



# RETAIL SPACE FOR LEASE

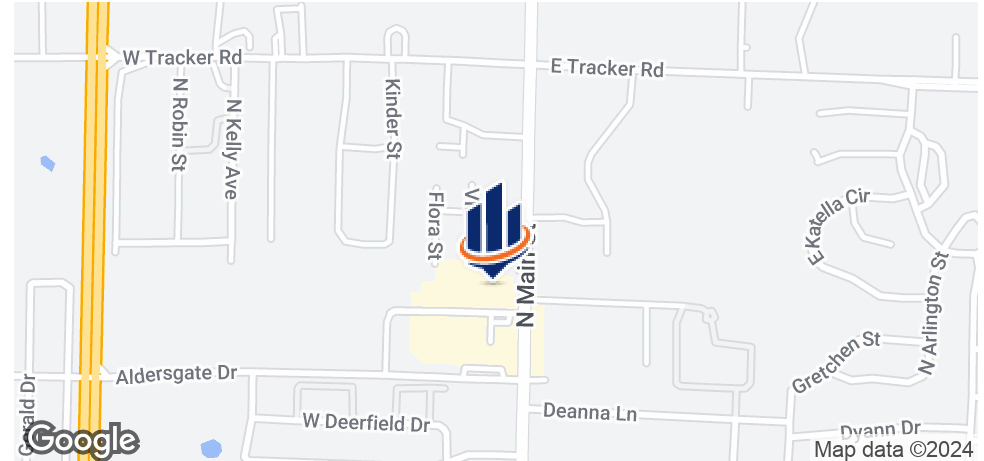
105 W SHERMAN WAY  
NIXA, MO 65714

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Unit Available:	101-102
SF Available:	2,250 SF
NNN:	TBD
Lot Size:	1.3 Acres
Building Size:	14,500 SF
Market:	Nixa
Cross Streets:	Tracker Rd and Main St

## PROPERTY OVERVIEW

Thank you for looking at this retail space for lease located in Champions Landing near the intersection of Main St and Tracker Rd in Nixa.

For lease at \$12.00/SF/yr (NNN)

Suite 101 - 102: Mostly open retail space with good frontage on Main Street. Space is 2,250 SF and was most recently used as brewery space. Layout includes a bar, seating area and a few rooms/offices.

To preview this space or for more info please call, text or email the listing agent today. Thank you.

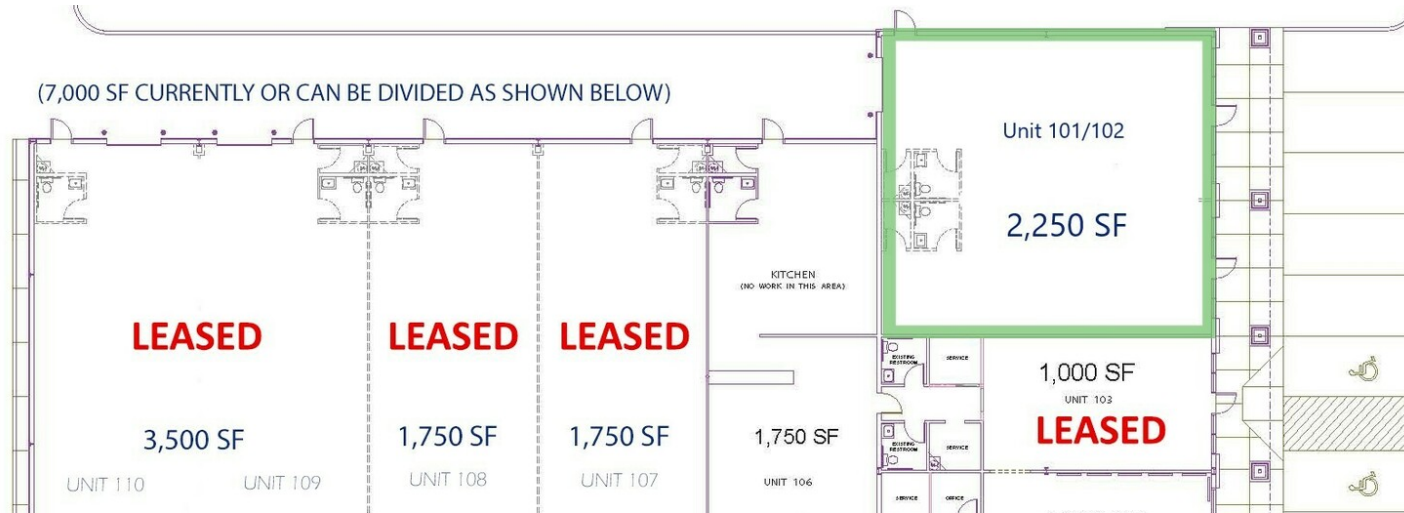
## LOCATION OVERVIEW

Neighboring businesses include Piccolo, Gentle Care Animal Hospital, Rice & Roll, B&B Insulation, Casey's General Store, Nixa Nursing & Rehab, Great Southern Bank, All Star Gymnastics & Cheer 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 designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.



# Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Retail Suite 101-102		\$12.00 SF/yr	NNN	2,250 SF	Negotiable	

# Additional Photos





# Interior Photos



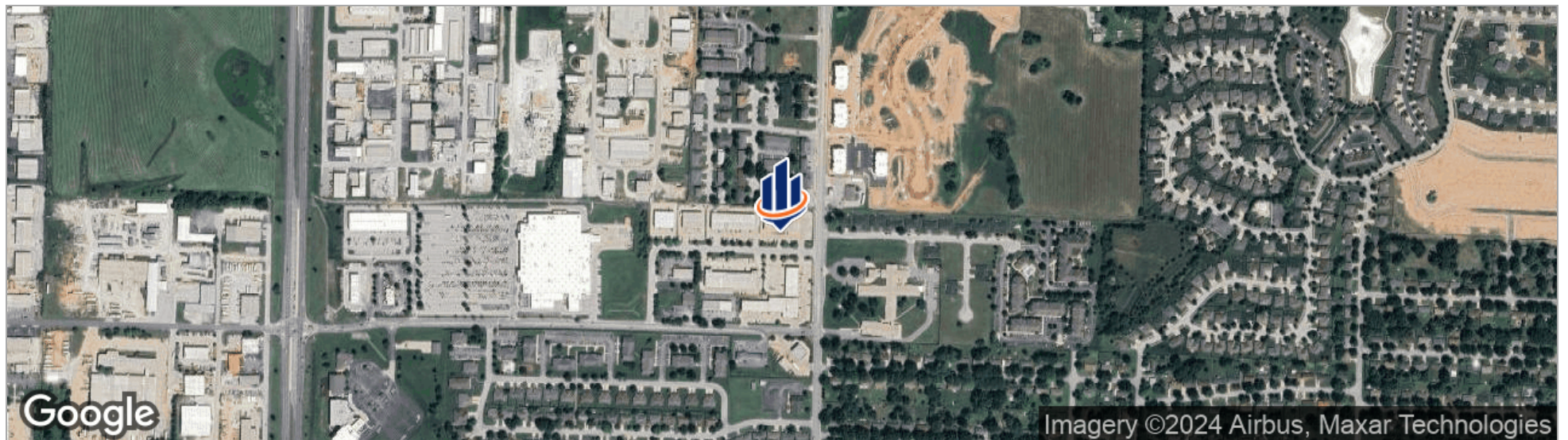
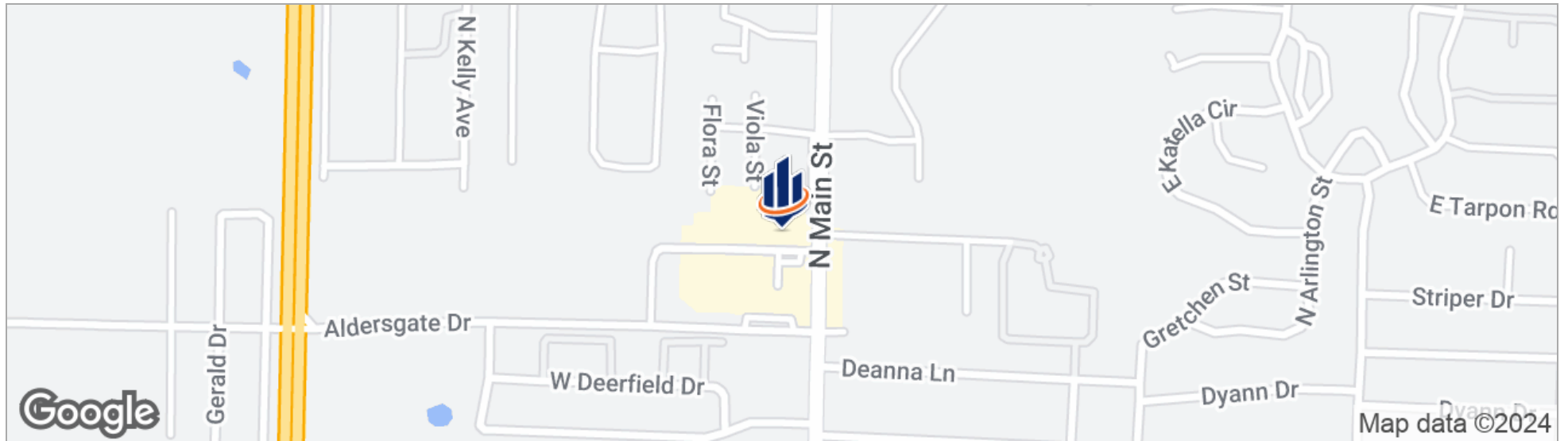


# Aerial View

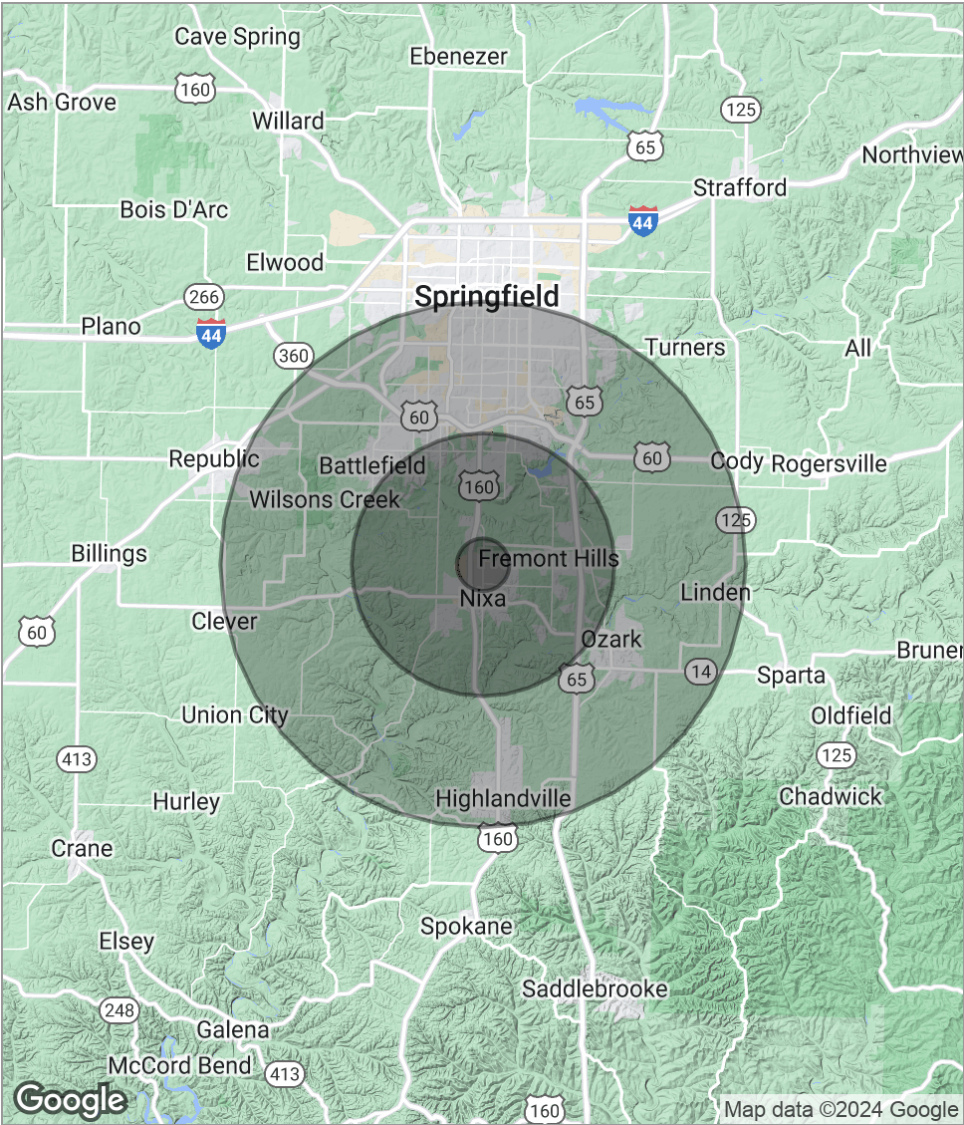




# Location Maps



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,903	56,839	239,185
Median age	36.2	37.1	36.0
Median age (Male)	34.0	36.1	34.7
Median age (Female)	38.3	38.2	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,140	22,382	100,427
# of persons per HH	2.5	2.5	2.4
Average HH income	\$60,429	\$71,774	\$59,680
Average house value	\$161,142	\$188,568	\$187,907

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio 1



## LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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## PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds the Certified Commercial Investment Member [CCIM] designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

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]  
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient [2016]

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