

West Side Plaza



830 W MT VERNON ST, NIXA, MO 65714

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com





For Lease



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 830 W Mt Vernon St in Nixa, MO. This exceptional property boasts high visibility, easy accessibility, and a signalized corner lot, all strategically positioned for maximum exposure. With 245 parking spaces, convenience is a priority for both tenants and visitors. Situated in close proximity to US Hwy 160, this property offers unparalleled connectivity to major thoroughfares, ensuring seamless accessibility. Discover a premier location designed to elevate your business's presence and convenience.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- Signalized Corner Lot.
- 245 Parking Spaces.
- Close Proximity to U.S. Hwy 160.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	13
Available SF:	1,750 SF
Lot Size:	3.5 Acres
Building Size:	23,710 SF

DEMOGRAPHICS

	1 MILE	3 MILES	6 MILES
Total Households	2,518	11,968	30,575
Total Population	6,374	31,454	79,458
Average HH Income	\$99,313	\$96,176	\$107,495

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LEASE SPACES



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,750 SF Lease Rate: \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11	Available	1,750 SF	NNN	\$18.00 SF/yr	In-Line.

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The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

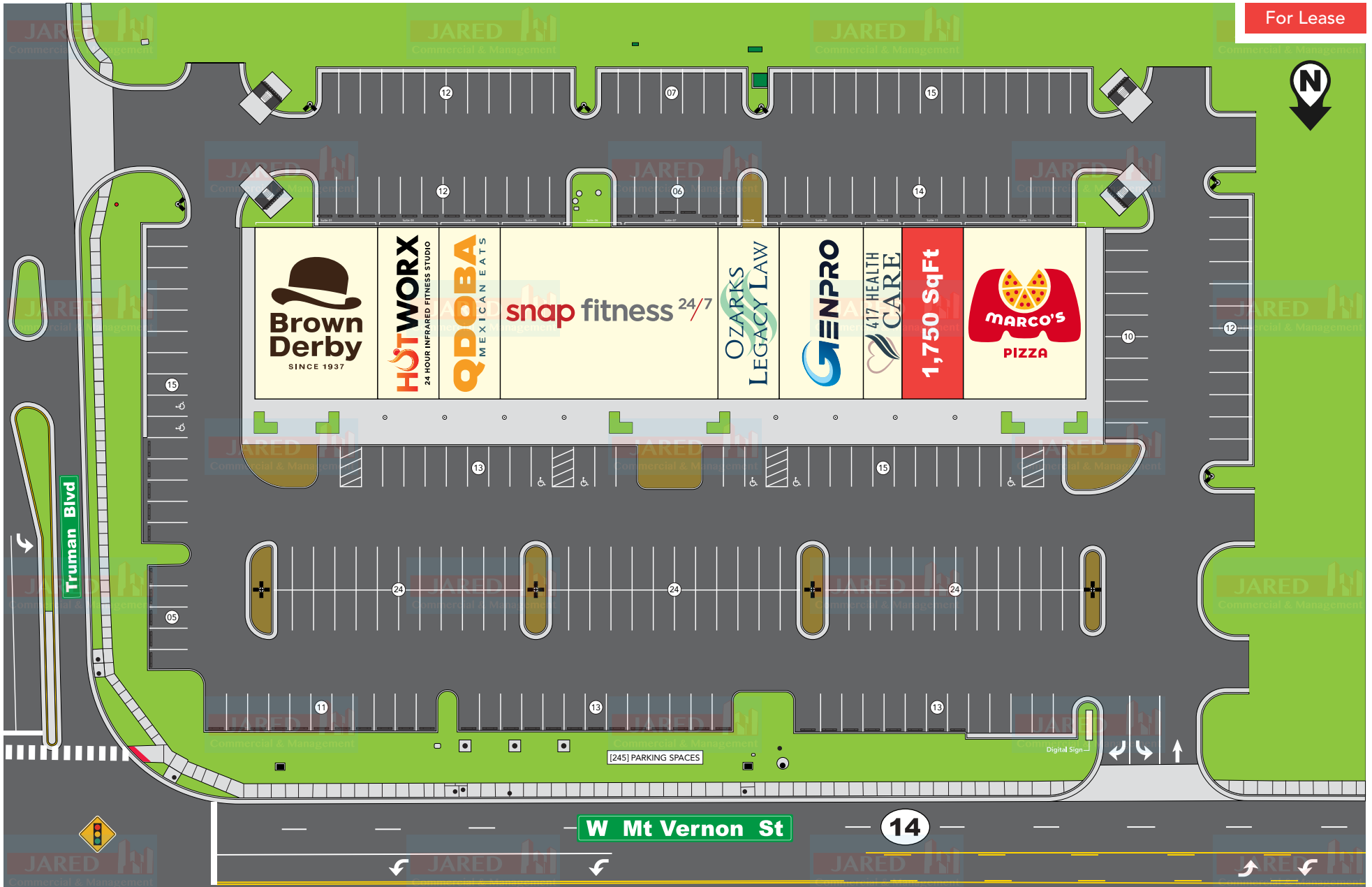
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SITE PLAN

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ADDITIONAL PHOTOS



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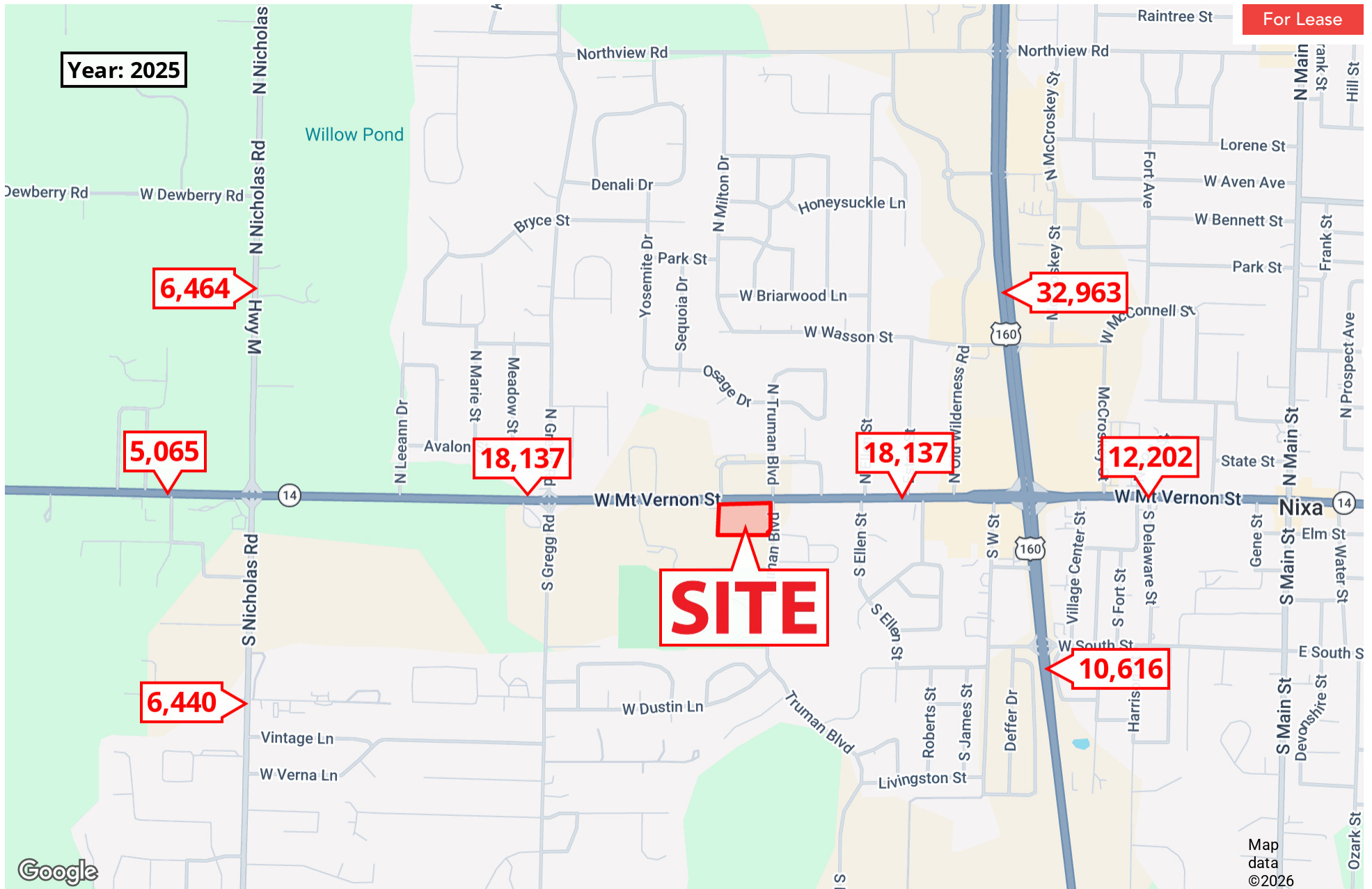
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

For Lease

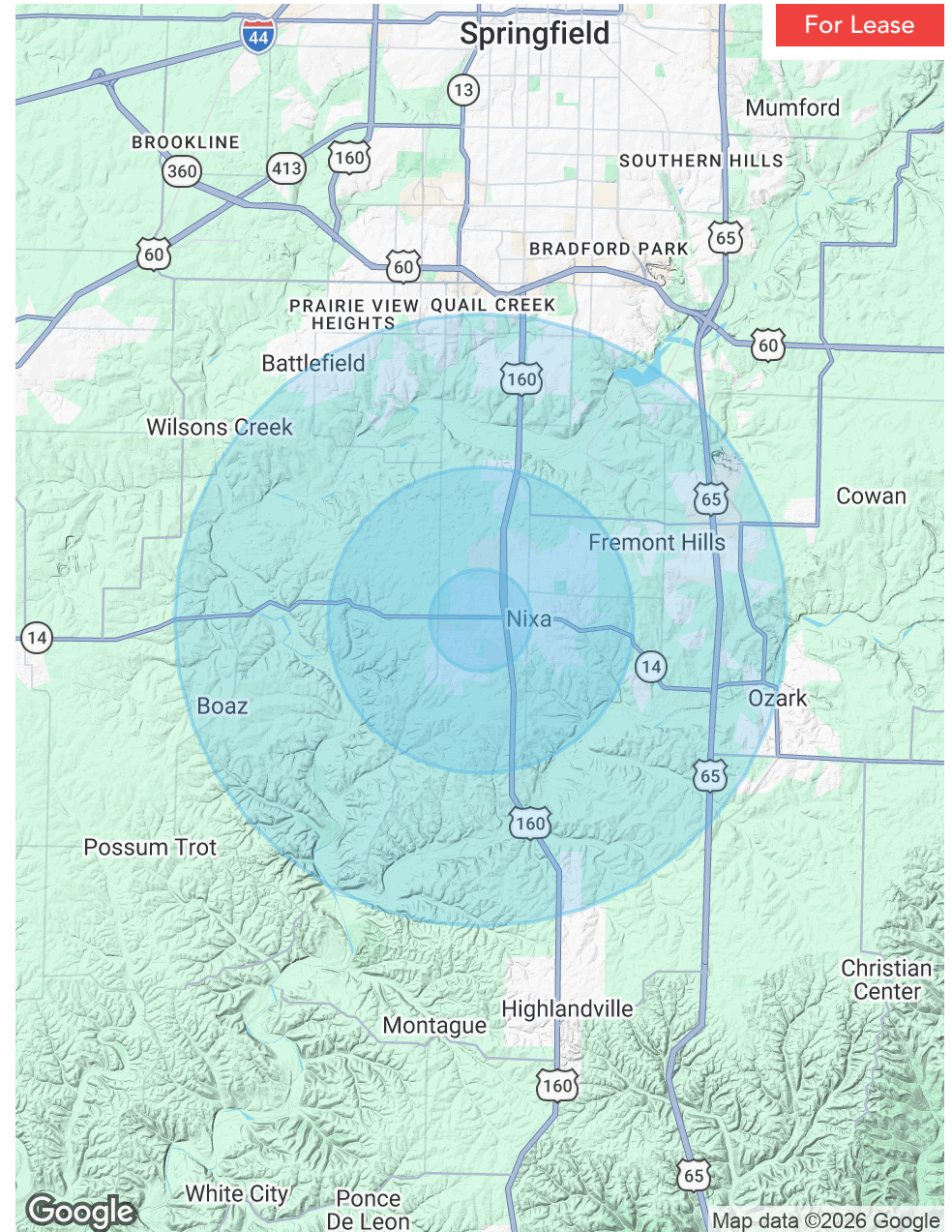
POPULATION

	1 MILE	3 MILES	6 MILES
Total Population	6,374	31,454	79,458
Average Age	42	39	40
Average Age (Male)	41	38	39
Average Age (Female)	43	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	6 MILES
Total Households	2,518	11,968	30,575
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$99,313	\$96,176	\$107,495
Average House Value	\$260,779	\$293,869	\$322,837

Demographics data derived from AlphaMap



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DAVID HAVENS

Senior Broker

Direct: 417.877.7900 x101 **Cell:** 417.350.4771
dhavens@jaredcommercial.com

MO #2015037234



CURTIS JARED

President & CEO

Direct: 417.877.7900 x111 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985