

Second Chance Home Furnishing

1875 N State Hwy CC Suite 103, Nixa MO 65714



THE SPACE

Location	1875 N State Hwy CC Suite 103 Nixa, MO 65714
County	Christian
APN	05-0.7-36-003-001-004.000
Square Feet	2000
Annual Rent PSF	\$10.50
Lease Type	NNN

Notes Suite 103

HIGHLIGHTS

- Welcome to 1875 N State Hwy CC in James River Center. This 2000 SF unit is for lease and offers office or retail space. Renovated in 2022, this building is located right off the intersection on South Campbell and Hwy CC. This Nixa location is experiencing great growth with nearby businesses being O'Reilly Auto Parts, Casey's, Commerce Bank, and several local restaurants. The entrance has a wall of windows for great displays. Inside, discover a bright open area with endless possibilities and 2 bathrooms. The space also offers a small fenced-in storage area around back.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,688	32,170	94,958

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$78,250	\$101,784	\$98,238

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,078	12,620	39,014

PROPERTY FEATURES

BUILDING SF	2,000
YEAR BUILT	1987
YEAR RENOVATED	2022
ZONING TYPE	C-2

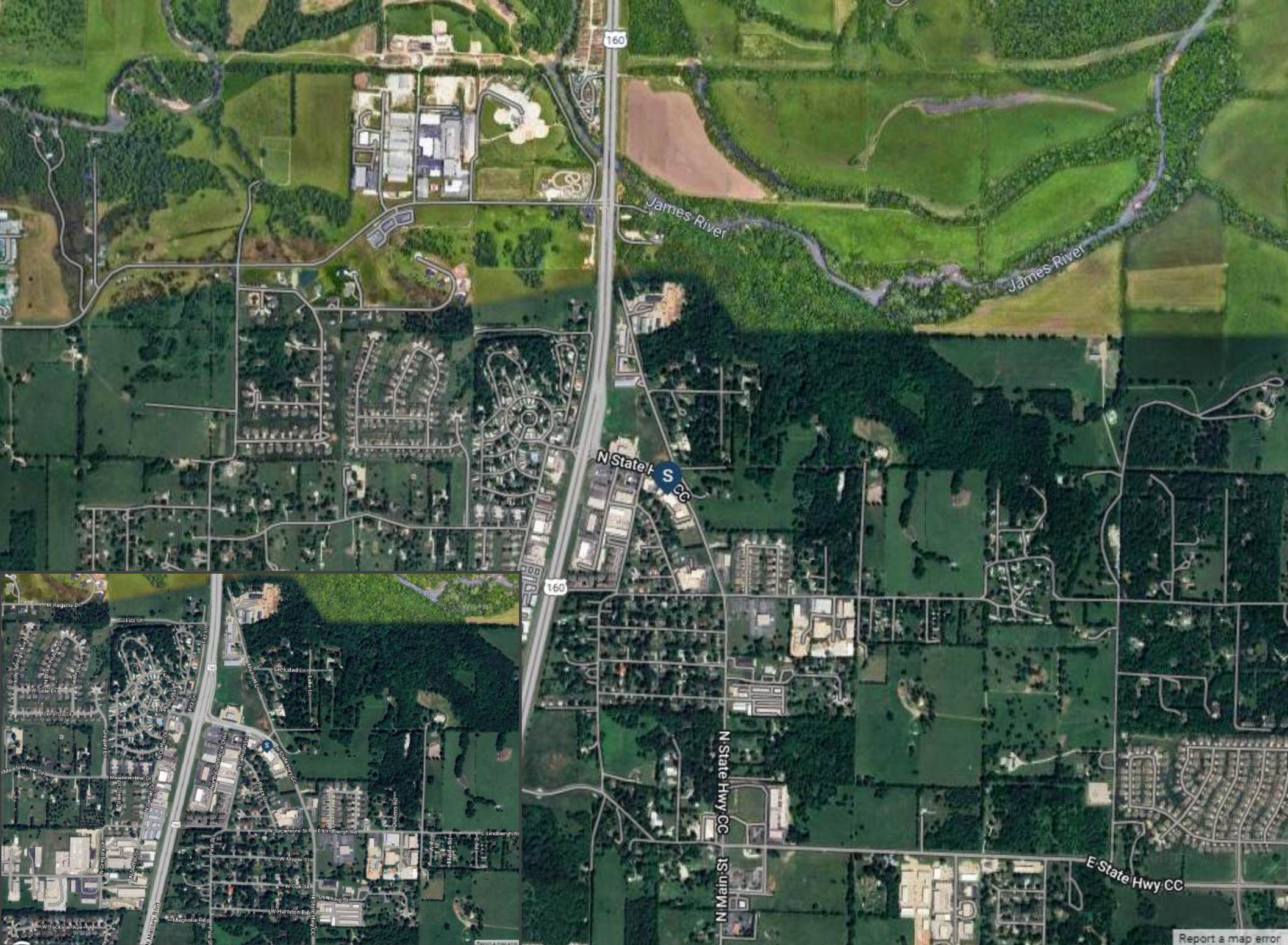
NEIGHBORING PROPERTIES

NORTH	O'Reilly Auto Parts
SOUTH	Safelite Auto Glass
WEST	Casey's

CONSTRUCTION

PARKING SURFACE	Asphalt
ROOF	Flat





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Christian County, MO



Legend

- Road
- Highway
- STATE NUMBERED HIGHWAY
- US HIGHWAY
- Address Point
- Parcel
- Corporate Limit Line
- Towns
- Original Lot
- Tract
- Subdivision
- Easement
- Section
- Adjacent Counties

1 in. = 100ft.

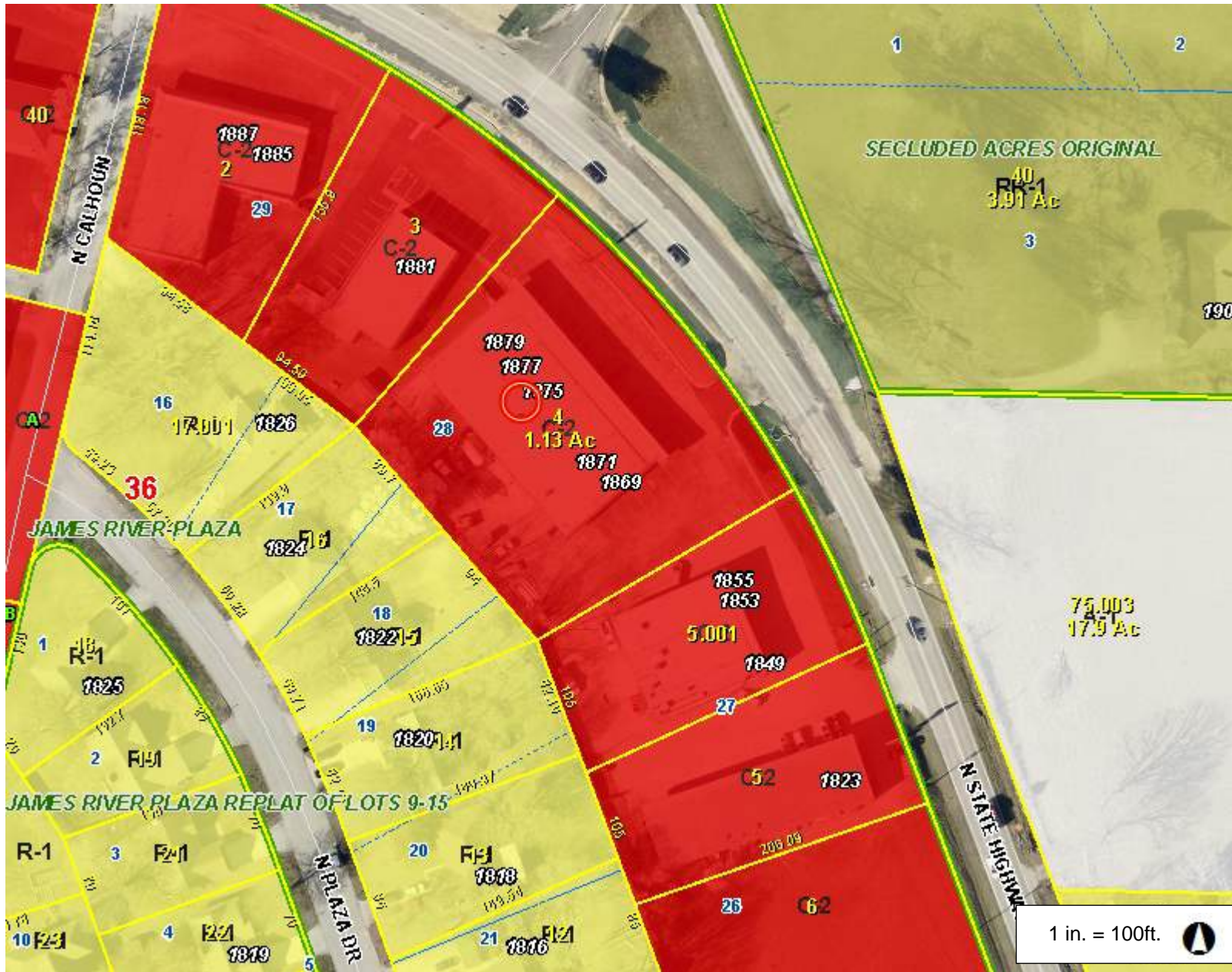
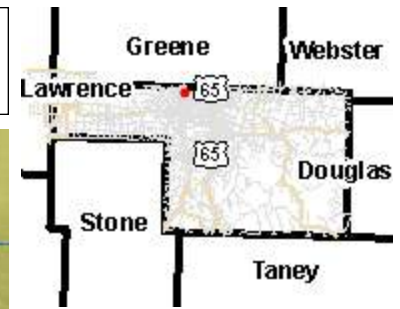
199.7 0 99.86 199.7 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Christian County, MO



Legend

- Road
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Zoning

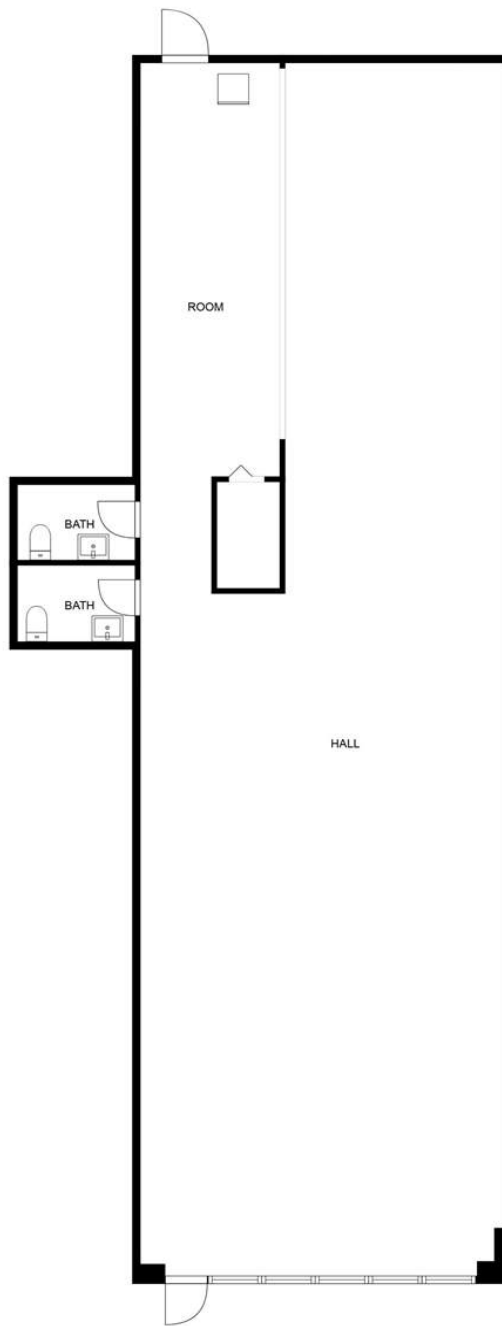
- MH
- A-1
- A-R
- RR-1
- UR-1
- R-1
- R-2
- R-3
- R-4
- C-1
- C-2

1 in. = 100ft.

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MEASUREMENTS ARE DEEMED HIGHLY RELIABLE, BUT NOT GUARANTEED.



ABSOLUTE
DENTAL CARE

Learn & Grow
Organic Daycare

Tiny Fins
SURVIVAL SWIM

Safelite

Casey's

Commerce
Bank

SUBJECT

NEW LOOK AUTO
Paintless Dent Repair

UNCLE BOB'S
BREW PUB
nano brew - spirits - tap room



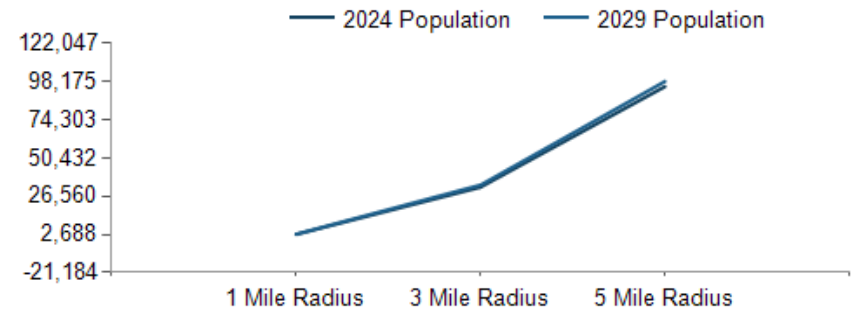




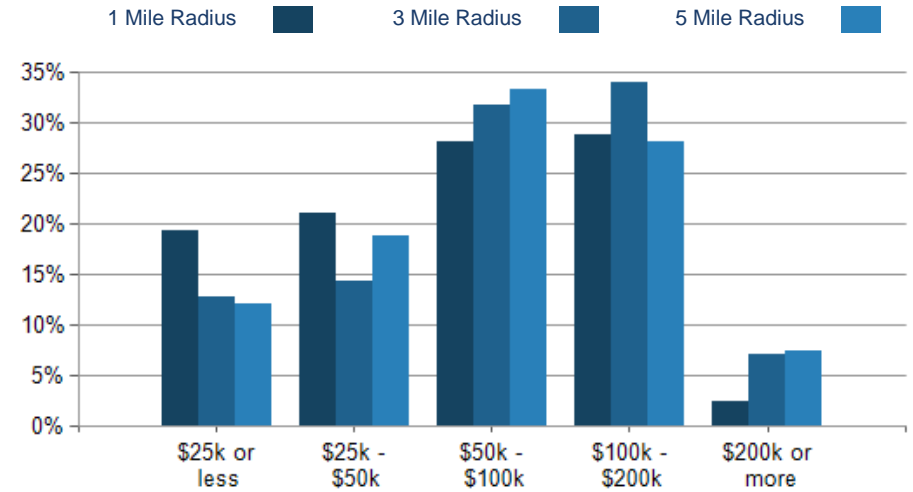
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,655	18,351	58,400
2010 Population	1,974	24,799	79,958
2024 Population	2,688	32,170	94,958
2029 Population	2,837	33,511	98,175
2024-2029: Population: Growth Rate	5.40%	4.10%	3.35%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	101	841	2,217
\$15,000-\$24,999	108	772	2,502
\$25,000-\$34,999	145	766	2,875
\$35,000-\$49,999	83	1,042	4,480
\$50,000-\$74,999	158	2,113	6,772
\$75,000-\$99,999	145	1,896	6,263
\$100,000-\$149,999	232	3,033	7,849
\$150,000-\$199,999	80	1,250	3,150
\$200,000 or greater	27	906	2,907
Median HH Income	\$64,179	\$83,477	\$76,960
Average HH Income	\$78,250	\$101,784	\$98,238

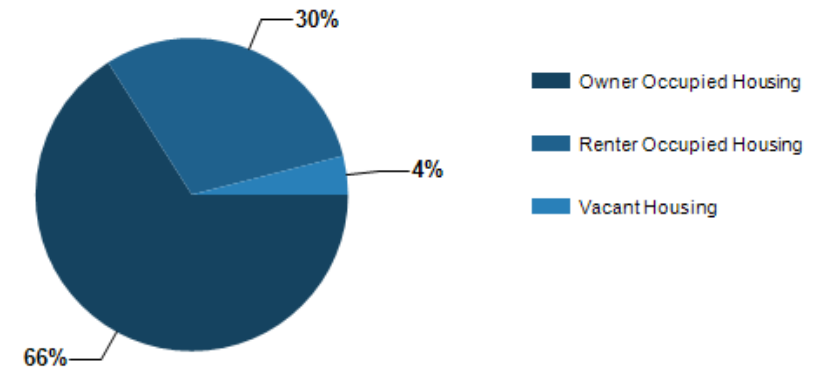
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	731	7,148	23,939
2010 Total Households	808	9,636	32,195
2024 Total Households	1,078	12,620	39,014
2029 Total Households	1,142	13,259	40,780
2024 Average Household Size	2.49	2.54	2.42
2024-2029: Households: Growth Rate	5.80%	4.95%	4.45%



2024 Household Income

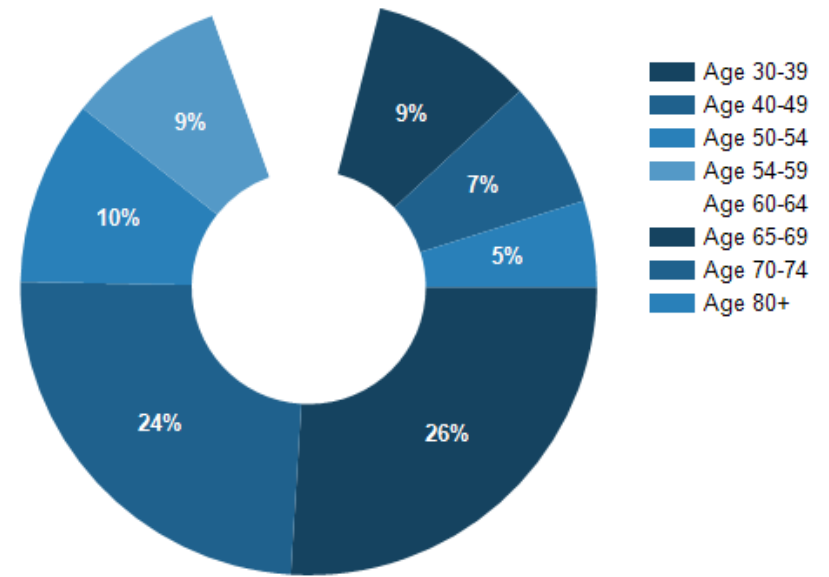


2024 Own vs. Rent - 1 Mile Radius

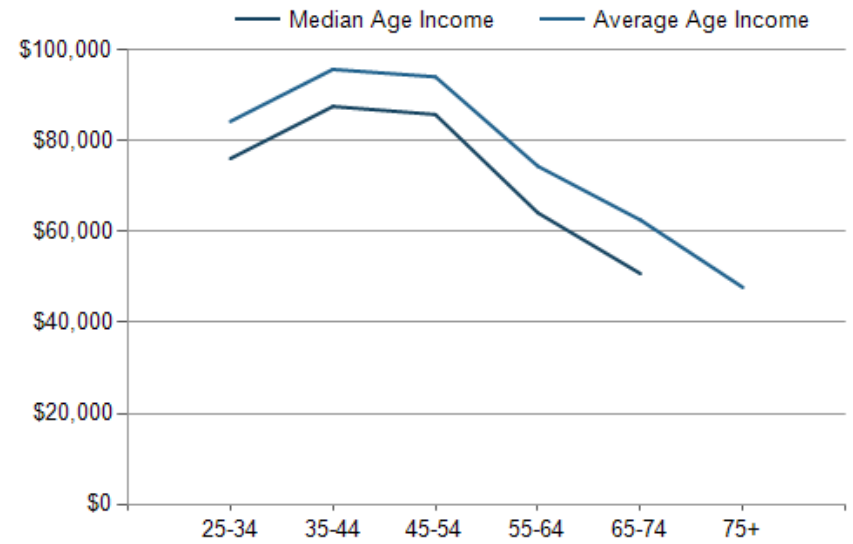


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	198	1,811	5,985
2024 Population Age 35-39	188	2,125	6,110
2024 Population Age 40-44	198	2,350	6,536
2024 Population Age 45-49	163	1,987	5,645
2024 Population Age 50-54	154	1,993	5,688
2024 Population Age 55-59	132	1,755	5,113
2024 Population Age 60-64	140	1,823	5,363
2024 Population Age 65-69	135	1,741	5,199
2024 Population Age 70-74	105	1,711	4,944
2024 Population Age 75-79	72	1,384	4,209
2024 Population Age 80-84	44	847	2,682
2024 Population Age 85+	38	688	2,338
2024 Population Age 18+	1,959	24,485	73,915
2024 Median Age	36	40	40
2029 Median Age	37	41	41



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,112	\$81,789	\$68,558
Average Household Income 25-34	\$84,296	\$97,917	\$88,041
Median Household Income 35-44	\$87,594	\$106,772	\$100,809
Average Household Income 35-44	\$95,761	\$124,242	\$120,636
Median Household Income 45-54	\$85,825	\$107,726	\$102,454
Average Household Income 45-54	\$94,114	\$127,948	\$123,915
Median Household Income 55-64	\$64,164	\$87,190	\$84,431
Average Household Income 55-64	\$74,425	\$105,524	\$108,251
Median Household Income 65-74	\$50,777	\$74,859	\$69,624
Average Household Income 65-74	\$62,600	\$88,391	\$89,505
Average Household Income 75+	\$47,749	\$63,231	\$65,339





Adam Graddy

Adam started his career in real estate with the idea that trust, communication, and honesty are the foundation for any successful and professional relationship. Since he began serving his community in late 2003, his real estate team has since helped over 4,100 families purchase and sell their properties here in Springfield, Missouri. A high-touch realtor known for his extensive market knowledge and his unmatched devotion to clients, Adam's success is based almost exclusively on positive referrals. He recognizes and values the trust his clients place in his team and he strives every day to exceed their expectations. He has built his business through successfully maintaining over 60 percent referrals from satisfied clients by working tirelessly on their behalf and always offering them candid advice.

Throughout his journey, Adam has trained and helped over 50 Missouri Licensed Real Estate Agents to embrace real estate as a full-time career, experience ranging from six months to 18 years. He has owned and managed his own real estate company and has a great appreciation for the work that it takes to be successful in the real estate industry. Graddy Real Estate has been a leading top producer for over 15 years consistently ranking in the top 1% of all Keller Williams Teams in the Greater Heartland 5 State Region. His team has also been awarded the Keller Williams International #1 Team for Volume Closed in 2016 and again in 2017.

Adam has served the community on several boards over the past decade. He has served on the Big Brothers Big Sisters Board of Directors from 2012-2017, Dickerson Park Zoo from 2012-2017, and The Think Big foundation Board from 2018 to present. Adam volunteers each year through several organizations and donates to many organizations each year as well.

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