

701-703 N MCCROSKEY ST
NIXA, MO 65714



VILLAGE MARKETPLACE



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NIXA, MO 65714



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.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF / year (NNN)
Number of Units:	12
Available SF:	1,850 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

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,850 SF	Lease Rate:	\$20 SF/yr

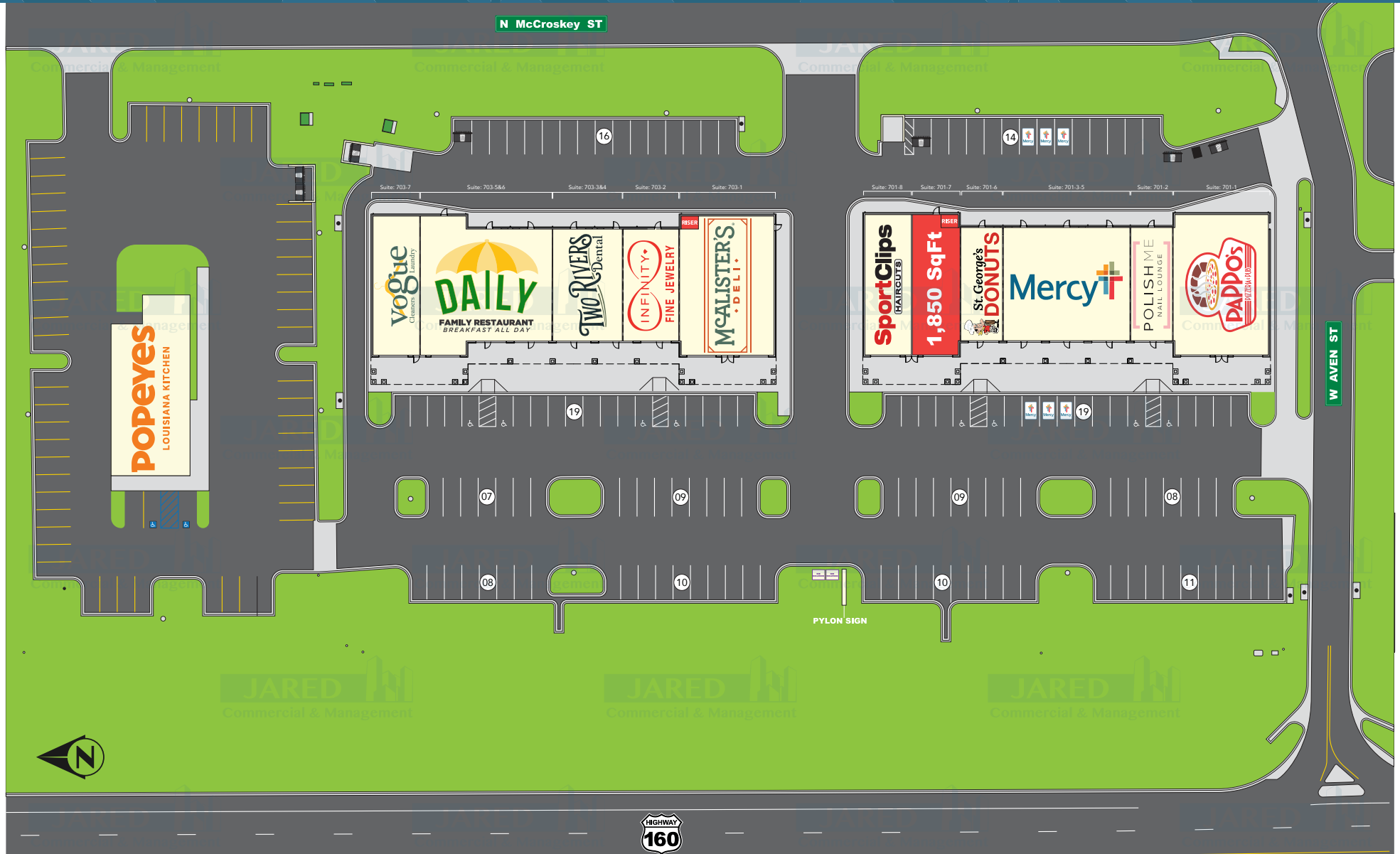
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
701-7	Available	1,850 SF	NNN	\$20.00 SF/yr	In-Line.

LEASE SPACES

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SITE PLAN

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North Face

Village Marketplace

McALISTER'S ♦ DELI ♦	
 PAPPO'S PIZZERIA ♦ PUB	 DAILY FAMILY RESTAURANT BREAKFAST ALL DAY
 Mercy	 TWO RIVERS Dental
 VOGUE DRY CLEANERS	 INFINITY JEWELRY
 SportClips HAIRCUTS	 AVAILABLE
 St. George's DONUTS	 POLISH ME NAIL LOUNGE

South Face

Village Marketplace

McALISTER'S ♦ DELI ♦	
 PAPPO'S PIZZERIA ♦ PUB	 DAILY FAMILY RESTAURANT BREAKFAST ALL DAY
 Mercy	 TWO RIVERS Dental
 VOGUE DRY CLEANERS	 INFINITY JEWELRY
 SportClips HAIRCUTS	 AVAILABLE
 St. George's DONUTS	 POLISH ME NAIL LOUNGE

PYLON SIGN

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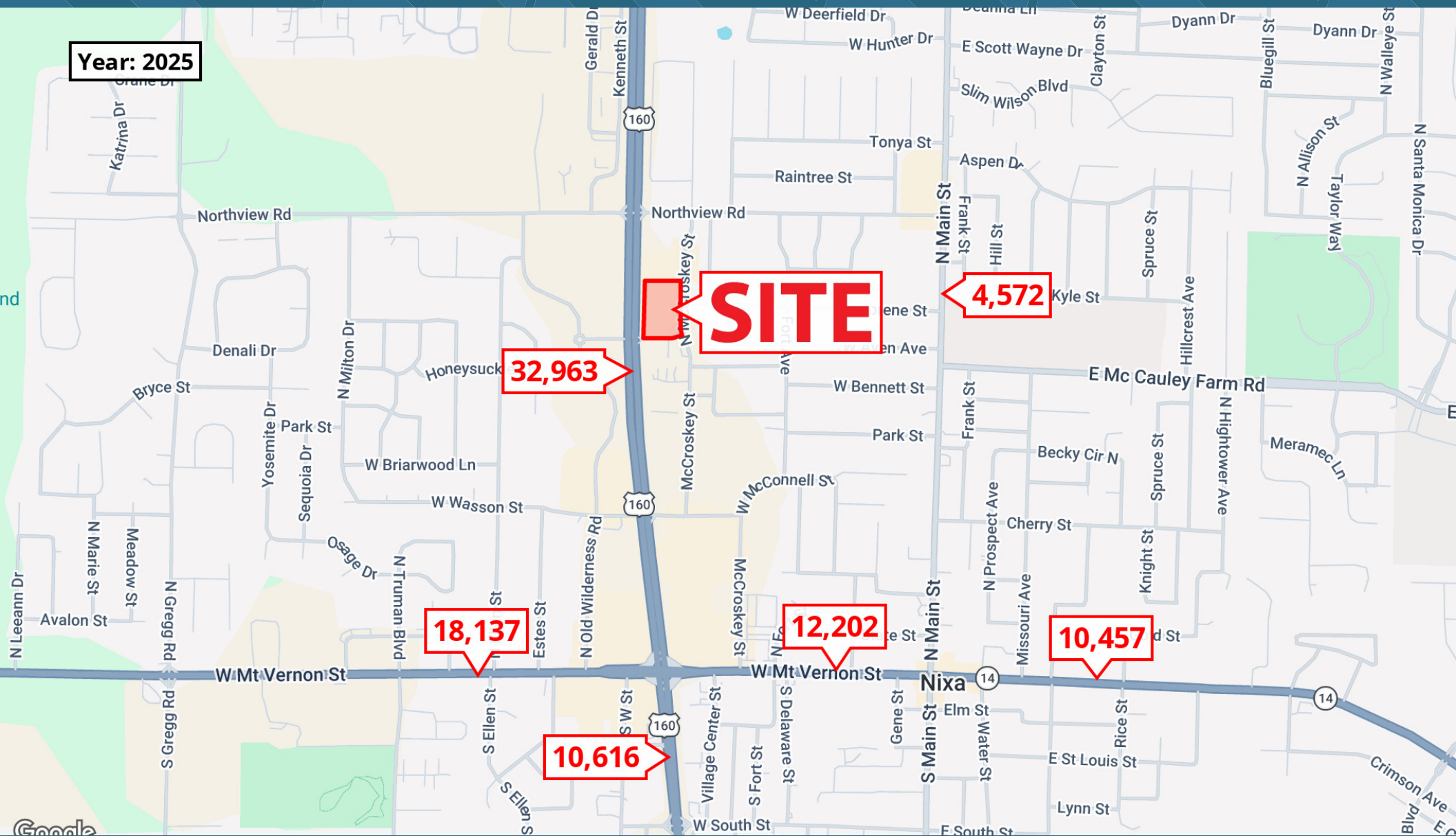
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RETAILER MAP

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TRAFFIC MAP COUNT

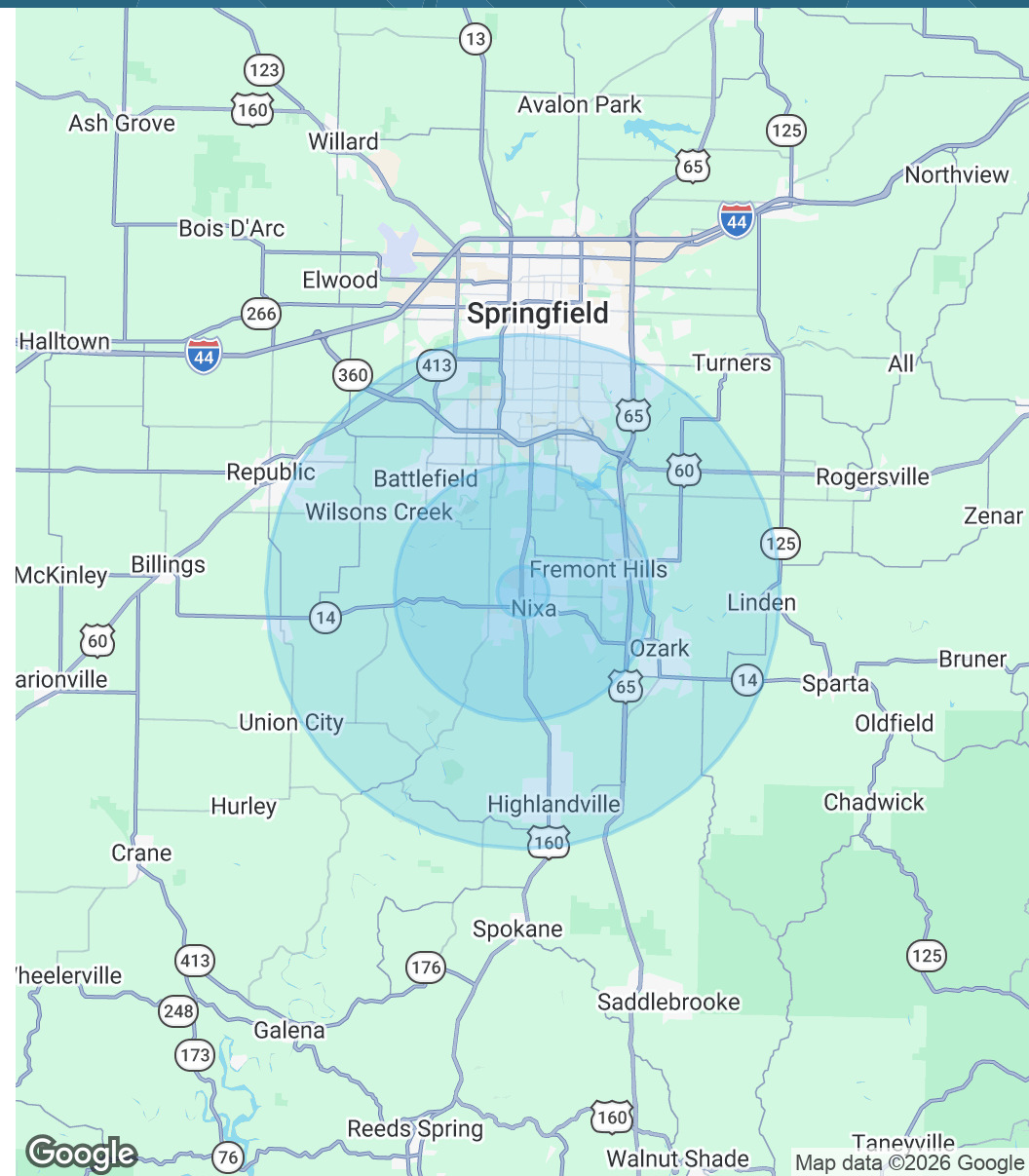
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JARED
Commercial & Management

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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)



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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