

Now Opening / Move-in Special
Accepting LOI's from qualified restaurants and retailers

Westside Plaza
830 W. Mt. Vernon, Nixa, MO



\$12.50 PSF

Presented by: **Robert B. Murray, III**
Ross Murray
1855-A S. National Ave.
Springfield, MO 65804
417.881.0600 - phone
417.882.0541 - fax
rob@rbmurray.com
ross@rbmurray.com

Westside Plaza



830 W. Mt. Vernon
 Nixa, Missouri

Total Building Size: 23,900 SF
 Available Space: 1,750 (25' x 70') & up

Lease or Sale Information

Base Rent: \$12.50 PSF
 CAM: \$2.75 - \$3.00 PSF
 Taxes & Insurance: Included in CAM
 Est. Total Monthly
 Rent for 1,750 SF: \$2,552

Property Description

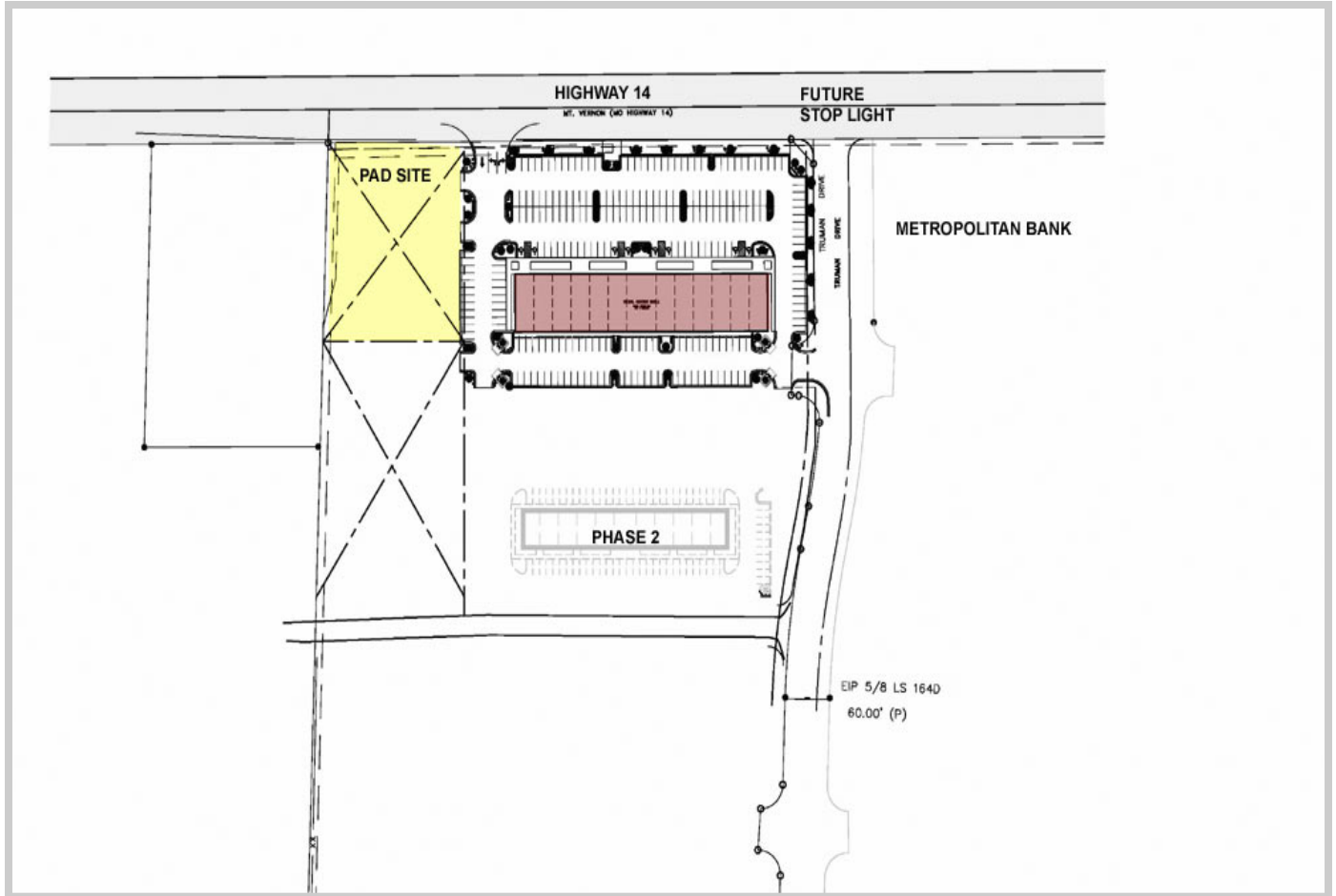
Available: 13 Suites - see pages 4 & 5 for available suites
 Condition: New
 Zoning: Commercial
 Infill Allowance: White-Box Finish
 Parking: 223 Spaces
 Traffic Count: 18,000 (approx)

Additional Information

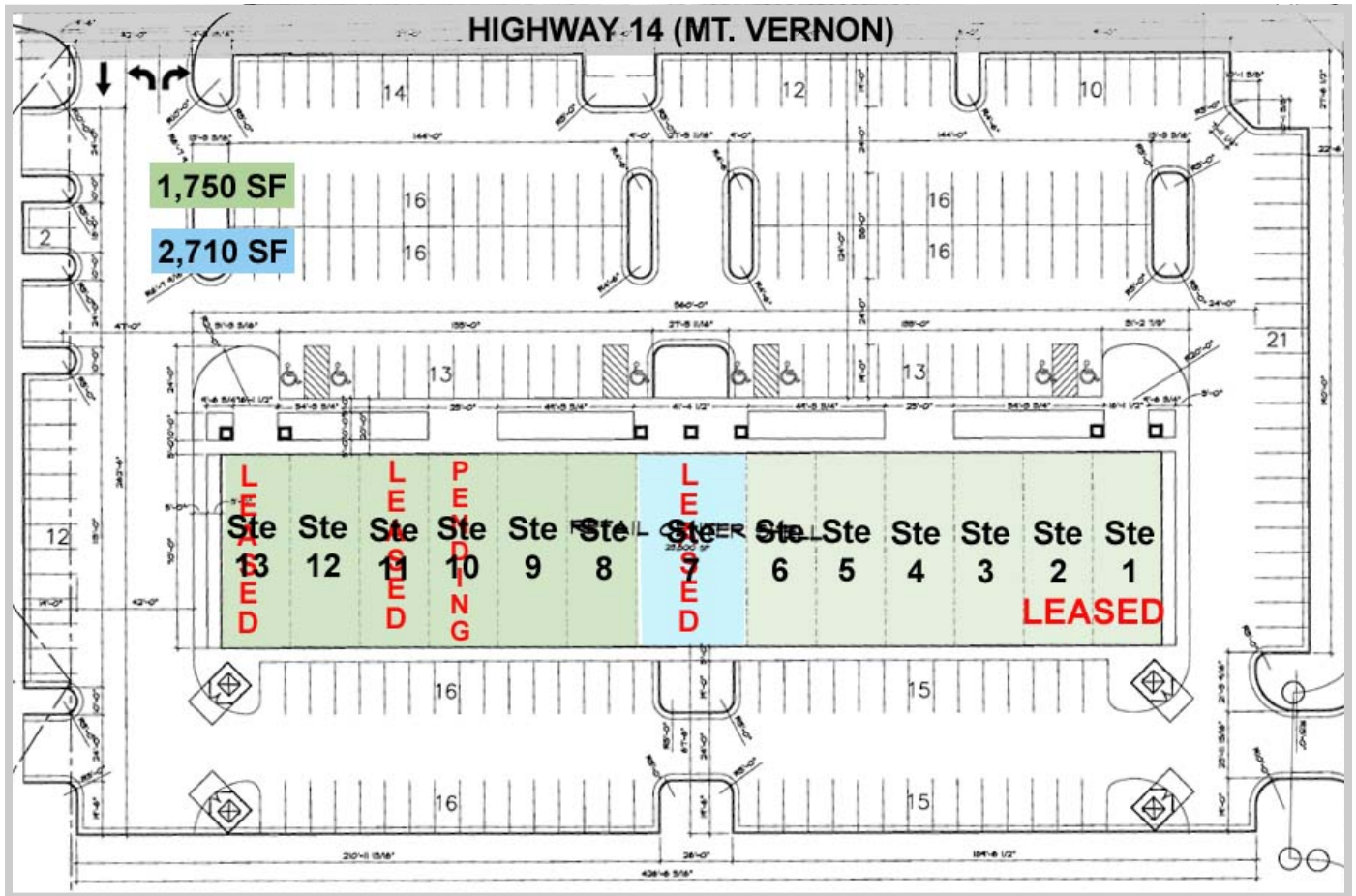
New retail and restaurant project by the developer of the Battlefield Marketplace in Springfield. The project's architecture and tenant mix are designed to mimic the success of Battlefield Marketplace.

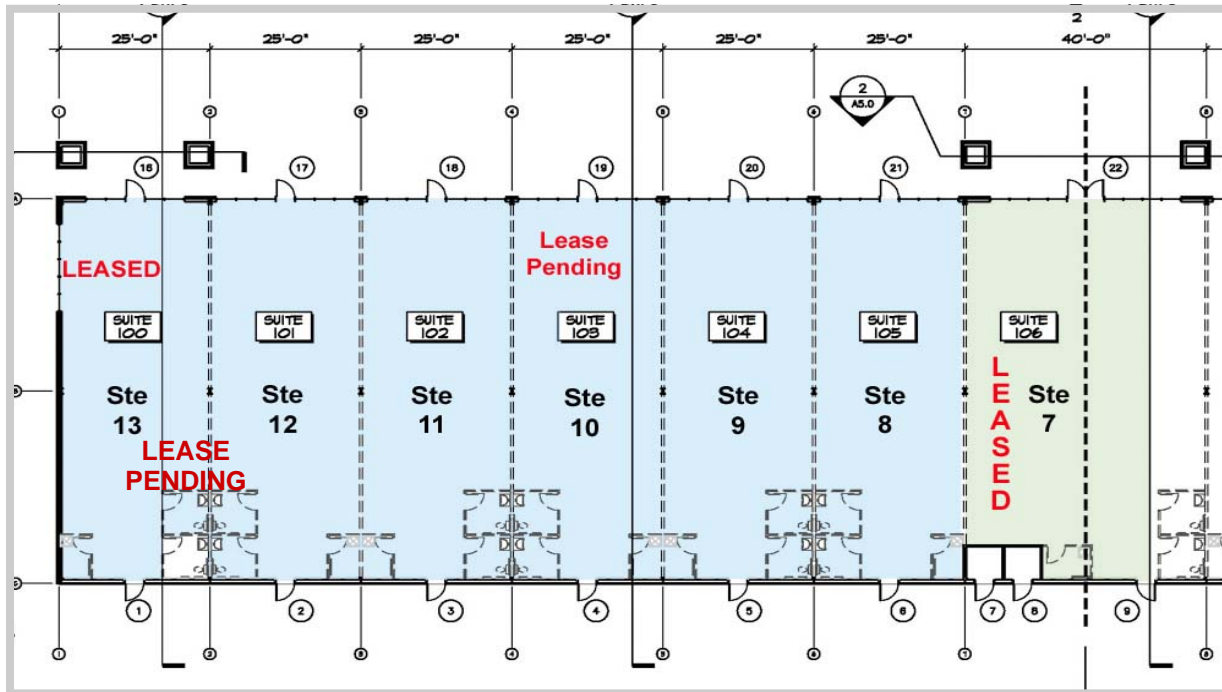
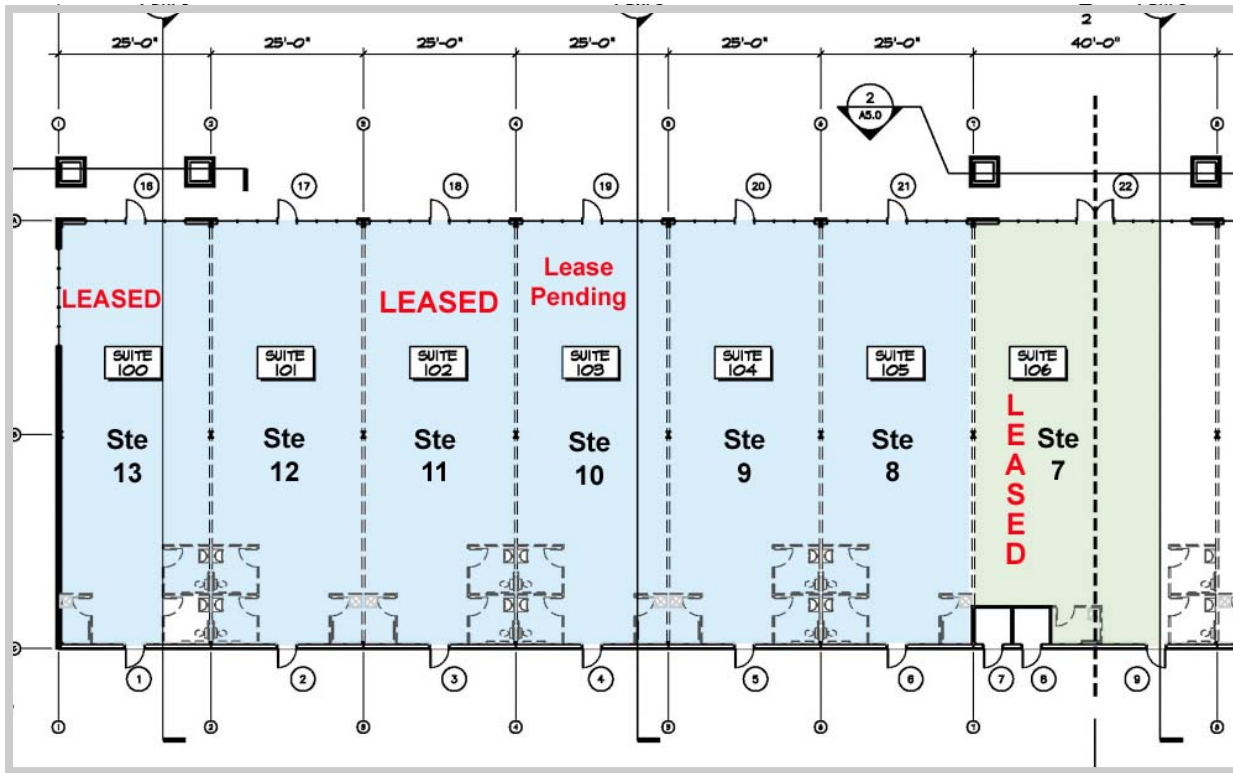
The project is located on Highway 14, next door to St. John's and across the street from Nixa City Offices.

Westside Plaza



Westside Plaza





Westside Plaza



Westside Plaza

