



RETAIL PROPERTY FOR SALE/LEASE

RETAIL PROPERTY FOR SALE/LEASE | 904 N MAIN ST, NIXA, MO 65714

- Located on one of the busiest streets in Nixa
- Gross lease structure
- Ideal owner-occupant property
- Roll-up doors in every suite
- Main Street location
- Masonry on 3.5 sides

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$850,000 / \$86.73 PSF
Taxes:	\$12,410.07 (2019)
Lot Size:	0.8 Acres
Building Size:	9,800 SF
Lease Rate:	\$9.00 PSF (Gross)
Available Space:	1,960 - 3,920 SF
Estimated Monthly Rent:	\$1,470 - \$2,940
Available:	Immediately
Parking:	41± spaces
Condition:	Existing
Grade Level Doors:	5
Year Built:	2005
Zoning:	Neighborhood Commercial
Market:	Nixa

PROPERTY OVERVIEW

Retail property for sale or lease in Nixa, Missouri. This property is located on one of the busiest streets in town, just a half a mile East of the Nixa Walmart Supercenter. The building has a masonry brick and stone facade on 3.5 sides, a concrete parking lot, and canopy with covered sidewalks. Each space has a rear roll-up door. Gross leases - CAM, taxes, and insurance included in rent. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located on one of the busiest streets in town
- Canopy with covered sidewalks
- Each space has rear roll-up door
- Gross leases - CAM, taxes, and insurance included in rent
- Ideal owner-occupant property
- Main Street location
- Masonry on 3.5 sides

Traffic Counts

Main Street South of Aldersgate	10,660 (2015)
Main Street North of Hwy 14 (Mount Vernon)	6,722 (2015)



The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

Available Spaces

Lease Rate: \$9.00 SF/YR (GROSS)
Lease Type: Gross

Total Space 5,880 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 2	Retail Space	\$9.00 SF/YR	Gross	1,960 - 7,840 SF	Negotiable	1,960± SF retail space available for lease at \$9.00 PSF (Gross). CAM, taxes, and insurance included in rent. Estimated monthly rent: \$1,470.00.
Suite 4	Retail Space	\$9.00 SF/YR	Gross	1,960 - 7,840 SF	Negotiable	1,960± SF retail space available for lease at \$9.00 PSF (Gross). CAM, taxes, and insurance included in rent. Estimated monthly rent: \$1,470.00.
Suite 5	Retail Space	\$9.00 SF/YR	Gross	1,960 - 7,840 SF	Negotiable	1,960± SF retail space available for lease at \$9.00 PSF (Gross). CAM, taxes, and insurance included in rent. Estimated monthly rent: \$1,470.00.

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100 Years
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Additional Photos



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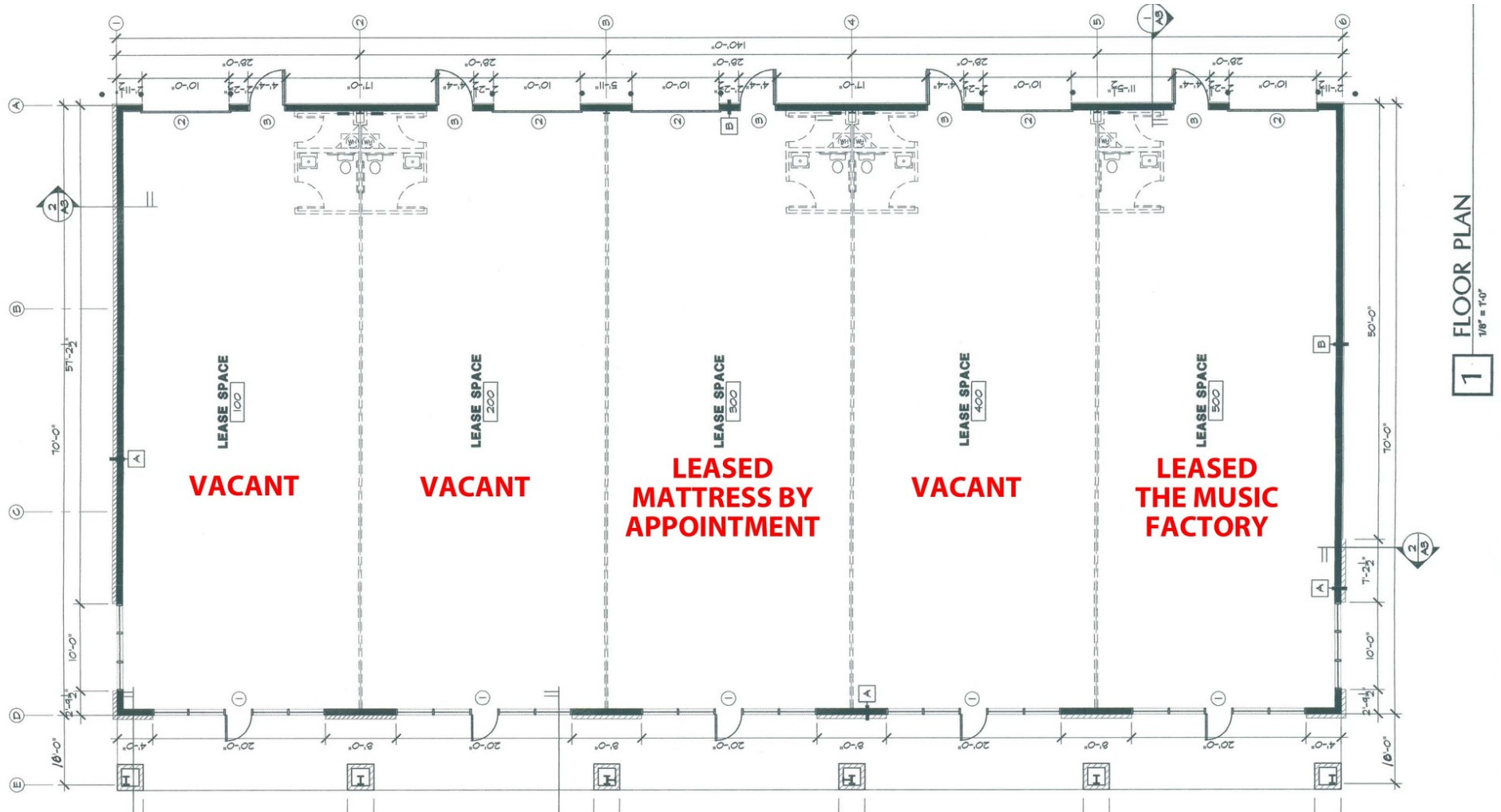
Additional Photos



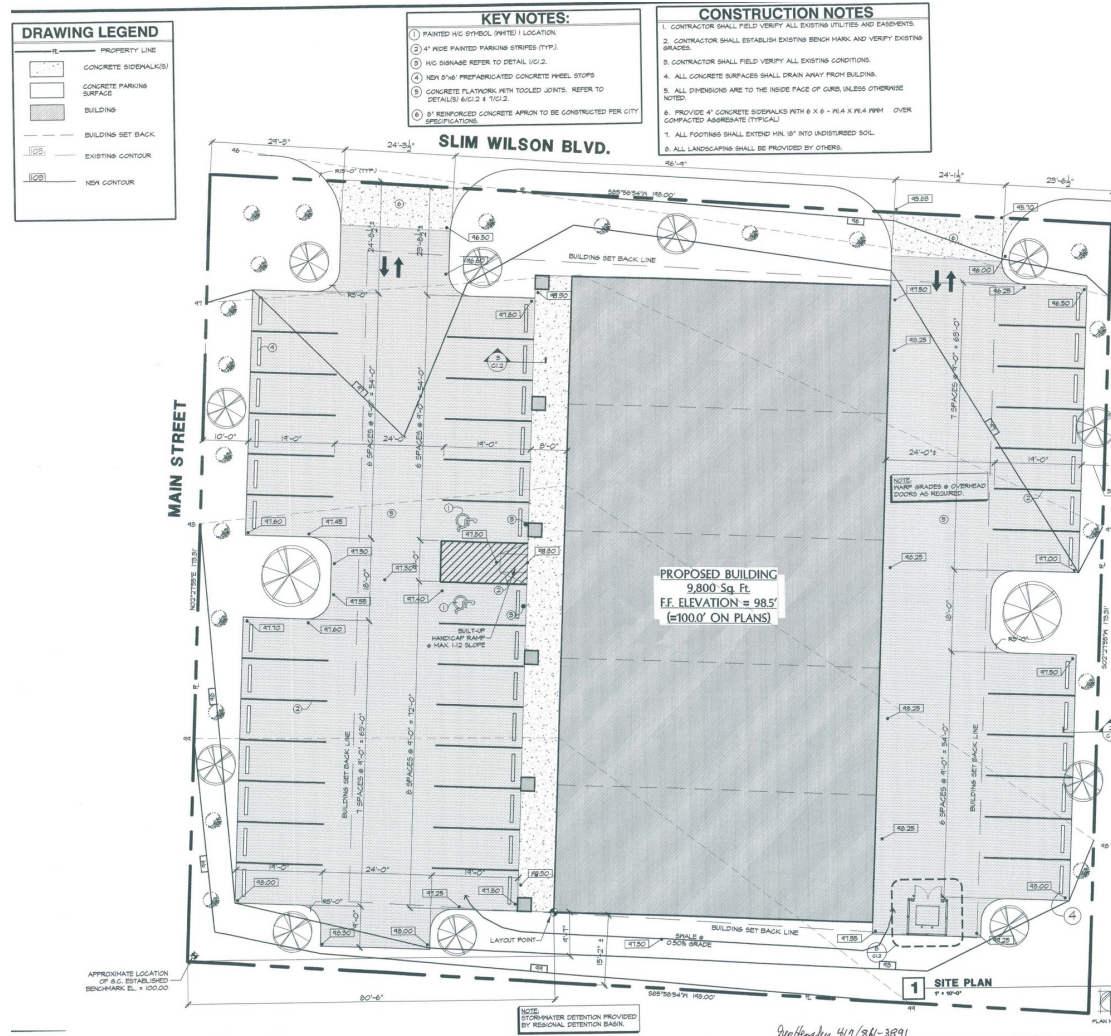
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Floor Plans



Site Plan

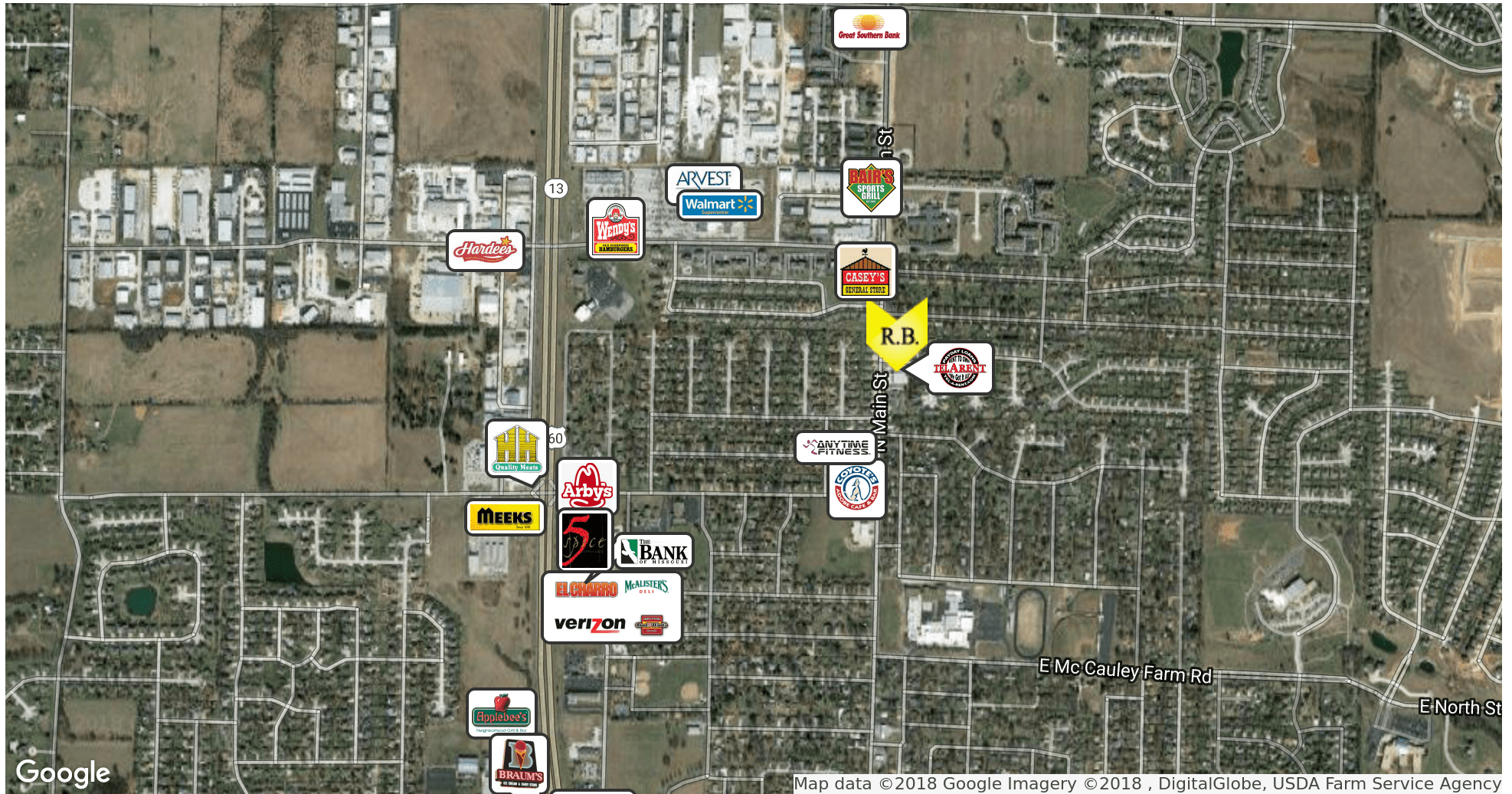


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Retailer Map



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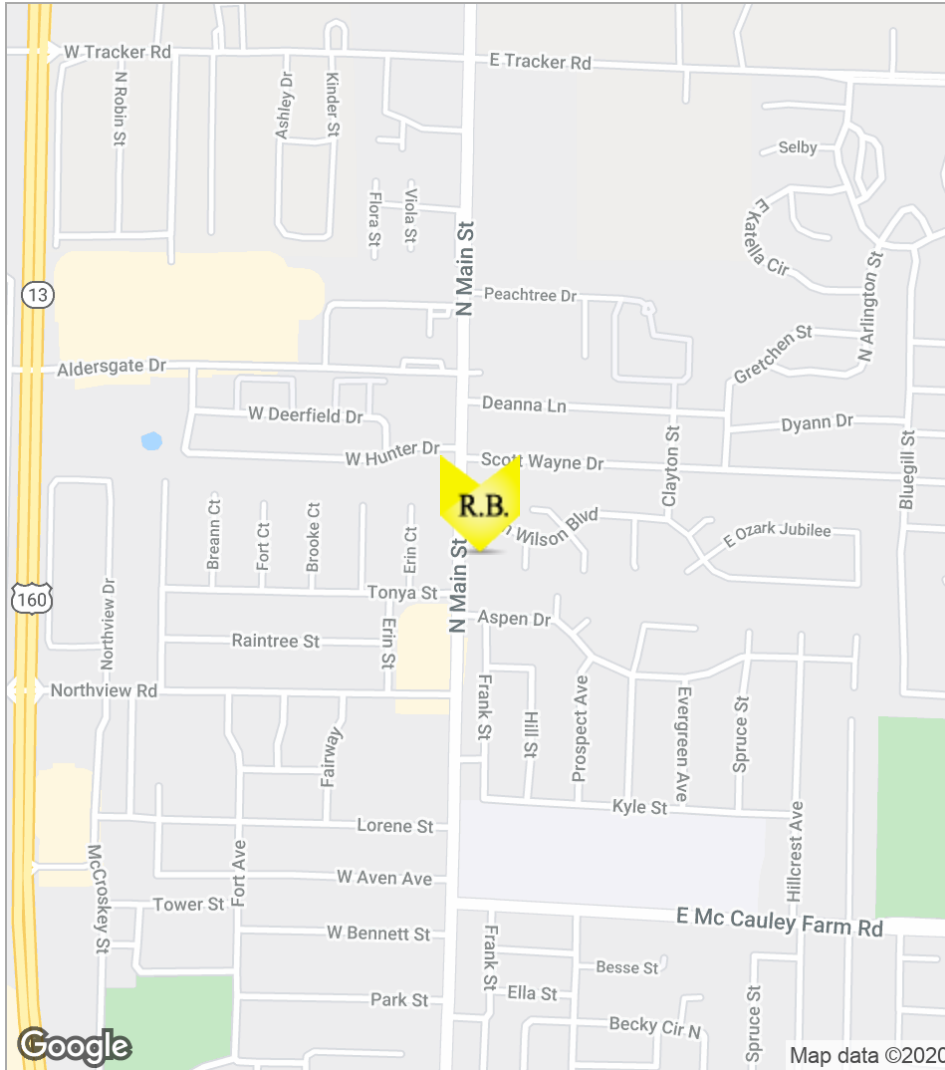
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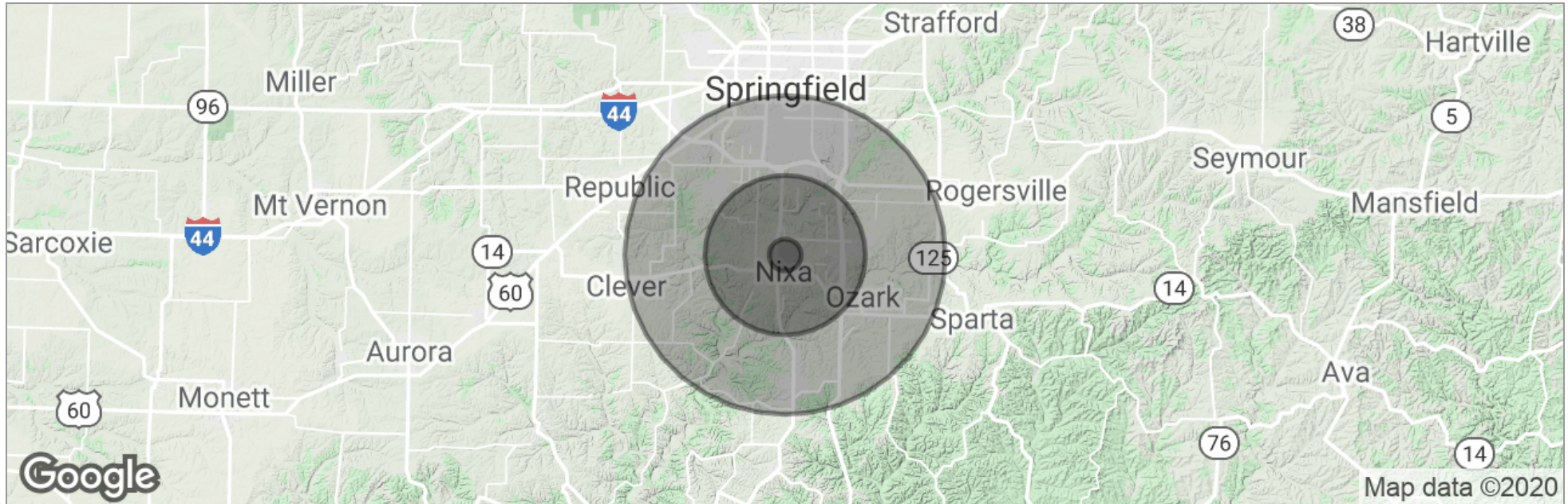
Location Maps



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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	2,889	54,254	223,719
Population Density	920	691	712
Median Age	35.9	36.9	36.8
Median Age (Male)	33.6	35.8	35.4
Median Age (Female)	38.1	38.0	38.1
Total Households	1,132	21,211	95,016
# of Persons Per HH	2.6	2.6	2.4
Average HH Income	\$60,388	\$70,948	\$61,585
Average House Value	\$161,458	\$183,635	\$190,256

* Demographic data derived from 2010 US Census

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM