



For Lease



For more information please contact:

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For Lease



### PROPERTY OVERVIEW

Village Marketplace is a 27,807 SqFt retail strip center located in Nixa, MO.

Owner/Agent

### PROPERTY HIGHLIGHTS

- Great visibility from Highway 160.
- Plenty of parking.
- Right in right out from Highway 160.
- Multi tenant Pylon sign.

### PROPERTY SUMMARY

Available SF:	1,760 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	3.43 Acres
Building Size:	27,807 SF
Year Built:	2005
Zoning:	Commercial
Market:	Nixa, MO
Cross Streets:	Northview Rd



701-703 N MCCROSKEY ST, NIXA, MO 65714

AVAILABLE SPACES

For Lease

- LEASE TYPE** | NNN - \$3.75
- TOTAL SPACE** | 1,760 SF
- LEASE TERM** | Negotiable
- LEASE RATE** | \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
703-2	Available	1,760 SF	NNN	\$12.00 SF/yr

# Village Marketplace



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ADDITIONAL PHOTOS

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701-7: Exterior



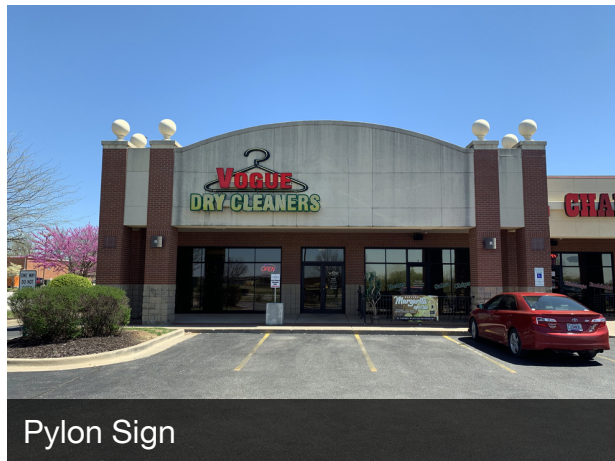
701-7: Interior



701-7: Interior



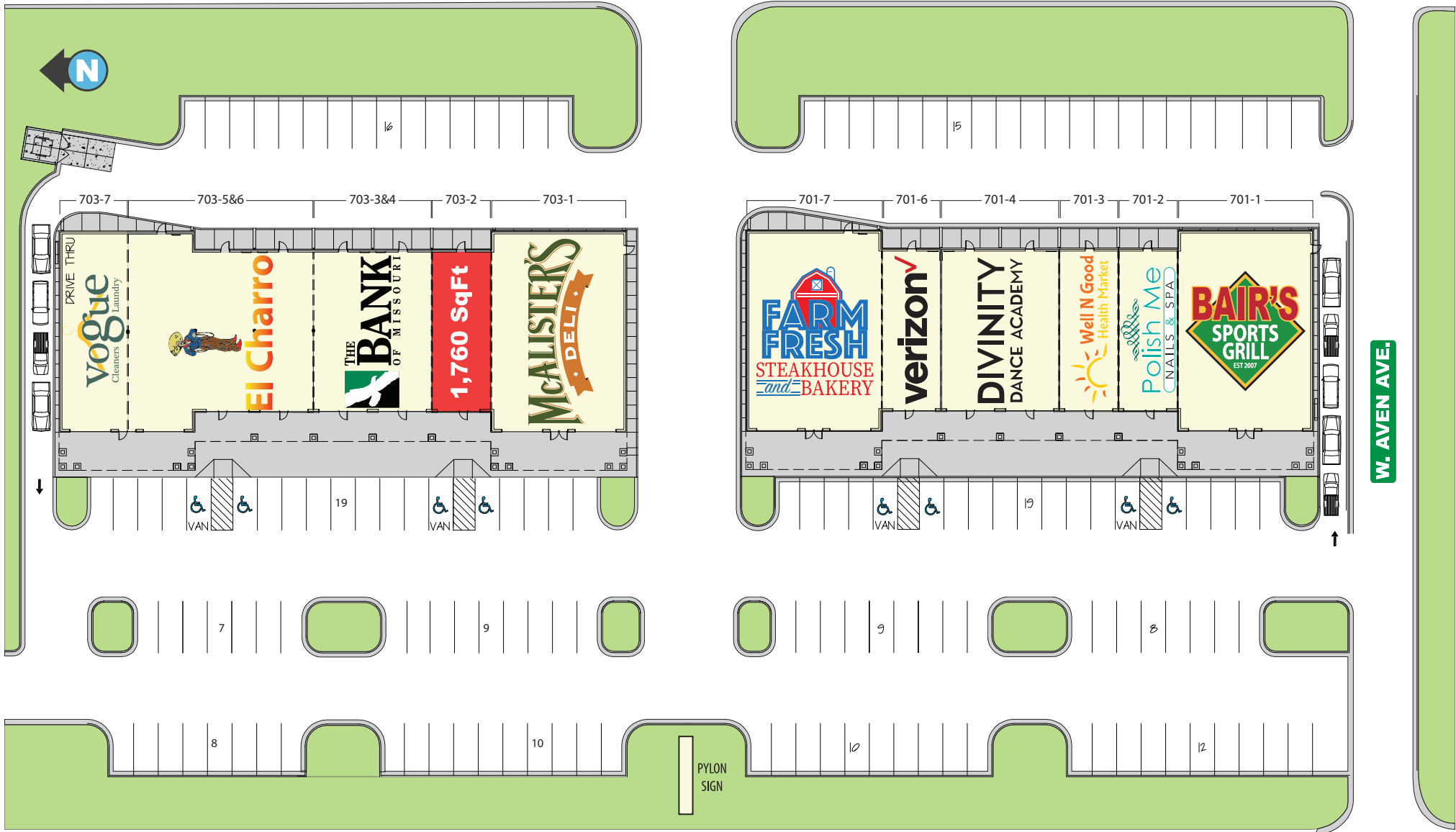
701-3: Exterior



Pylon Sign



Pylon Sign



N. MASSEY BLVD.



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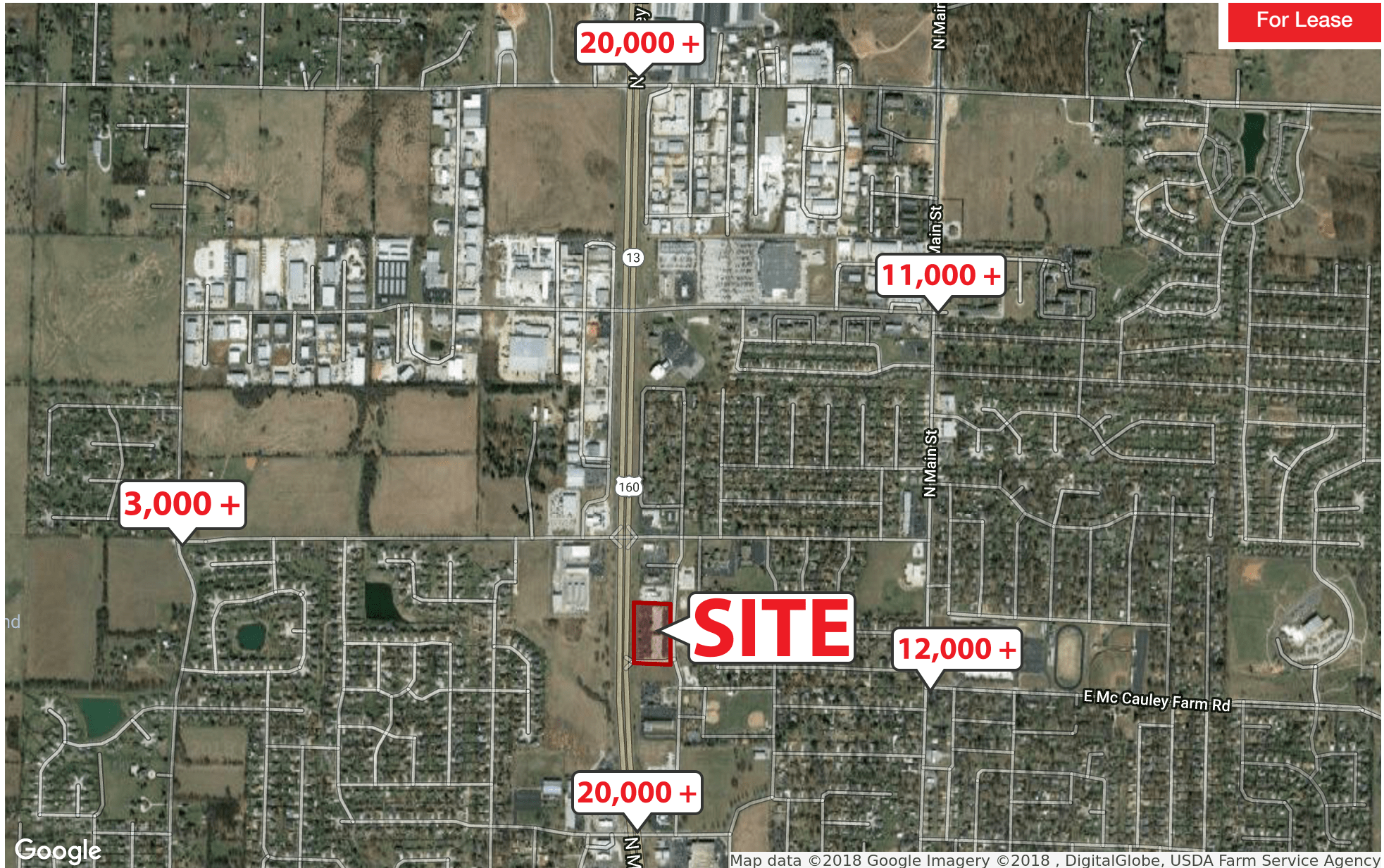
Google



Map data © 2019 Imagery © 2019, Maxar Technologies, USDA Farm Service Agency



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Google



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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,849	50,528	207,937
MEDIAN AGE	37.4	36.4	37.1
MEDIAN AGE (MALE)	35.4	35.2	35.7
MEDIAN 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

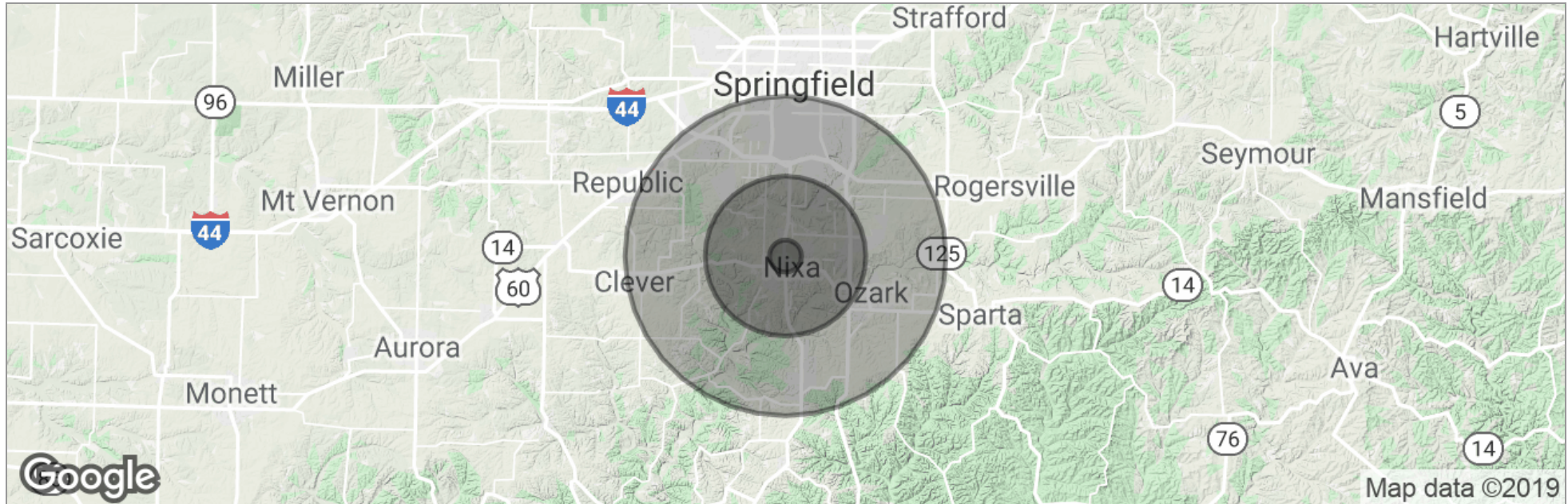
### PROPERTY HIGHLIGHTS

- Great visibility from Highway.
- Easy Access.
- High Traffic Area.
- Over 140 Parking Spaces.
- Right in right out from Highway 160.
- Multi tenant Pylon sign.





For Lease



	1 Mile	5 Miles	10 Miles
Total Population	2,849	50,528	207,937
Population Density	907	643	662
Median Age	37.4	36.4	37.1
Median Age (Male)	35.4	35.2	35.7
Median Age (Female)	39.0	37.5	38.3
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

\* Demographic data derived from 2010 US Census



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ADVISOR

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## DAVID HAVENS

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### 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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ADVISOR

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### EDUCATION

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