NEW CONSTRUCTION RETAIL IN NIXA

1350 N MAXINE AVE
NIXA, MO 65714

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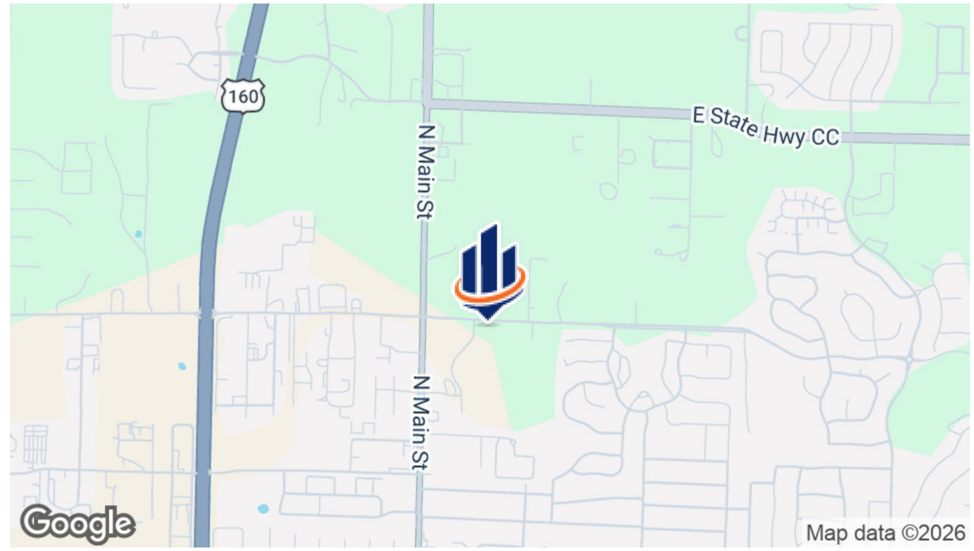
RANKIN COMPANY, LLC

Property Summary



OFFERING SUMMARY

BUILDING SIZE:	8,175 SF
LEASE RATE:	$16.00/SF [NNN]
NNN ESTIMATE:	TBD
AVAILABLE SF:	1,625 - 4,875 SF
ZONING:	General Commercial
MARKET:	Nixa
YEAR BUILT:	2023
CROSS STREETS:	Tracker Rd and Main St

PROPERTY OVERVIEW

Thank you for viewing this new Walker Heights Development with retail for lease in Nixa, Mo
Total size of strip center is 8,125 SF with 3 units still available at 1,625 SF each, which can be combined.
This retail center is being constructed along with hundreds of apartment units in the same development.
Landlord to provide white-box or allowance based upon qualified tenants and acceptable terms.
For lease beginning at $16.00/SF NNN for first year with rate increasing over the initial term.

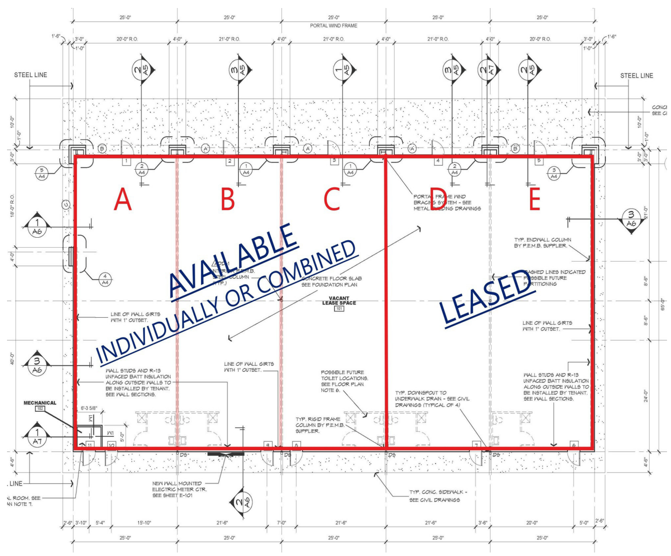
To preview this space or others please call, text or email the listing agent. Thank you.

LOCATION OVERVIEW

Located in Nixa, Mo at the intersection of Tracker Rd & Main St. Neighboring businesses include Great Southern Bank, Southernwood Apartments, Garage Experts, CrossFit, North Point Church and many other local and national companies.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM & SIOR designations, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,625 SF	Lease Rate:	$16 SF/yr

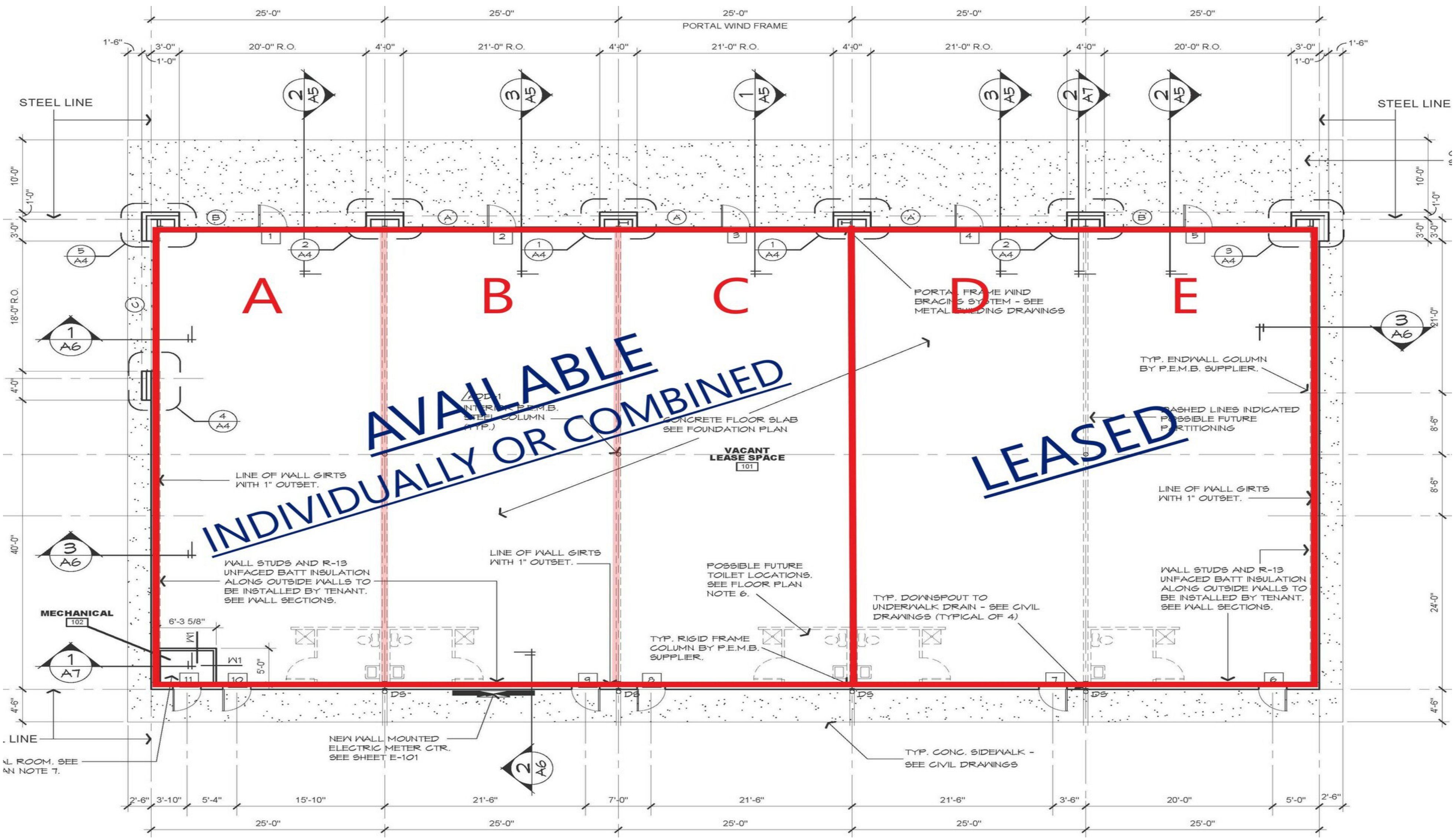
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,625 SF	NNN	$16.00 SF/yr	-
Suite B	Available	1,625 SF	NNN	$16.00 SF/yr	-
Suite C	Available	1,625 SF	NNN	$16.00 SF/yr	-

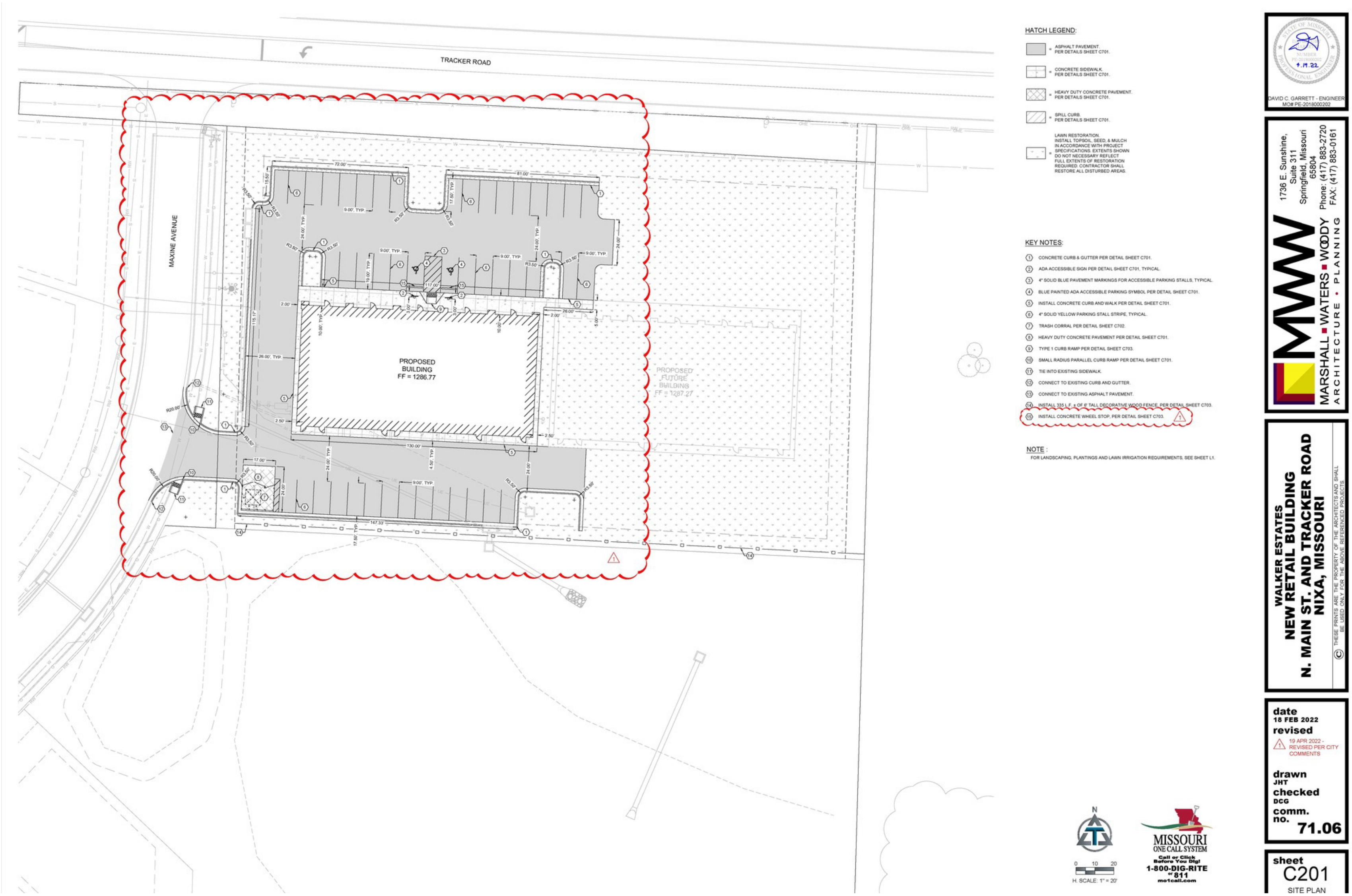
Enterior Photos

Interior Photos

Floor Plan

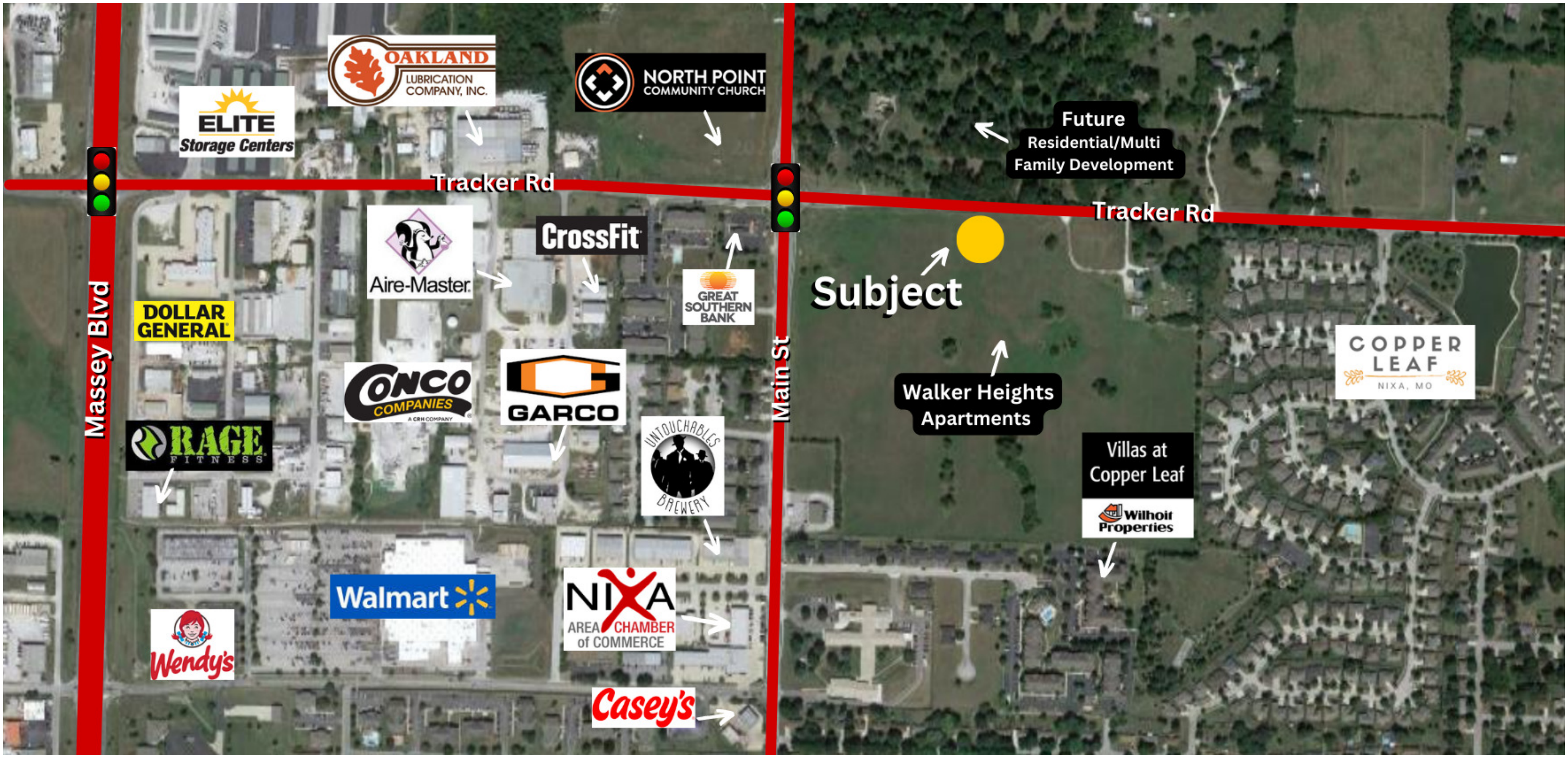

A
B
C
D
E
AVAILABLE
INDIVIDUALLY OR COMBINED
LEASED
STEEL LINE
PORTAL WIND FRAME
VACANT LEASE SPACE
101
MECHANICAL
102
CONCRETE FLOOR SLAB SEE FOUNDATION PLAN
LINE OF WALL GIRTS WITH 1" OUTSET.
WALL STUDS AND R-13 UNFACED BATT INSULATION ALONG OUTSIDE WALLS TO BE INSTALLED BY TENANT. SEE WALL SECTIONS.
POSSIBLE FUTURE TOILET LOCATIONS. SEE FLOOR PLAN NOTE 6.
TYP. RIGID FRAME COLUMN BY P.E.M.B. SUPPLIER.
TYP. DOWNSPOUT TO UNDERWALK DRAIN - SEE CIVIL DRAWINGS (TYPICAL OF 4)
TYP. ENDWALL COLUMN BY P.E.M.B. SUPPLIER.
NEW WALL MOUNTED ELECTRIC METER CTR. SEE SHEET E-101
TYP. CONC. SIDEWALK - SEE CIVIL DRAWINGS
25'-0"

Site Plan



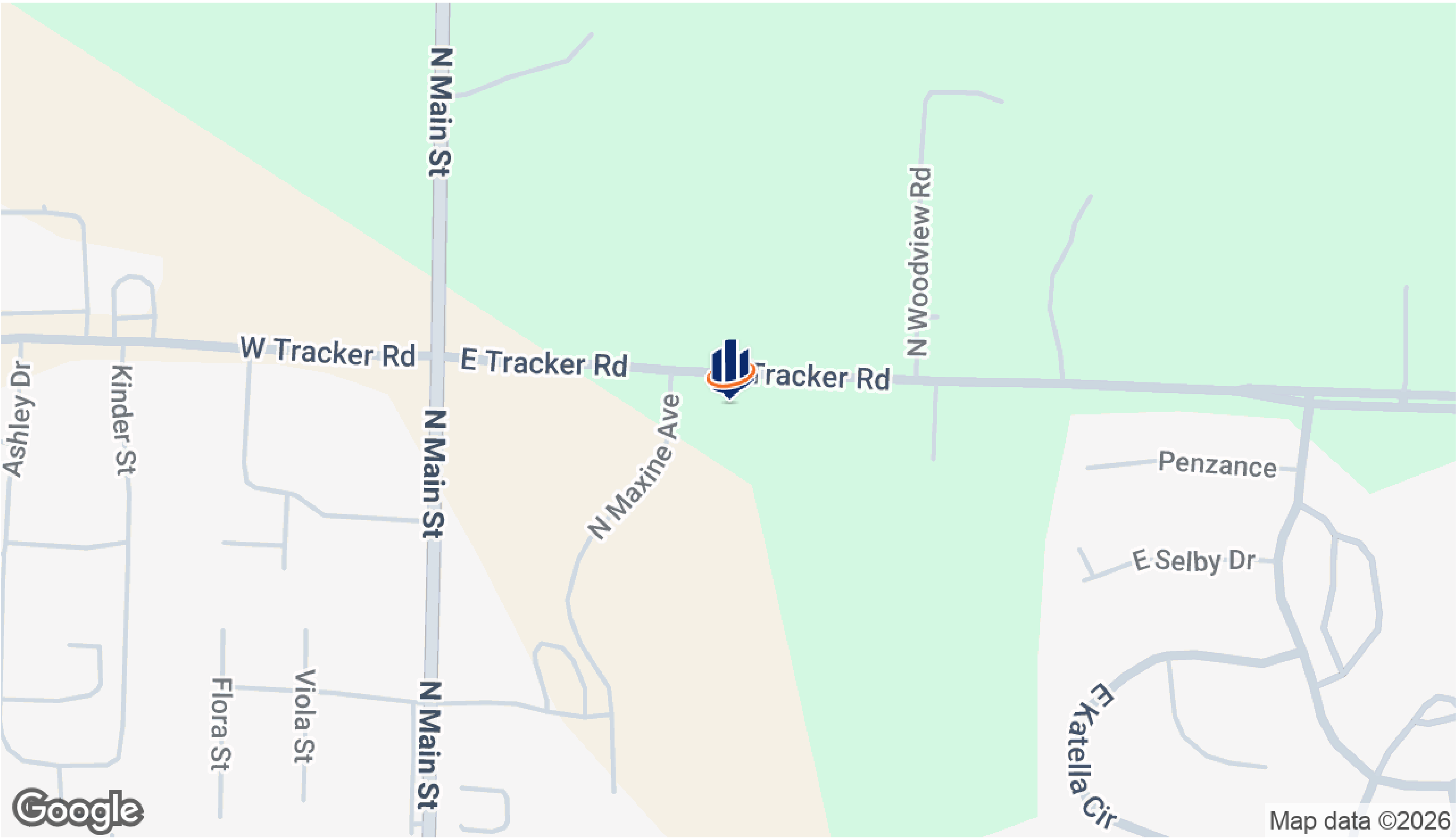
TRACKER ROAD
MAXINE AVENUE
PROPOSED BUILDING FF = 1286.77
PROPOSED FUTURE BUILDING
HATCH LEGEND:
= ASPHALT PAVEMENT. PER DETAILS SHEET C701.
= CONCRETE SIDEWALK. PER DETAILS SHEET C701.
= HEAVY DUTY CONCRETE PAVEMENT. PER DETAILS SHEET C701.
= SPILL CURB. PER DETAILS SHEET C701.
= LAWN RESTORATION. INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARY REFLECT FULL EXTENTS OF RESTORATION REQUIRED. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
KEY NOTES:
1 CONCRETE CURB & GUTTER PER DETAIL SHEET C701.
2 ADA ACCESSIBLE SIGN PER DETAIL SHEET C701, TYPICAL.
3 4" SOLID BLUE PAVEMENT MARKINGS FOR ACCESSIBLE PARKING STALLS, TYPICAL.
4 BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL SHEET C701.
5 INSTALL CONCRETE CURB AND WALK PER DETAIL SHEET C701.
6 4" SOLID YELLOW PARKING STALL STRIPE, TYPICAL.
7 TRASH CORRAL PER DETAIL SHEET C702.
8 HEAVY DUTY CONCRETE PAVEMENT PER DETAIL SHEET C701.
9 TYPE 1 CURB RAMP PER DETAIL SHEET C703.
10 SMALL RADIUS PARALLEL CURB RAMP PER DETAIL SHEET C701.
11 TIE INTO EXISTING SIDEWALK.
12 CONNECT TO EXISTING CURB AND GUTTER.
13 CONNECT TO EXISTING ASPHALT PAVEMENT.
14 INSTALL 335 L.F. ± OF 6' TALL DECORATIVE WOOD FENCE, PER DETAIL SHEET C703.
15 INSTALL CONCRETE WHEEL STOP, PER DETAIL SHEET C703.
NOTE:
FOR LANDSCAPING, PLANTINGS AND LAWN IRRIGATION REQUIREMENTS, SEE SHEET L1.
H. SCALE: 1" = 20'
MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE
DAVID C. GARRETT - ENGINEER
MO# PE-2018000202
MARSHALL ■ WATERS ■ WOODY
ARCHITECTURE • PLANNING
1736 E. Sunshine, Suite 311
Springfield, Missouri 65804
Phone: (417) 883-2720
FAX: (417) 883-0161
WALKER ESTATES
NEW RETAIL BUILDING
N. MAIN ST. AND TRACKER ROAD
NIXA, MISSOURI
THESE PRINTS ARE THE PROPERTY OF THE ARCHITECTS AND SHALL BE USED ONLY FOR THE ABOVE REFERENCED PROJECTS
date 18 FEB 2022
revised
19 APR 2022 - REVISED PER CITY COMMENTS
drawn JHT
checked DCG
comm. no. 71.06
sheet C201
SITE PLAN

Aerial Map



OAKLAND LUBRICATION COMPANY, INC.
NORTH POINT COMMUNITY CHURCH
ELITE Storage Centers
Future Residential/Multi Family Development
Tracker Rd
Tracker Rd
Aire-Master
CrossFit
GREAT SOUTHERN BANK
Subject
DOLLAR GENERAL
Massey Blvd
Main St
CONCO COMPANIES
GARCO
Walker Heights Apartments
COPPER LEAF NIXA, MO
RAGE FITNESS
UNTOUCHABLES BREWERY
Villas at Copper Leaf
Wilhoit Properties
Walmart
NIXA AREA CHAMBER of COMMERCE
Wendy's
Casey's

Location Map

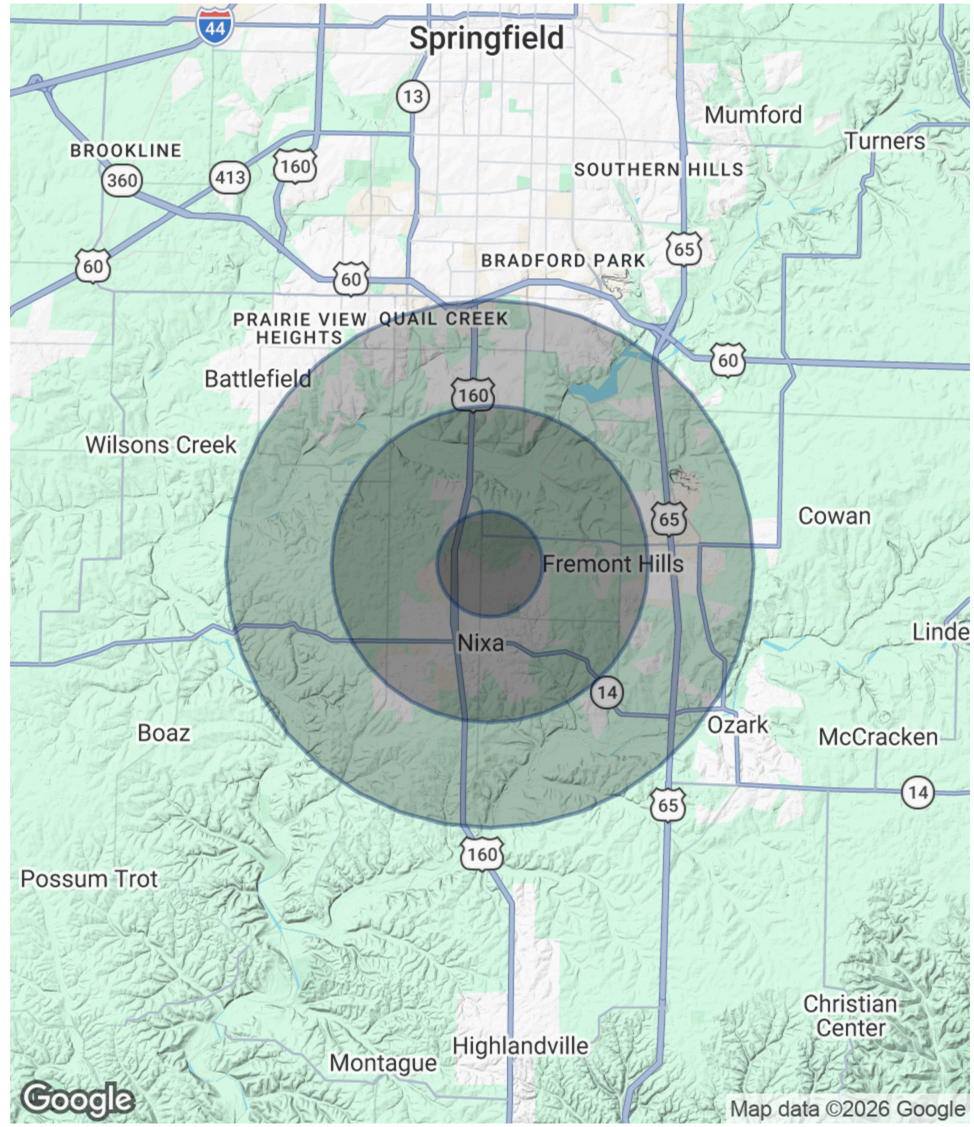


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,380	29,850	66,984
Average Age	35.5	37.0	40.4
Average Age (Male)	33.3	36.0	39.2
Average Age (Female)	36.1	37.3	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,613	11,654	27,709
# of Persons per HH	2.8	2.6	2.4
Average HH Income	$71,931	$78,568	$84,607
Average House Value	$144,189	$192,963	$216,775

** Demographic data derived from 2020 ACS - US Census*



Advisor Bio

LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 – 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 & #26 Advisor in SVN International - SVN President's Circle Recipient (2024 & 2025)
Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle Recipient (2017, 2019, 2022 & 2023)
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS

• Society of Industrial and Office Realtors (SIOR)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.