



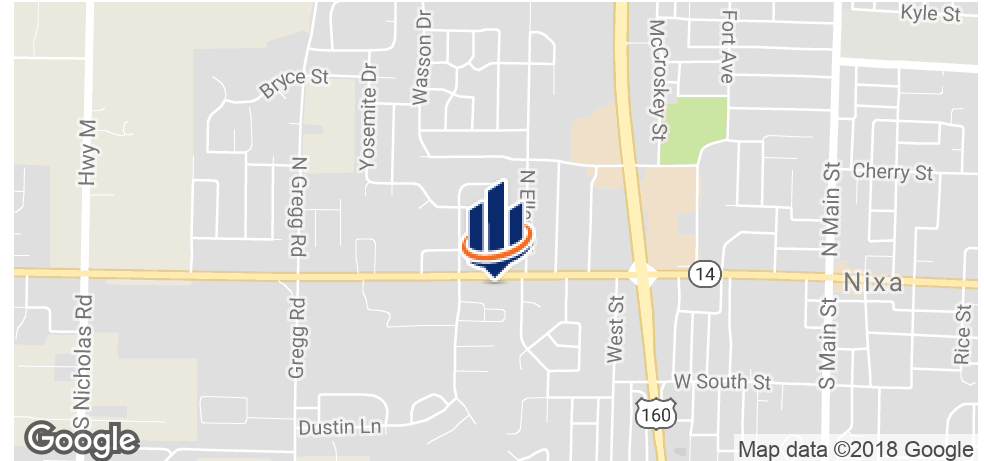
1,490-1,960 SF OFFICE/RETAIL/ RESTAURANT FOR LEASE NEAR MOUNT VERNON & MASSEY

690-710 W MOUNT VERNON
NIXA, MO 65714

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Property Summary



OFFERING SUMMARY

Space Available	1,490 - 1,960 SF
Lease Rate:	\$9.00 SF/yr
Lease Type:	NNN
Estimated CAM:	\$3.00/SF
Suite 690:	1,490 SF Retail/ Restaurant
SUITE 704:	1,490 SF Retail
SUITE 696:	1,960 SF Office General Commercial
Market:	Nixa
CROSS STREETS:	Mount Vernon & Massey Blvd

PROPERTY OVERVIEW

Thank you for looking at the 1,490-1,960' Office/Retail/Restaurant For Lease near Mount Vernon & Massey. Suite 690 - 1,490 SF Retail/Restaurant is an end cap with open layout.

Monthly rent is \$1,117.50 NNN.

Suite 704 - 1,490 SF Retail/Office features reception, waiting area, 7 private rooms, large storage room.

Monthly rent is \$1,117.50 NNN.

Suite 696 - 1,960 SF Office features reception, waiting area and 8 private offices.

Monthly rent is \$1,470 NNN.

To preview this property or others, please email, call, or text the Listing Agent. Thank you.

LOCATION OVERVIEW

Located at the City Centre Marketplace on Mount Vernon near Massey Blvd. Neighboring businesses include Brown Derby, Simmons Bank, Sonic Drive-In, Taco Bell, CVS, McDonald's, O'Reilly Auto Parts, The UPS Store, Central Bank of the Ozarks and many other local and national companies.

Mike Fusek, CCIM serves as Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Top 4% National Advisor in SVN International - 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

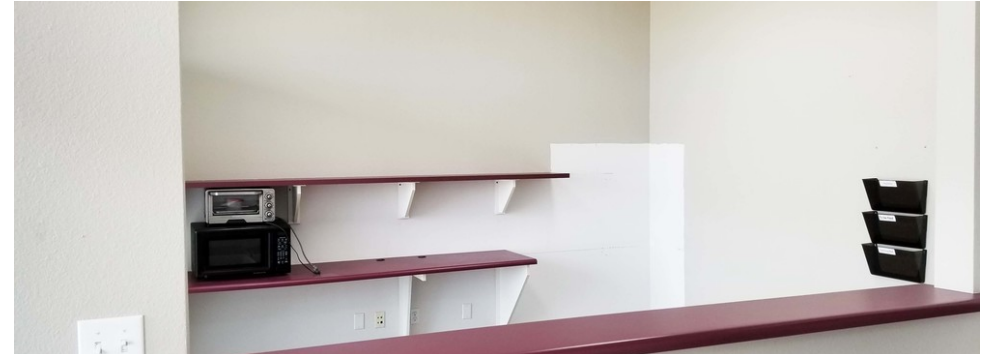
Additional Photos



Complete Highlights

LEASE HIGHLIGHTS

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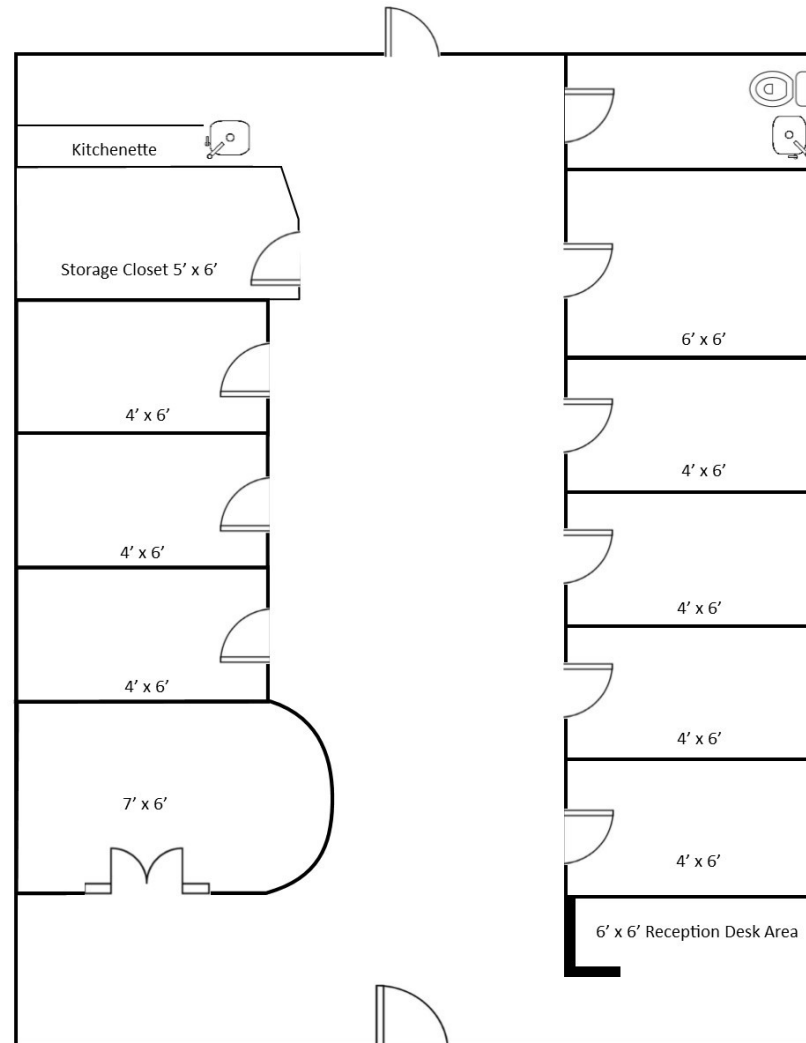
Suite 690 - 1,490 SF



Suite 704 - 1,490 SF



Suite 704 Floorplan



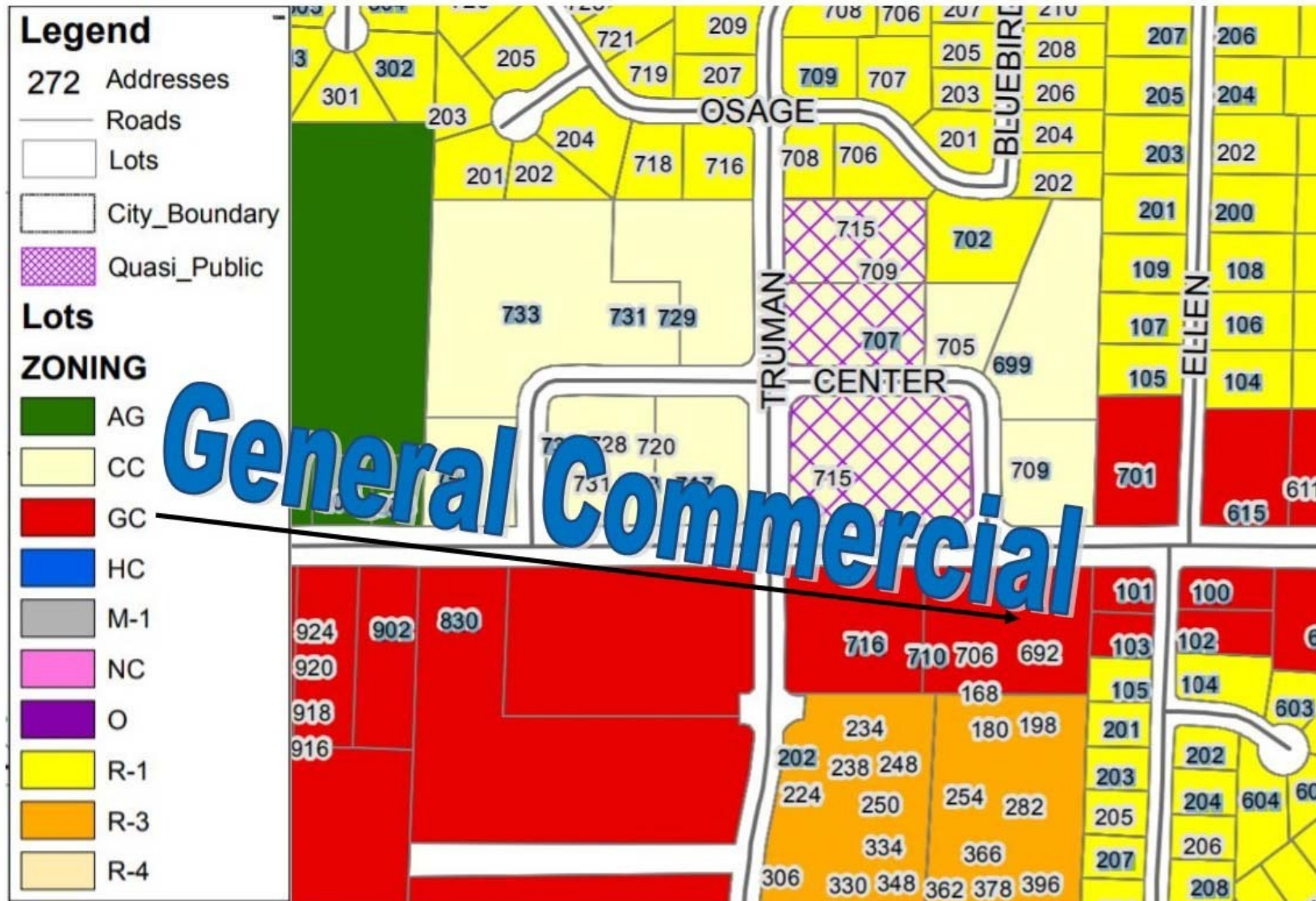
Suite 696 - 1,960 SF



Neighborhood Businesses

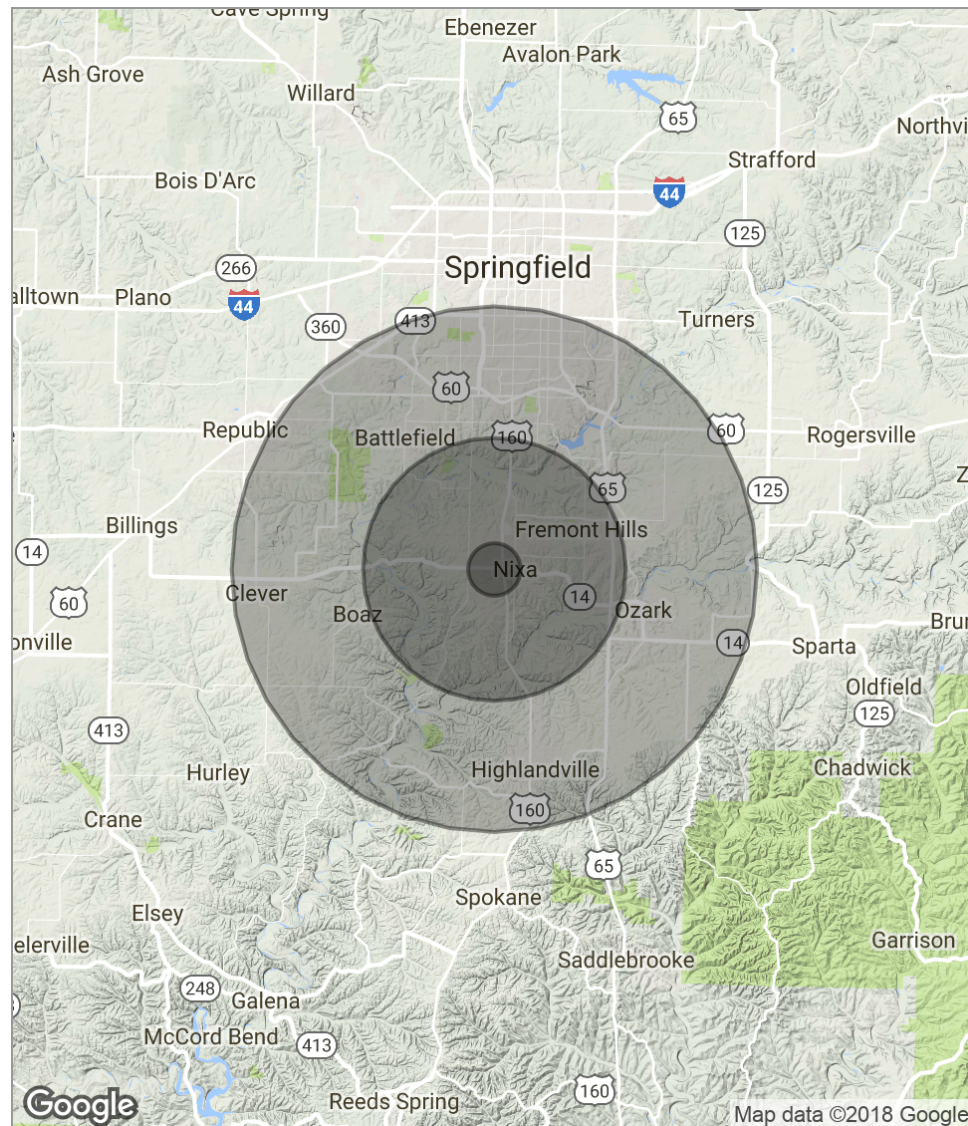


Zoning Map





Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,582	45,381	187,264
Median age	35.7	35.9	37.4
Median age (male)	33.7	34.5	36.0
Median age (Female)	37.1	37.2	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	983	17,383	79,150
# of persons per HH	2.6	2.6	2.4
Average HH income	\$61,096	\$67,852	\$62,968
Average house value	\$154,158	\$170,253	\$188,875

* Demographic data derived from 2010 US Census

Demographics Report

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Core Covenants



A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN® our Core Covenants personify our values and culture and differentiate us from the competition.

As members of the SVN Shared Value NetworkSM, we each commit to do the following:

- 1 **CREATE AMAZING VALUE WITH MY CLIENTS, COLLEAGUES AND COMMUNITY.**
- 2 **COOPERATE PROACTIVELY AND PLACE MY CLIENTS' BEST INTERESTS ABOVE MY OWN.**
- 3 **INCLUDE, RESPECT AND SUPPORT ALL MEMBERS OF COMMERCIAL REAL ESTATE INDUSTRY**
- 4 **HONOR MY COMMITMENTS.**
- 5 **PERSONIFY AND UPHOLD THE SVN® BRAND.**
- 6 **RESOLVE CONFLICTS QUICKLY, POSITIVELY AND EFFECTIVELY.**
- 7 **TAKE PERSONAL RESPONSIBILITY FOR ACHIEVING MY OWN POTENTIAL.**
- 8 **EXCEL IN MY MARKET AREA AND SPECIALTY.**
- 9 **FOCUS ON THE POSITIVE AND THE POSSIBLE.**
- 10 **NURTURE MY CAREER WHILE VALUING THE IMPORTANCE OF FAMILY, HEALTH AND COMMUNITY.**

Advisor Bio & Contact 1

MIKE FUSEK, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client's needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,000 National Advisors.

Advisor Bio & Contact 2

GERALD ZAMORA

Advisor



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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with SVN / Rankin Company and specializes in the Springfield Missouri metro area. In 2015, Gerald joined Mike Fusek, CCIM and SVN Commercial and has successfully brokered over 120 commercial transactions within 24 months.

Prior to joining SVN Commercial, Zamora served as founder and broker for The Real Estate Broker of Springfield and Branson, a residential and commercial brokerage company in Southwest Missouri. Gerald has 14 years of extensive real estate knowledge with Office, Retail, Warehouse and Restaurant.

His extraordinary understanding of the commercial real estate industry and his passion for offering a "high level service" is Gerald's passion. Additionally, Gerald is involved in Leadership Springfield and has completed CCIM 101 & 102.

MEMBERSHIPS & AFFILIATIONS

Leadership Springfield Class of 32

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

Additional Photos

