



# OFFICE, RETAIL & SALON SPACES

105 W SHERMAN WAY  
NIXA, MO 65714

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# Property Summary



## OFFERING SUMMARY

Available SF:	1,000 - 2,250 SF
Lease Rate:	\$8.50 SF/yr (NNN)
NNN:	\$3.60
Lot Size:	1.3 Acres
Building Size:	14,500 SF
Salon Suite:	2,250 SF
Office Suite:	1,750 SF
Market:	Nixa
Cross Streets:	Tracker Rd and Main St

## PROPERTY OVERVIEW

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

For lease at \$8.50/SF/yr (NNN) with great signage on Main Street.

Suites 101-102 are 2,250 SF combined for lease, fully set up for hair salon.

Suite 108 is 1,750 SF and currently set up as office space.

To preview these spaces 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, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

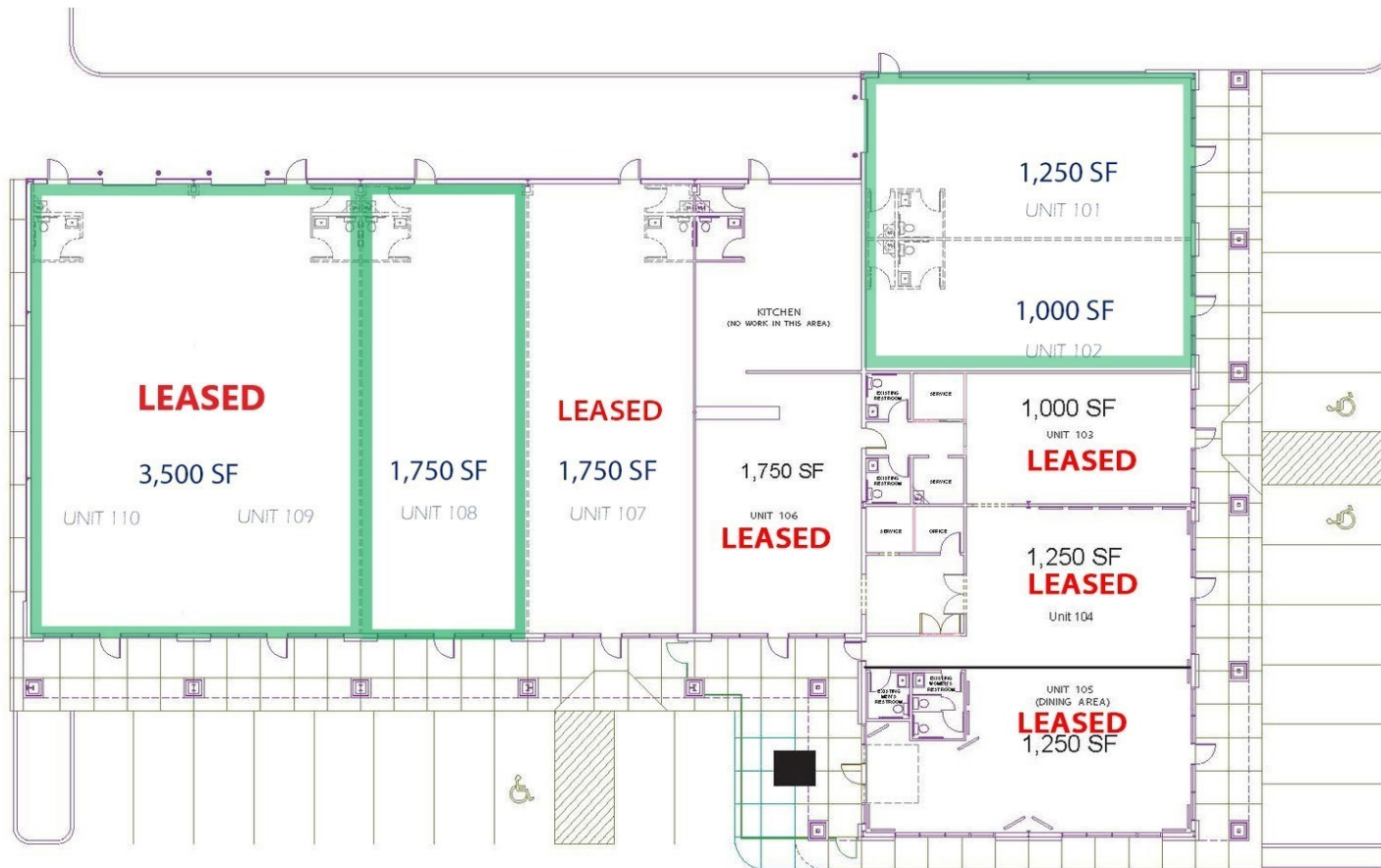
# Salon Space Photos



# Additional Photos

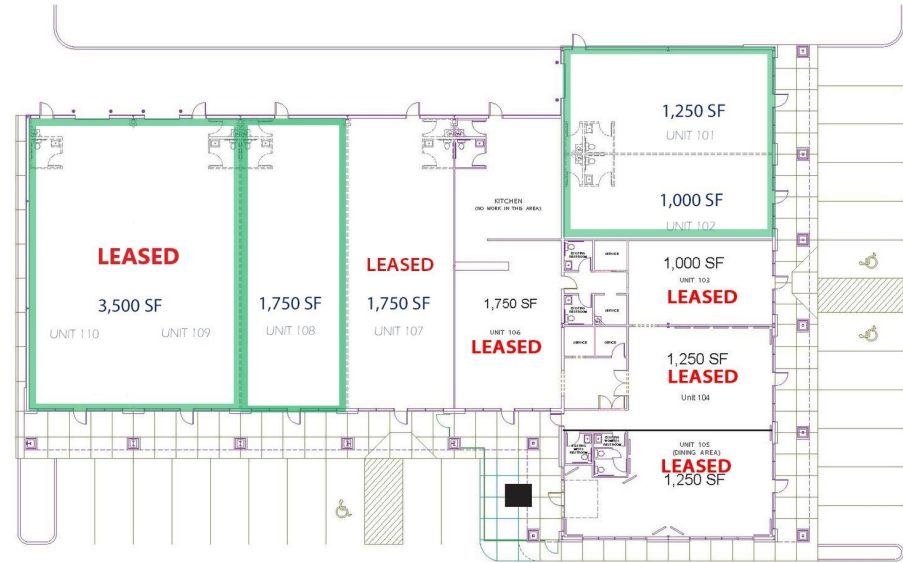


# Floor Plan



# Available Spaces

<b>LEASE TYPE</b>	NNN
<b>TOTAL SPACE</b>	1,000 - 2,250 SF
<b>LEASE TERM</b>	3-5 years
<b>LEASE RATE</b>	\$8.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail Suite 101-102	Available	1,000 - 2,250 SF	NNN	\$8.50 SF/yr	Hair salon available now.
Office Suite 108	Available	1,750 SF	NNN	\$8.50 SF/yr	Office or retail space available now.

# Aerial View



# Location Maps



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Demographics

## EXECUTIVE SUMMARY

### SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

### NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

### WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



ENGINE REMANUFACTURING AT JOHN DEERE REMAN

\*Provided by Springfield Area Chamber of Commerce

## POPULATION

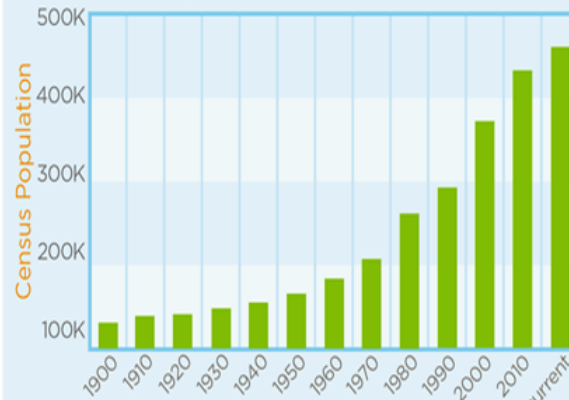
462,369

Current Springfield Metro Area Population

5.1%

Metro Area Annual Population Growth

### POPULATION | SPRINGFIELD MSA



[Source: USDC, Bureau of the Census]

167,319

Springfield City Limits

1,044,712

\*Springfield's Economic Area

631,13

\*\*Springfield Regional Economic Partnership

\* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclède, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

\*\* (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

## WORKFORCE

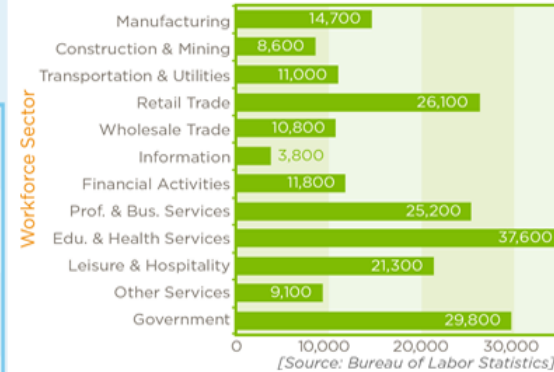
231,177

Current Springfield Metro Area Workforce

4.2%

Workforce Growth Rate Since 2010

### AVERAGE EMPLOYMENT SECTOR



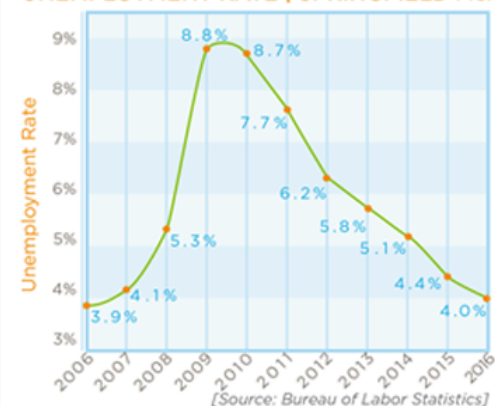
[Source: Bureau of Labor Statistics]

## EMPLOYMENT

3.0%

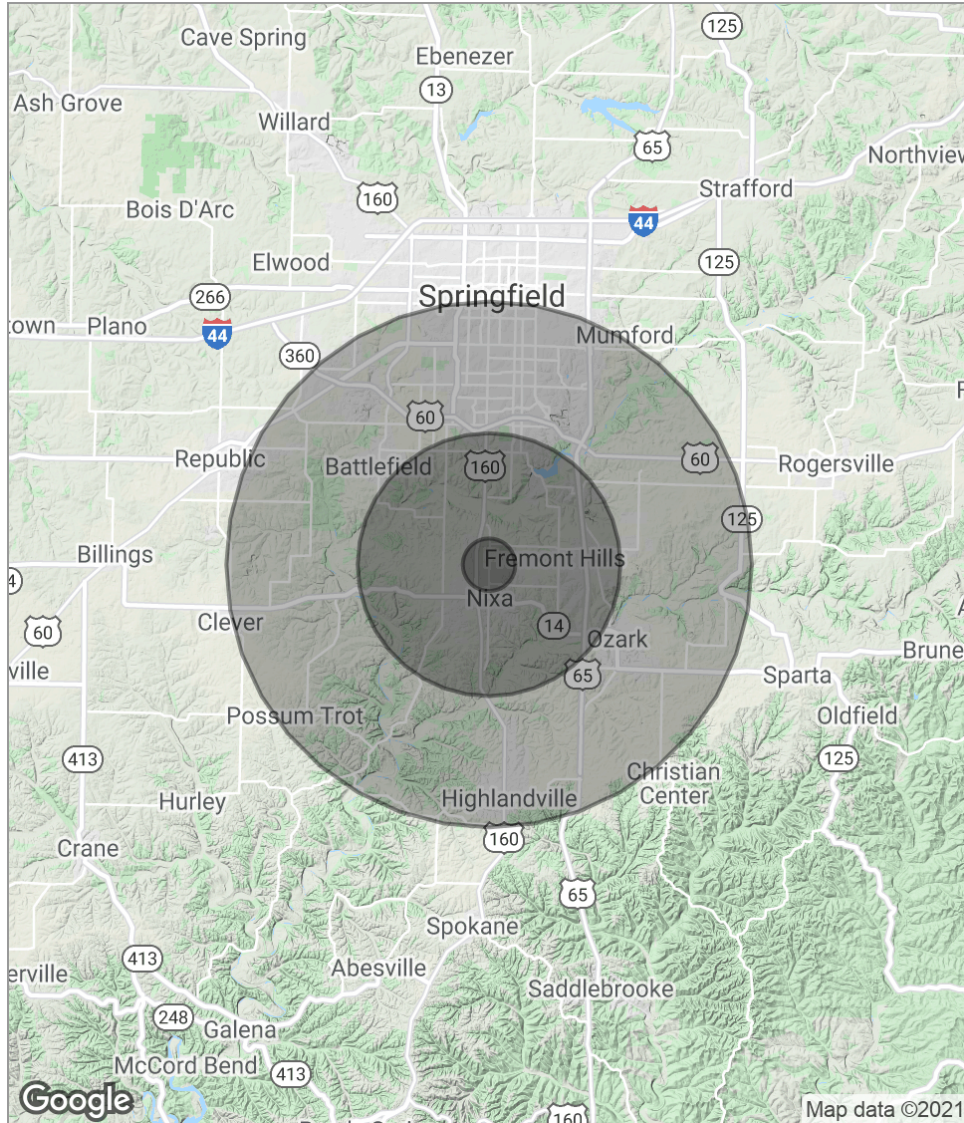
Current Unemployment Rate for Springfield Metro

### UNEMPLOYMENT RATE | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

# 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 2010 US Census

# Advisor Bio & Contact 1

## LEE MCLEAN III, CCIM

Senior Advisor



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## PROFESSIONAL BACKGROUND

Lee McLean III, 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 maintains an emphasis in investment real estate including the sale of multifamily properties. 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 US Postal Service, Simmons National Bank, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, 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 #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]  
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient [2016]

## EDUCATION

Drury University  
CCIM Institute

## MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Chamber of Commerce
- Development Issues Input Group [DIIG] member
- Children's Foundation of Mid-America Board of Directors [Previous]
- Optimist Club International [Past President, local chapter]

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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.