



FOR LEASE | RETAIL/OFFICE

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

690-710 W Mount Vernon, Nixa, MO 65714



LEASE OVERVIEW

SPACE AVAILABLE:	1,490 - 1,960 SF
LEASE RATE:	\$9.00/SF
LEASE TYPE:	NNN
SUITE 690:	1,490 SF Retail/ Restaurant
SUITE 694:	1,490 SF Retail
SUITE 696:	1,960 SF Office
ZONING:	General Commercial
MARKET:	Nixa
CROSS STREETS:	Mount Vernon & Massey Blvd

PROPERTY DESCRIPTION

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 694 - 1,490 SF Retail features reception area and open layout. 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. 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.



MIKE FUSEK, CCIM
Senior Advisor
417.849.5703
mike.fusek@svn.com

GERALD ZAMORA
Advisor
417.522.9940
gerald.zamora@svn.com

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Exterior Photos



MIKE FUSEK, CCIM
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Suite 690 - 1,490 SF



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Suite 694 - 1,490 SF



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Suite 696 - 1,960 SF



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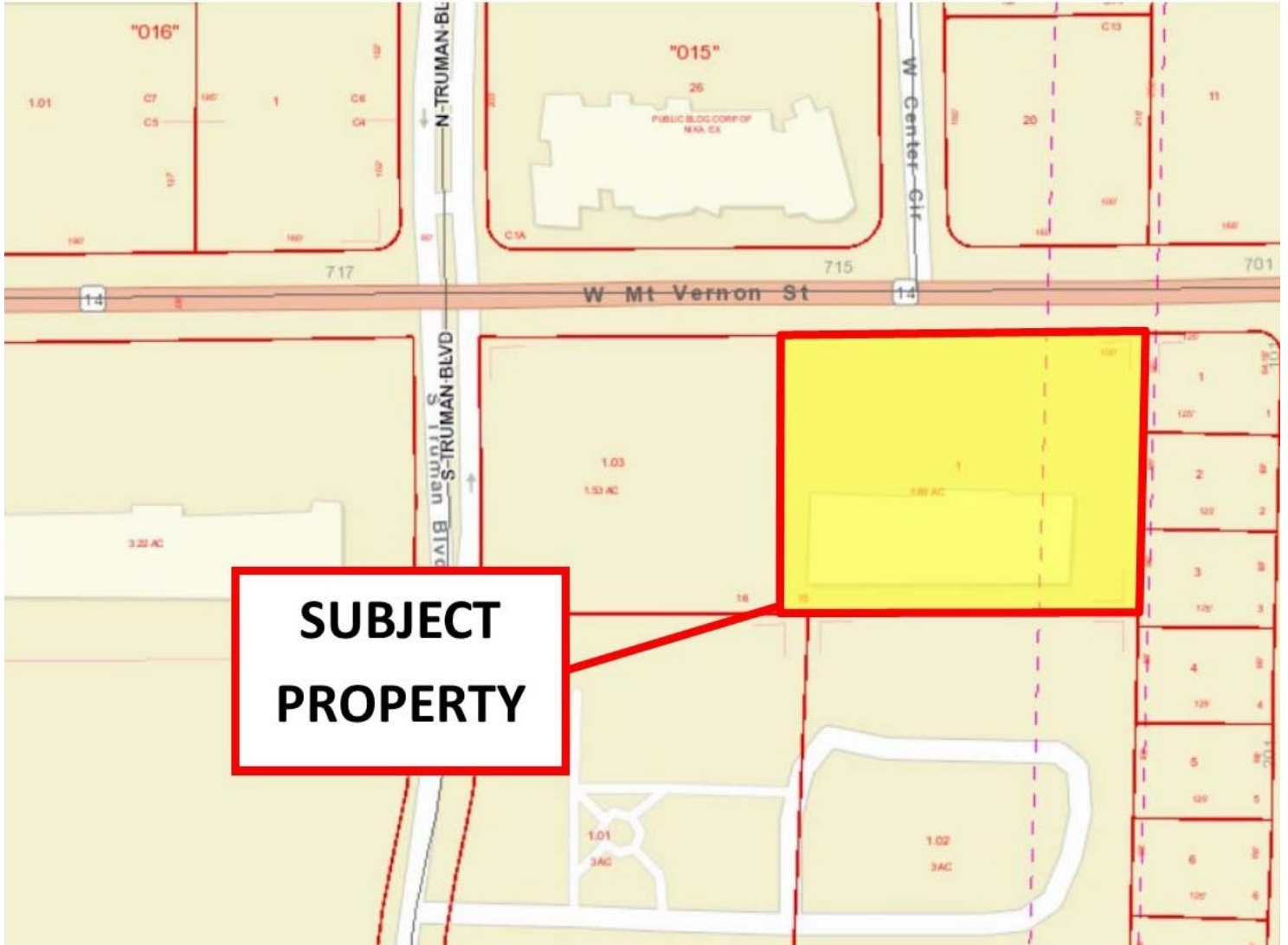


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Assessor Map



**SUBJECT
PROPERTY**



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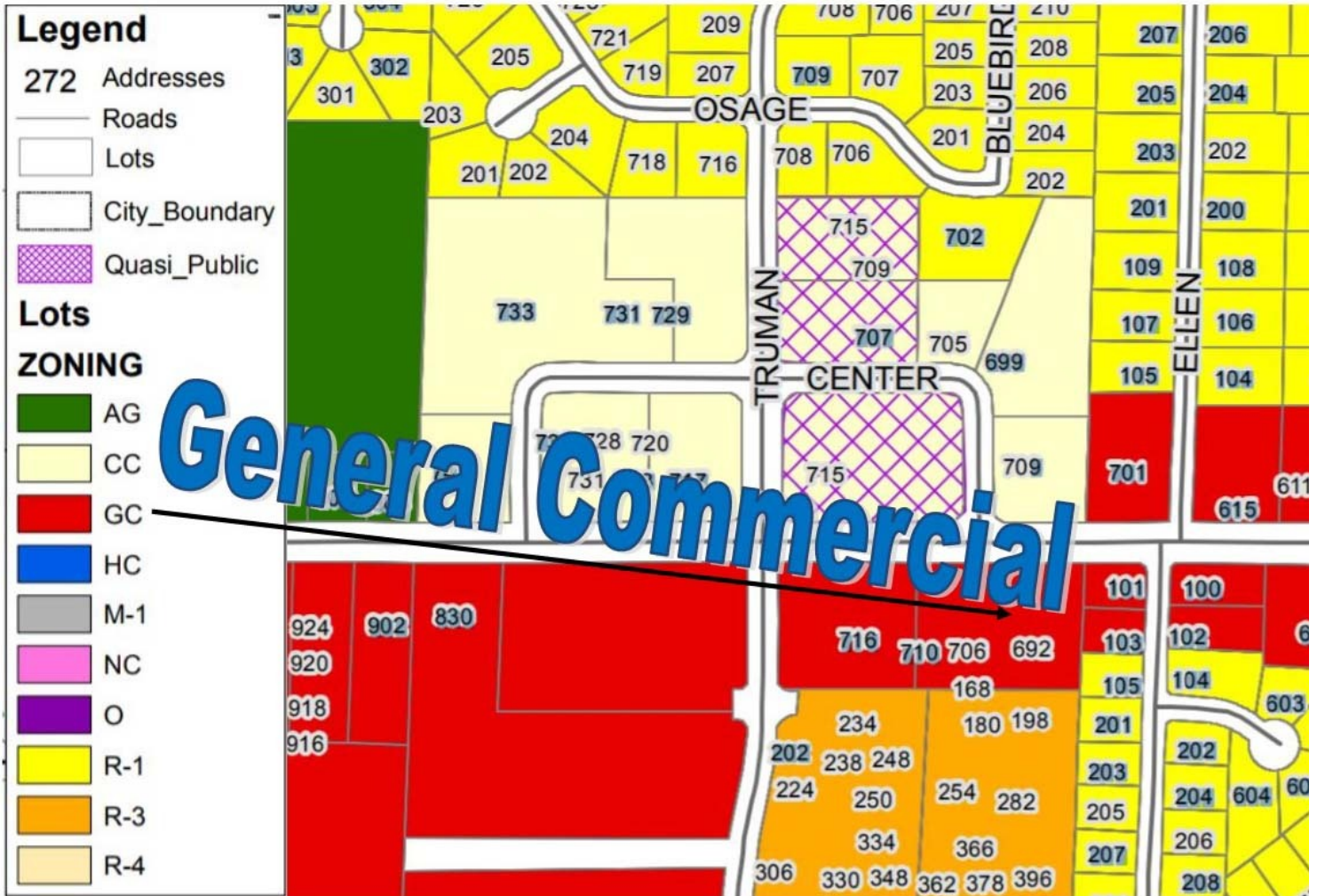
Neighborhood Businesses



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	1 MILE	5 MILES	10 MILES
Total households	983	17,383	79,150
Total 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

	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

** Demographic data derived from 2010 US Census*



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GERALD ZAMORA

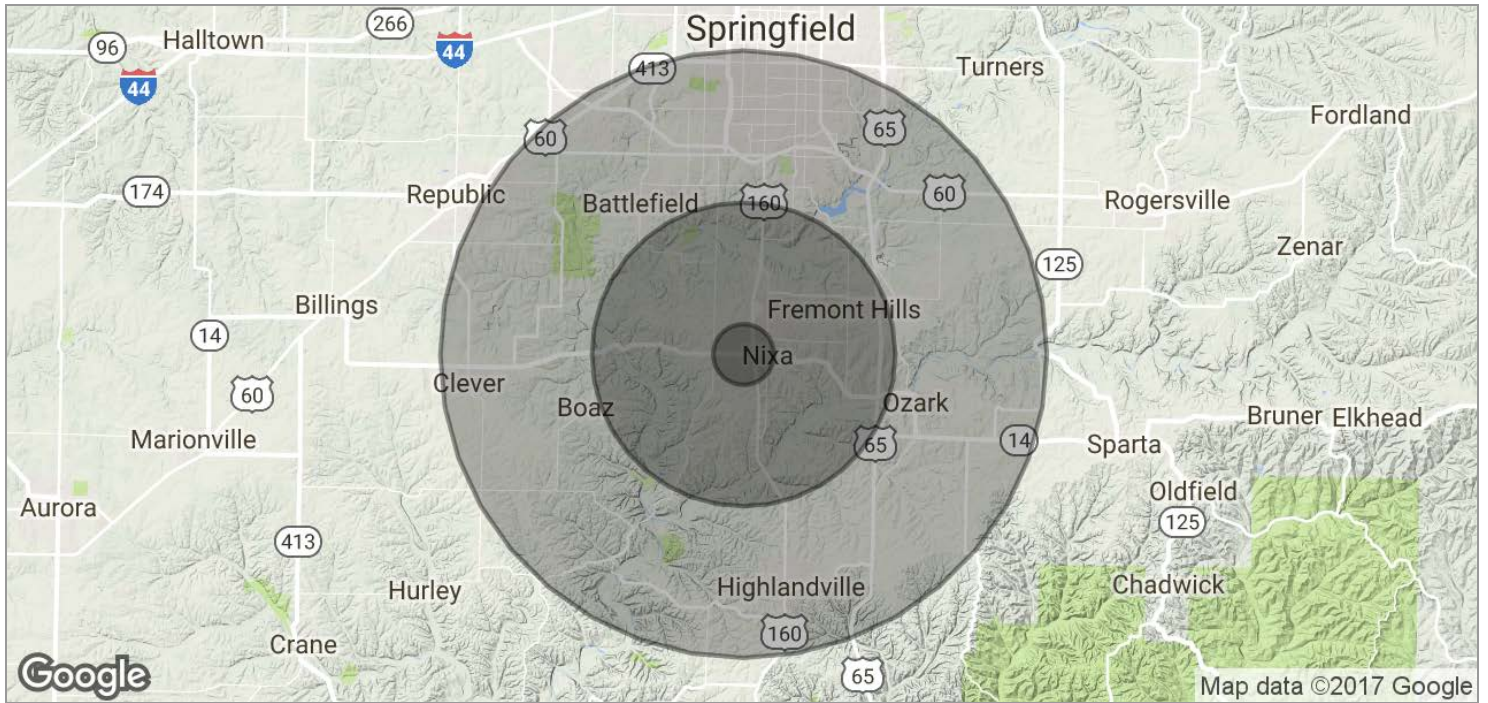
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,582	45,381	187,264
MEDIAN AGE	35.7	35.9	37.4
MEDIAN AGE (MALE)	33.7	34.5	36.0
MEDIAN AGE (FEMALE)	37.1	37.2	38.6

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



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SVN[®] 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 the 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.

SVN: Open, inclusive and innovative since 1987.

SVN[®] BENCHMARKS 2015*

The SVN[®] organization is comprised of over 1,500 commercial real estate Advisors and staff serving 500+ markets. Each SVN office is independently owned and operated. Our clients benefit from award-winning technology, creative marketing programs, and total collaboration within SVN's Shared Value NetworkSM, which incorporates the entire commercial real estate industry. Our robust international platform combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors assures representation that creates maximum value for our clients.



1,500 Advisors and Staff

200 Offices Nationwide

Total Value of Sales
and Lease Transactions
= \$10.1 Billion

2015 Volume =
56% Sales
44% Leasing

The SVN[®] brand was ranked
the 6th most recognized CRE
brand by the Lipsey
Company's 2016 Top 25
Commercial Real Estate
Brand Survey.

**The statistics in this document were
compiled from all transactions
reported by our franchisees in 2015.
They are not audited.*

*DATA BASED ON US SALES

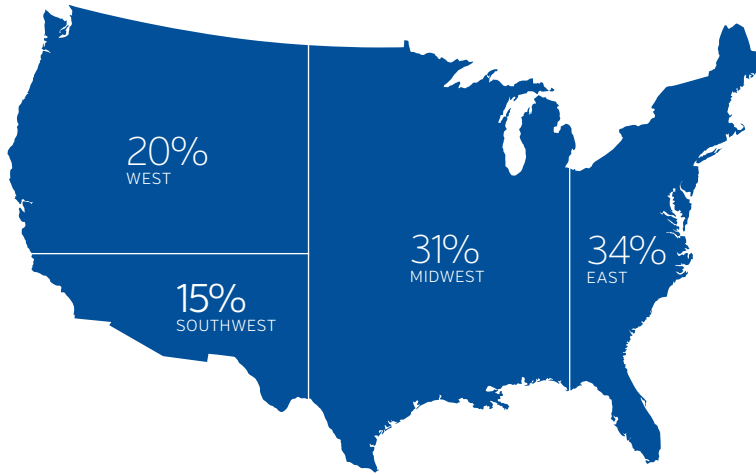
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SVN® BENCHMARKS* 2015

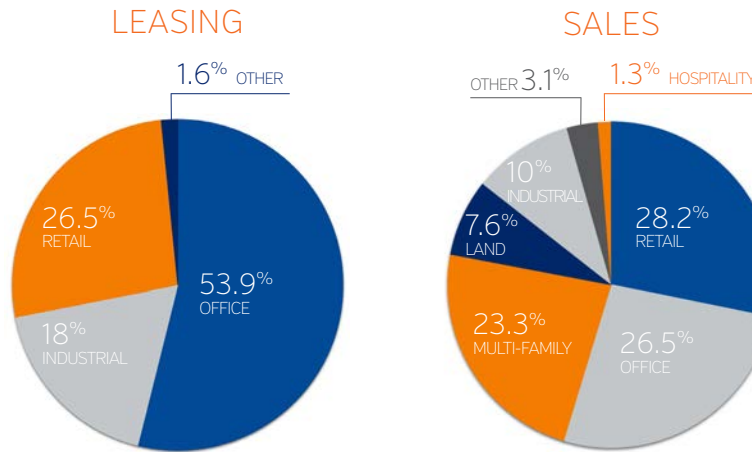
TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION*



PRODUCT TYPE

NATIONAL DISTRIBUTION BY PRODUCT VOLUME*



\$10.1 BILLION

TOTAL VALUE OF SALES AND LEASE TRANSACTIONS

CORE SERVICES

- Sales
- Leasing
- Property Management
- Tenant Representation
- Corporate Real Estate Services

SPECIALTY SERVICES

- Auction Services
- Distressed Assets

PRODUCT COUNCIL SPECIALTIES

- Golf & Resorts
- Hospitality
- Industrial
- Land & Development
- Medical Office
- Multifamily
- Office
- Retail
- Self Storage
- Single Tenant Investments

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Senior Advisor
SVN | Rankin Company, LLC

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. Sperry Van Ness has more than 1,000 National Advisors.

Phone: 417.849.5703

Fax: 417.875.9233

Cell: 417.849.5703

Email: mike.fusek@svn.com

Address: 2808 S. Ingram Mill, Suite A100
Springfield, MO 65804



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Senior Advisor
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mike.fusek@svn.com

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DISCLAIMER

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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.

