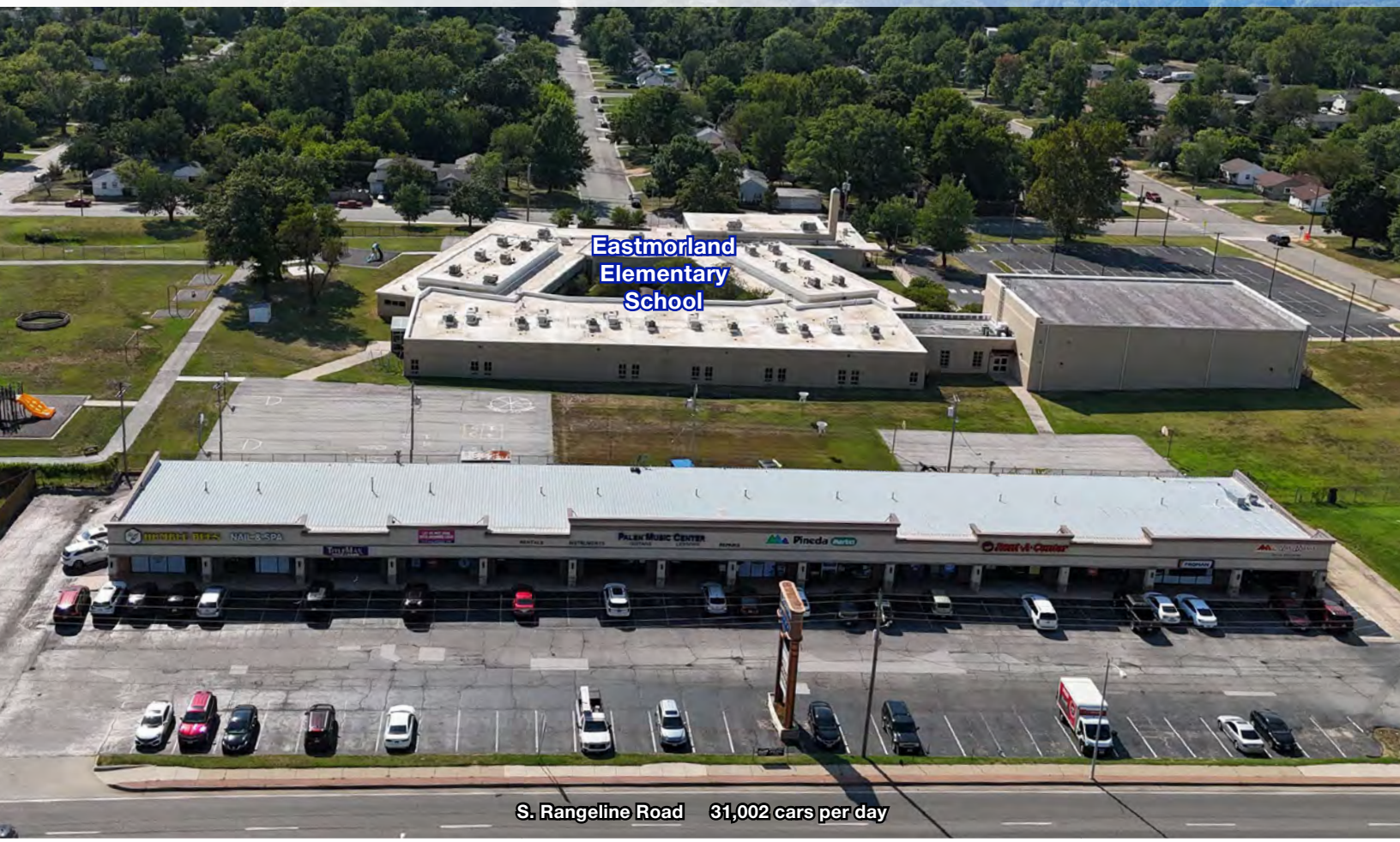
100% LEASED INVESTMENT

1202 S. Rangeline Road, Joplin, Missouri



SALE PRICE: $3,500,000 | 17,000 SF CENTER

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,307	47,120	73,575
Avg. Household Income	$65,500	$70,615	$78,789

- 100% occupied
- Centrally located on a main thoroughfare
- Newer roof
- Low annual expenses
- Traffic count of 31,002 cars per day
- Great tenant mix
- Tenants include: Nail Salon, Title Max, Palen Music, Pineda Market, Rent-A-Center, Paramount Staffing, La Brasa's Bistro

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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100% LEASED INVESTMENT

1202 S. Rangeline Road, Joplin, Missouri

DRONE PHOTOS

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100% LEASED INVESTMENT

1202 S. Rangeline Road, Joplin, Missouri

AERIAL

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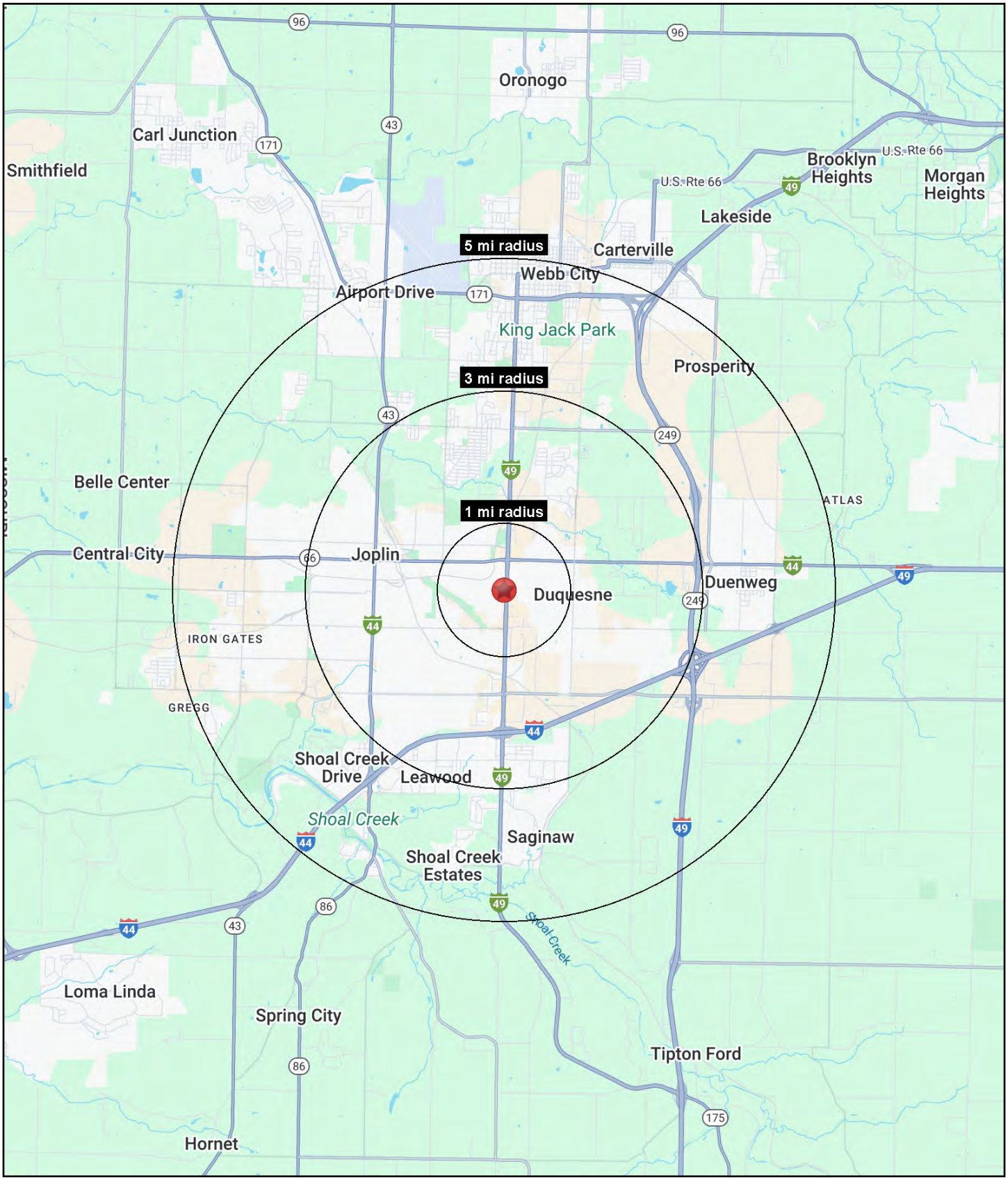
100% LEASED INVESTMENT

1202 S. Rangeline Road, Joplin, Missouri



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100% LEASED INVESTMENT

1202 S. Rangeline Road, Joplin, Missouri

1202 S. Rangeline Road Joplin, MO 64801	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,307	47,120	73,575
2030 Projected Population	7,646	48,564	76,413
2020 Census Population	7,133	44,394	70,394
2010 Census Population	6,695	44,261	67,781
Projected Annual Growth 2025 to 2030	0.9%	0.6%	0.8%
Historical Annual Growth 2010 to 2025	0.6%	0.4%	0.6%
2025 Median Age	36.4	35.2	36.1
Households			
2025 Estimated Households	3,477	20,345	31,412
2030 Projected Households	3,666	21,129	32,865
2020 Census Households	3,312	18,969	29,371
2010 Census Households	3,050	18,674	27,936
Projected Annual Growth 2025 to 2030	1.1%	0.8%	0.9%
Historical Annual Growth 2010 to 2025	0.9%	0.6%	0.8%
Race and Ethnicity			
2025 Estimated White	81.2%	82.7%	83.9%
2025 Estimated Black or African American	4.9%	4.1%	3.4%
2025 Estimated Asian or Pacific Islander	3.5%	2.3%	2.1%
2025 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.3%
2025 Estimated Other Races	9.0%	9.6%	9.2%
2025 Estimated Hispanic	7.3%	7.8%	7.4%
Income			
2025 Estimated Average Household Income	$65,500	$70,615	$78,789
2025 Estimated Median Household Income	$52,930	$55,948	$62,083
2025 Estimated Per Capita Income	$31,242	$30,679	$33,801
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.2%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	5.8%	7.8%	7.2%
2025 Estimated High School Graduate	33.0%	33.1%	32.2%
2025 Estimated Some College	29.8%	25.2%	24.3%
2025 Estimated Associates Degree Only	6.2%	6.9%	7.5%
2025 Estimated Bachelors Degree Only	16.9%	16.9%	17.8%
2025 Estimated Graduate Degree	6.9%	7.9%	8.9%
Business			
2025 Estimated Total Businesses	404	2,231	3,275
2025 Estimated Total Employees	4,088	30,045	45,250
2025 Estimated Employee Population per Business	10.1	13.5	13.8
2025 Estimated Residential Population per Business	18.1	21.1	22.5

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