MULTI-TENANT INVESTMENT

714-740 S. Illinois Avenue, Joplin, Missouri

SALE PRICE: $1,100,000 | 6,324 SF CENTER

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,011	50,303	77,921
Avg. Household Income	$49,371	$71,042	$80,148

- Medical/Office/Retail users
- 100% occupied
- Stable tenant line up
- Current tenants include: Edward D. Jones, Accounting Office, Attorney, Beauty Salon, and Psycholgist offfice
- Below market rents
- Upgraded HVAC systems
- Great visibility to Illinois Avenue and 7th Street

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agents*

GREG ROBERTS | 913-909-8191 | groberts@blockandco.com

CAMREN SINCLAIR | 816.412-7352 | csinclair@blockandco.com

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DRONE PHOTOS

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AERIAL

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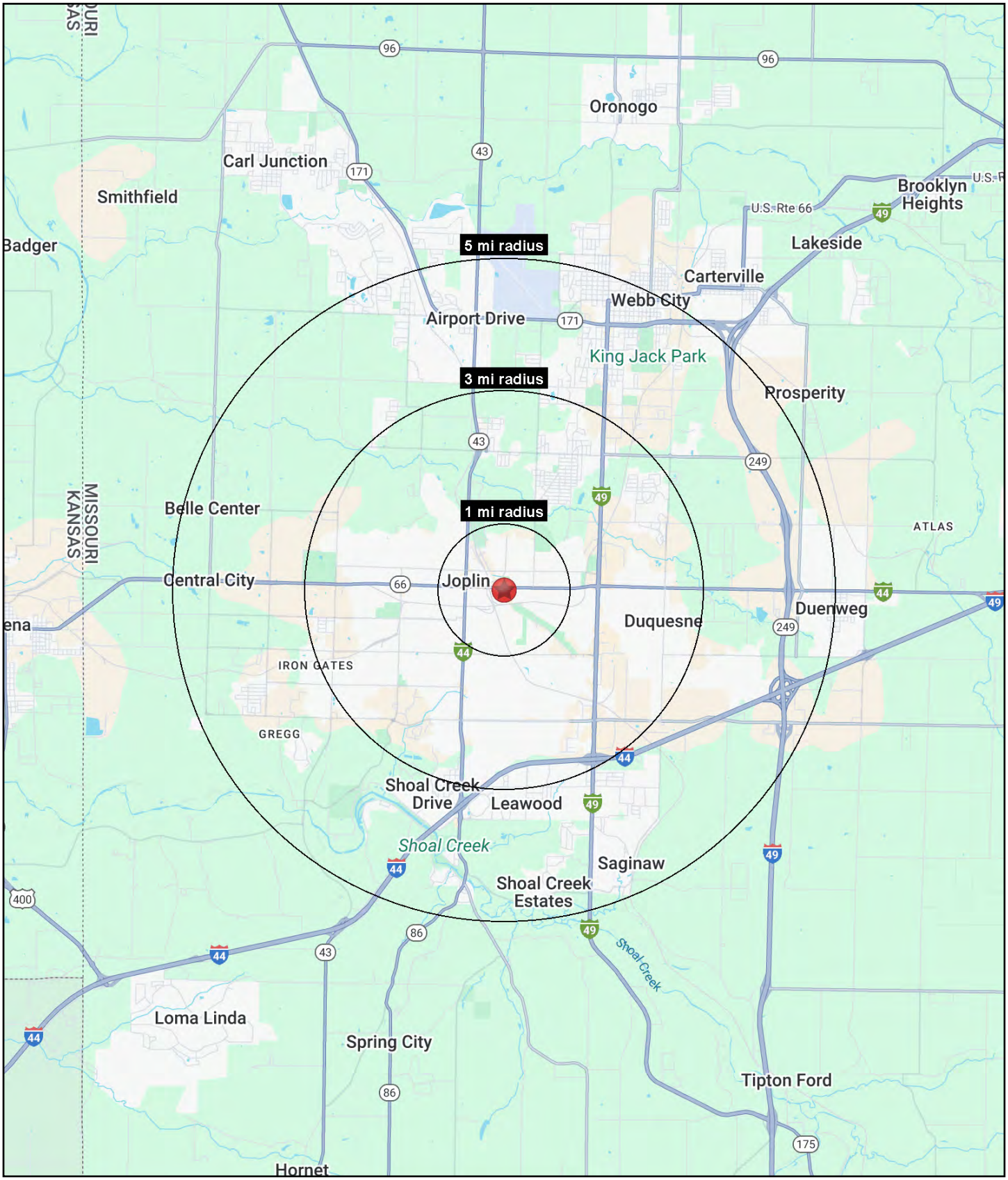

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714-740 S. Illinois Avenue Joplin, MO 64801	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,038	50,374	77,907
2030 Projected Population	9,282	52,076	80,956
2020 Census Population	8,362	48,314	74,792
2010 Census Population	8,337	47,963	71,490
Projected Annual Growth 2025 to 2030	0.5%	0.7%	0.8%
Historical Annual Growth 2010 to 2025	0.6%	0.3%	0.6%
2025 Median Age	31.1	35.3	36.3
Households			
2025 Estimated Households	3,927	21,996	33,136
2030 Projected Households	4,055	22,907	34,702
2020 Census Households	3,590	20,650	30,983
2010 Census Households	3,548	20,243	29,272
Projected Annual Growth 2025 to 2030	0.7%	0.8%	0.9%
Historical Annual Growth 2010 to 2025	0.7%	0.6%	0.9%
Race and Ethnicity			
2025 Estimated White	80.5%	83.0%	84.3%
2025 Estimated Black or African American	5.9%	4.1%	3.3%
2025 Estimated Asian or Pacific Islander	1.9%	2.2%	2.1%
2025 Estimated American Indian or Native Alaskan	1.5%	1.3%	1.3%
2025 Estimated Other Races	10.2%	9.4%	9.0%
2025 Estimated Hispanic	8.8%	7.7%	7.4%
Income			
2025 Estimated Average Household Income	$49,161	$71,072	$80,377
2025 Estimated Median Household Income	$41,808	$56,692	$62,927
2025 Estimated Per Capita Income	$21,625	$31,226	$34,344
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.4%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	10.9%	7.7%	7.2%
2025 Estimated High School Graduate	39.4%	32.8%	32.0%
2025 Estimated Some College	24.5%	25.3%	23.8%
2025 Estimated Associates Degree Only	5.2%	6.7%	7.6%
2025 Estimated Bachelors Degree Only	12.2%	16.9%	18.1%
2025 Estimated Graduate Degree	6.1%	8.1%	9.2%
Business			
2025 Estimated Total Businesses	704	2,447	3,241
2025 Estimated Total Employees	6,683	32,015	42,981
2025 Estimated Employee Population per Business	9.5	13.1	13.3
2025 Estimated Residential Population per Business	12.8	20.6	24.0

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