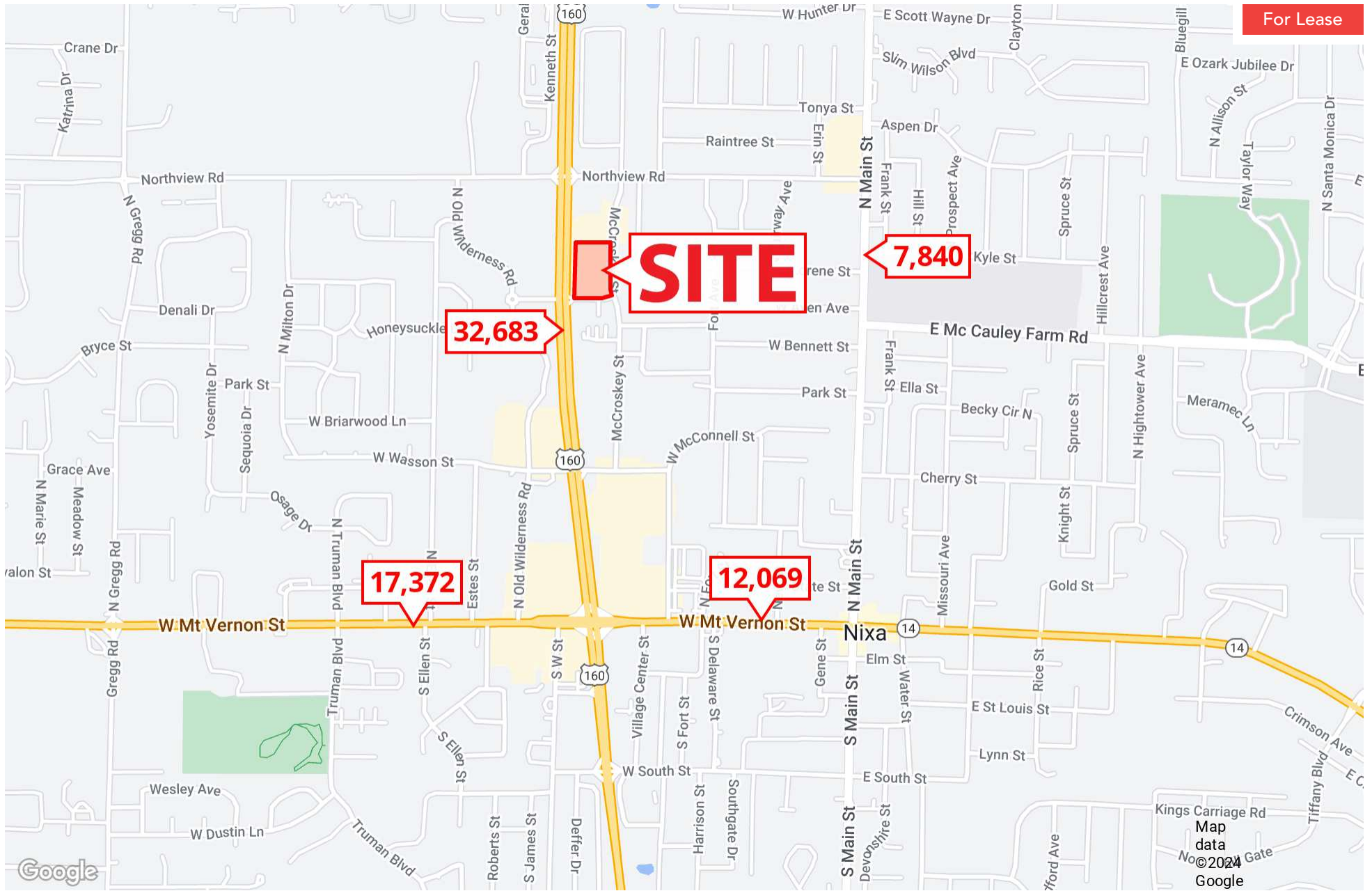
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TRAFFIC MAP COUNT



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## DEMOGRAPHICS MAP & REPORT

### POPULATION

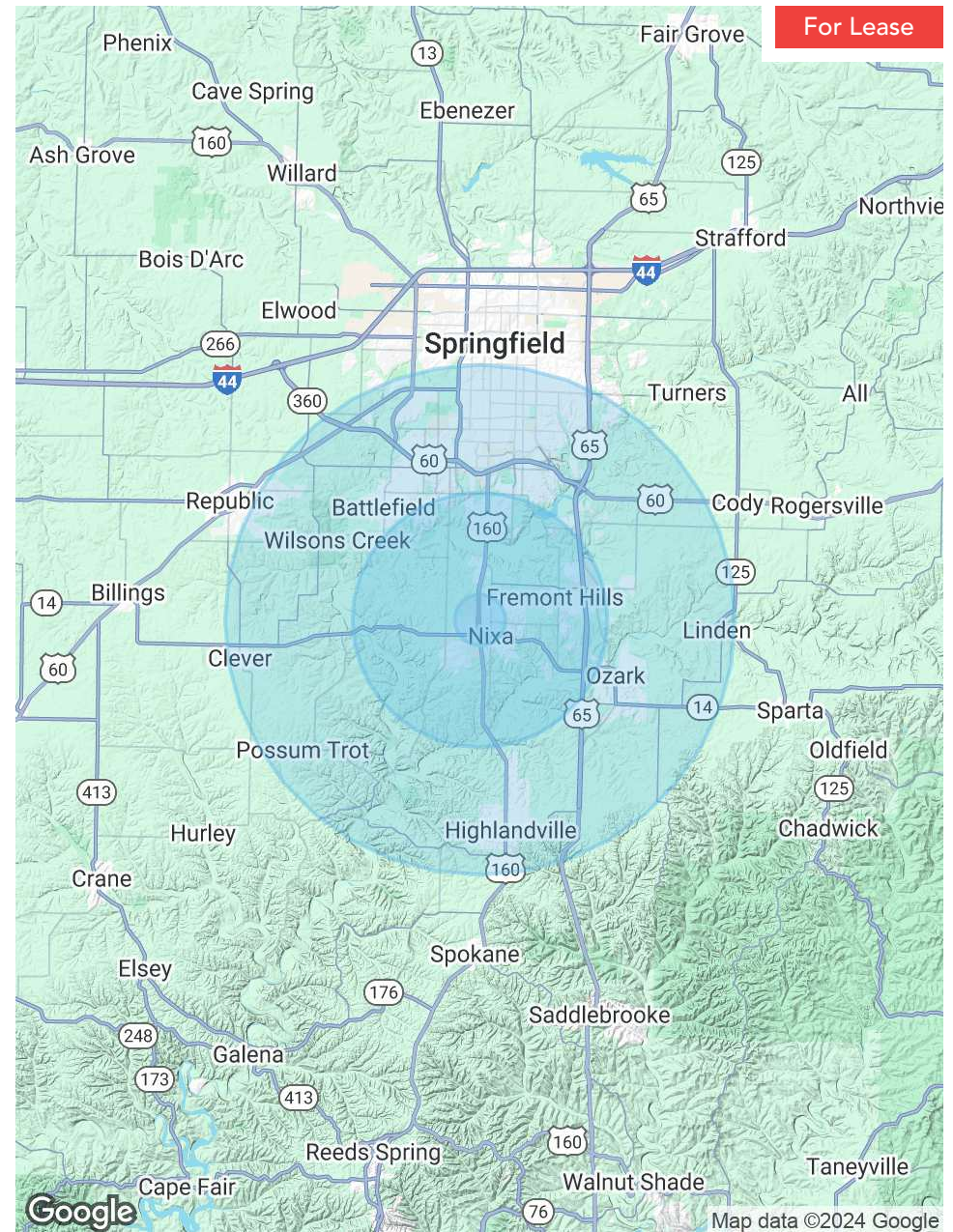
	1 MILE	5 MILES	10 MILES
Total Population	2,849	50,528	207,937
Average Age	37.4	36.4	37.1
Average Age (Male)	35.4	35.2	35.7
Average Age (Female)	39.0	37.5	38.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,116	19,460	88,808
# of Persons per HH	2.6	2.6	2.3
Average HH Income	\$61,069	\$69,827	\$62,125
Average House Value	\$161,384	\$176,473	\$190,538

2020 American Community Survey (ACS)

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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.

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## CURTIS JARED

President & CEO

[cjared@jaredcommercial.com](mailto: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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