



Existing Office/Potential Apartment Conversion

402 S. Main Street, Joplin, Missouri



SALE PRICE: \$2,115,000 | 79,326 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,549	48,610	78,926
Avg. Household Income	\$50,092	\$68,194	\$80,111

- 10 current tenants with existing income and dedicated parking
- Building is in excellent condition with first floor to be vacant at time of sale
- 8 story building in Downtown Joplin on .551 acres
- Adjacent parking garage on .86 acres included
- Current population of Joplin over 50,000
- Joplin's business community includes national leaders in trucking, building products, and food production, as well as emerging e-commerce and tech startups



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

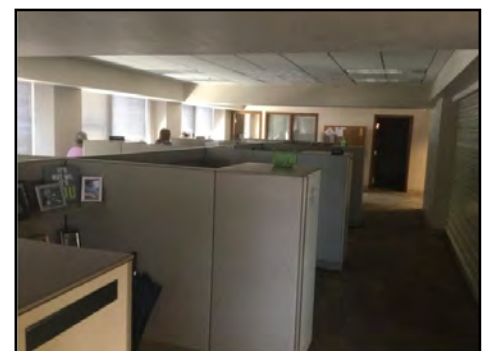
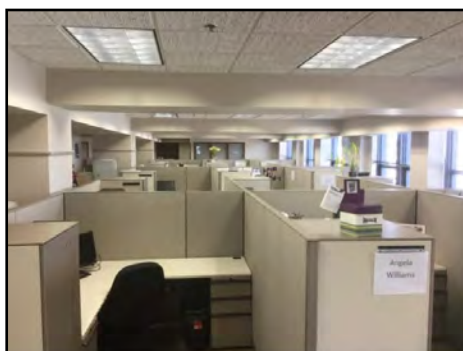
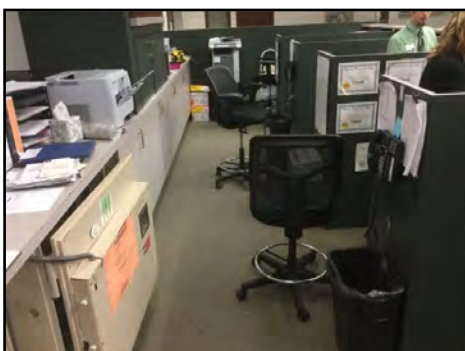
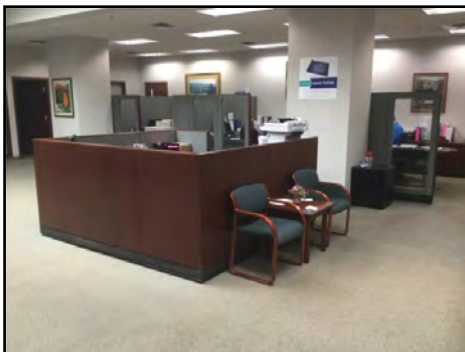
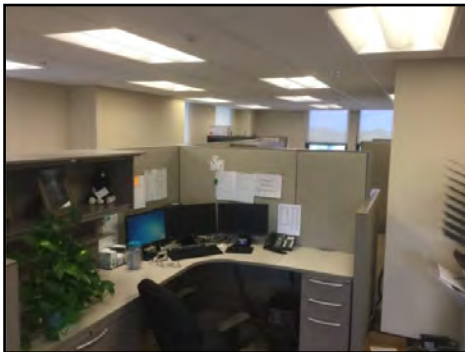
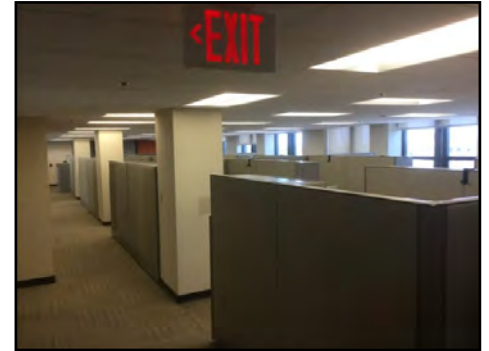
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

Exclusive Agent

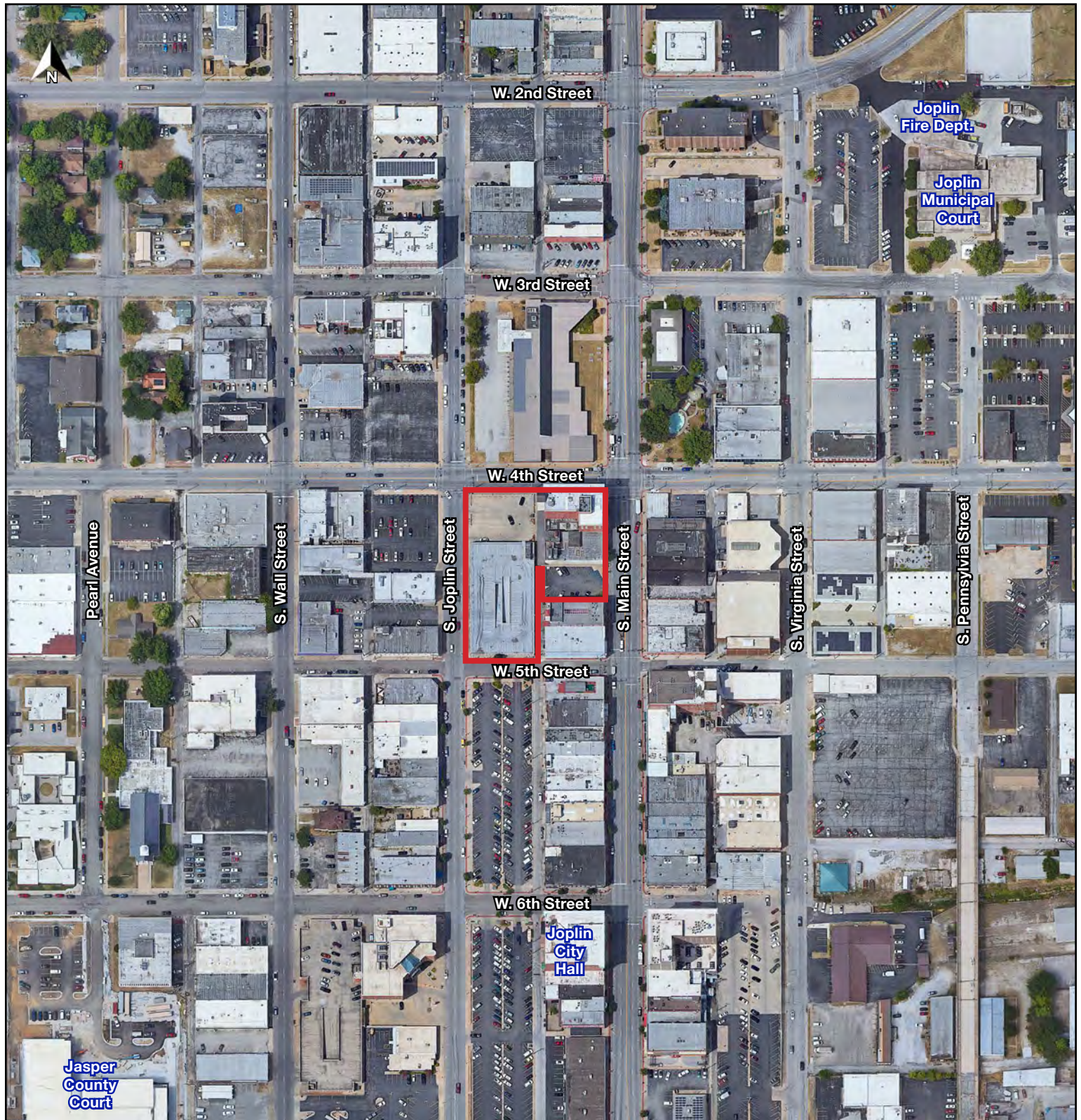
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PHOTOS

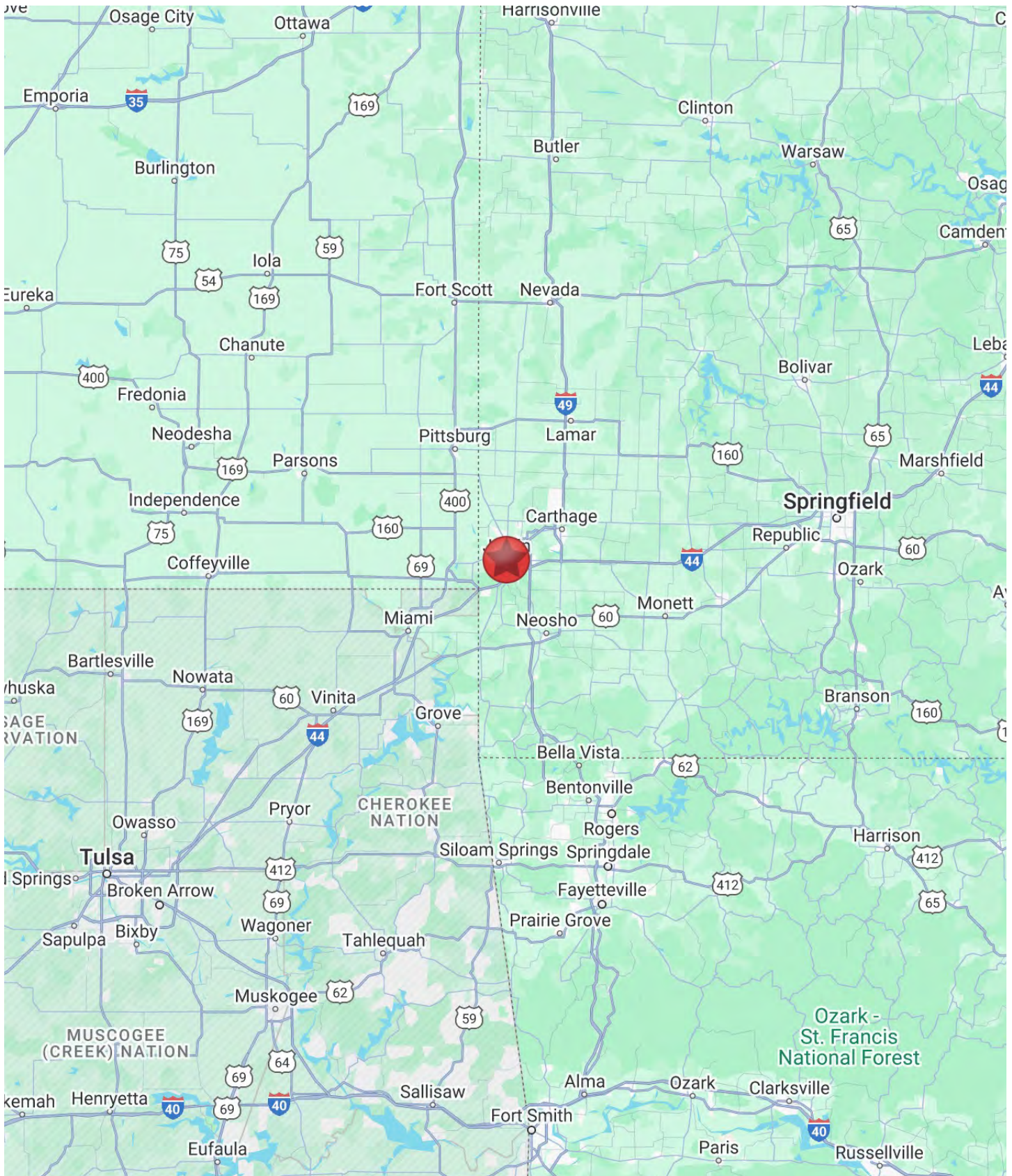


AERIAL



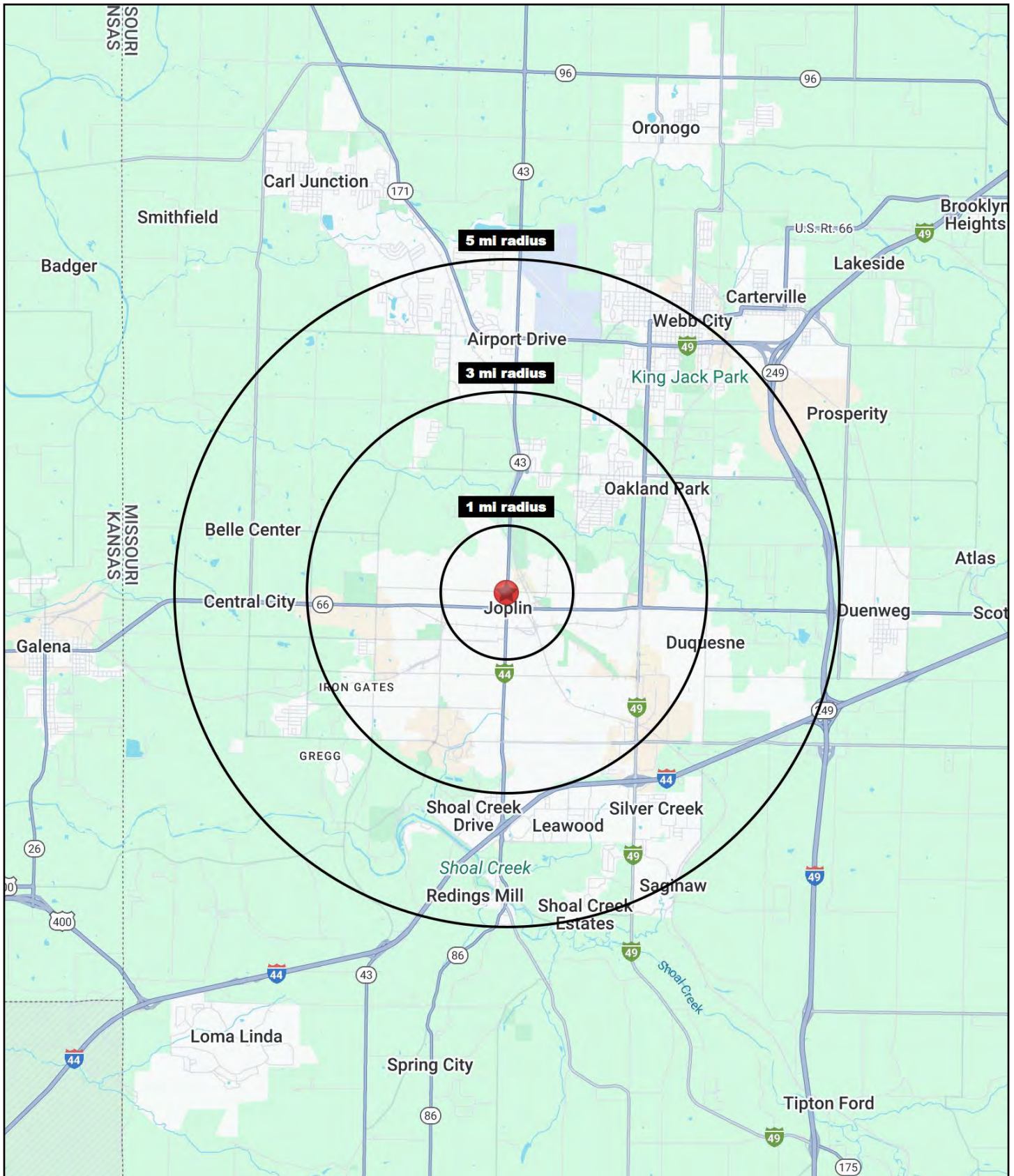
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402 S. Main Street Joplin, MO 64801	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,549	48,610	78,926
2029 Projected Population	8,767	50,225	81,654
2020 Census Population	7,643	47,277	77,030
2010 Census Population	8,026	46,911	73,454
Projected Annual Growth 2024 to 2029	0.5%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	0.5%	0.3%	0.5%
2024 Median Age	33.3	35.5	36.6
Households			
2024 Estimated Households	3,678	21,450	33,671
2029 Projected Households	3,781	22,164	34,841
2020 Census Households	3,197	20,181	31,764
2010 Census Households	3,322	19,787	29,943
Projected Annual Growth 2024 to 2029	0.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	0.8%	0.6%	0.9%
Race and Ethnicity			
2024 Estimated White	82.6%	83.8%	85.0%
2024 Estimated Black or African American	4.8%	4.1%	3.3%
2024 Estimated Asian or Pacific Islander	1.2%	2.1%	2.0%
2024 Estimated American Indian or Native Alaskan	1.5%	1.2%	1.2%
2024 Estimated Other Races	9.9%	8.8%	8.4%
2024 Estimated Hispanic	7.9%	7.0%	6.7%
Income			
2024 Estimated Average Household Income	\$50,092	\$68,194	\$80,111
2024 Estimated Median Household Income	\$37,900	\$53,791	\$61,786
2024 Estimated Per Capita Income	\$21,761	\$30,237	\$34,304
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.5%	2.7%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	11.7%	7.4%	6.9%
2024 Estimated High School Graduate	36.1%	34.2%	32.9%
2024 Estimated Some College	22.9%	24.3%	22.4%
2024 Estimated Associates Degree Only	7.2%	7.1%	8.0%
2024 Estimated Bachelors Degree Only	12.9%	16.6%	18.5%
2024 Estimated Graduate Degree	5.7%	7.7%	9.1%
Business			
2024 Estimated Total Businesses	716	2,269	3,197
2024 Estimated Total Employees	8,036	29,537	42,714
2024 Estimated Employee Population per Business	11.2	13.0	13.4
2024 Estimated Residential Population per Business	11.9	21.4	24.7

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