

FOR LEASE

2800 E 33RD TERRACE
JOPLIN, MO 64804



JOPLIN WAREHOUSE

JARED 
Commercial & Management

2800 E 33RD TERRACE
JOPLIN, MO 64804



OFFERING SUMMARY

Lease Rate:	\$8 SF/yr (NNN)
Building Size:	7,245 SF
Available SF:	1,800 - 3,600 SF
Lot Size:	0.785 Acres
Number of Units:	4
Zoning:	Commercial
Market:	Joplin, MO

PROPERTY OVERVIEW

Step into an exceptional leasing opportunity at 2800 E 33rd Terrace, Joplin, MO. This property boasts a range of desirable features, including convenient drive-in bays for seamless access, private restrooms, and versatile office space to accommodate diverse business needs. Positioned behind Food 4 Less, this location offers the advantage of prime visibility and accessibility, making it an attractive prospect for businesses seeking a strategic vantage point. With its array of practical amenities and a strategic location within the thriving Joplin market, this property presents a compelling opportunity for businesses looking to elevate their operations in a dynamic and bustling commercial landscape.

PROPERTY HIGHLIGHTS

- Drive In Bays.
- Private Restrooms.
- Office Space.
- Located Behind Food 4 Less.

EXECUTIVE SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 3,600 SF	Lease Rate:	\$8 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	1,800 - 3,600 SF	NNN	\$8.00 SF/yr	End-Cap.

LEASE SPACES

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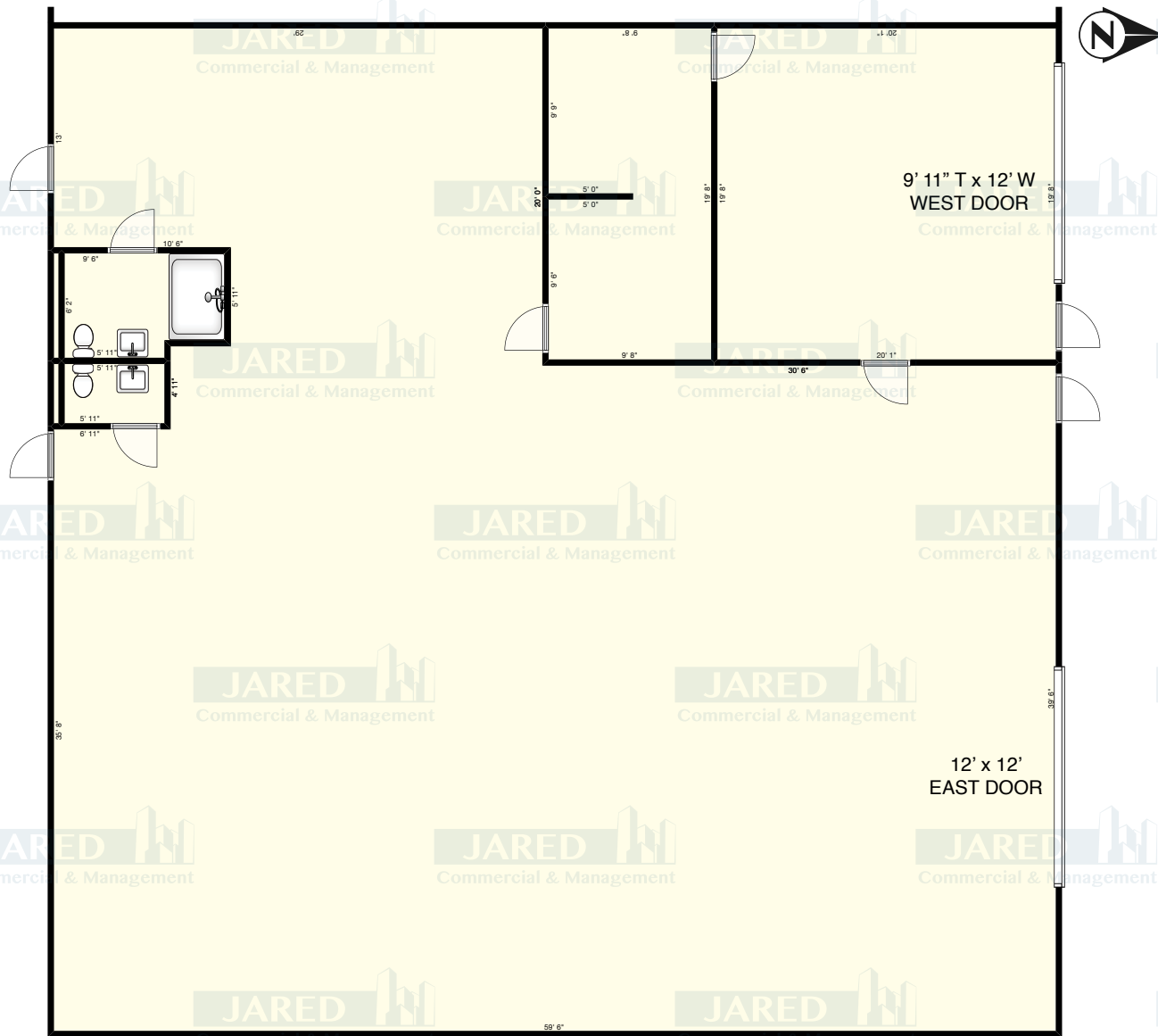
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ADDITIONAL PHOTOS

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FLOOR PLAN

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Access To Right In Right Out On
S Rangeline Rd

SITE PLAN

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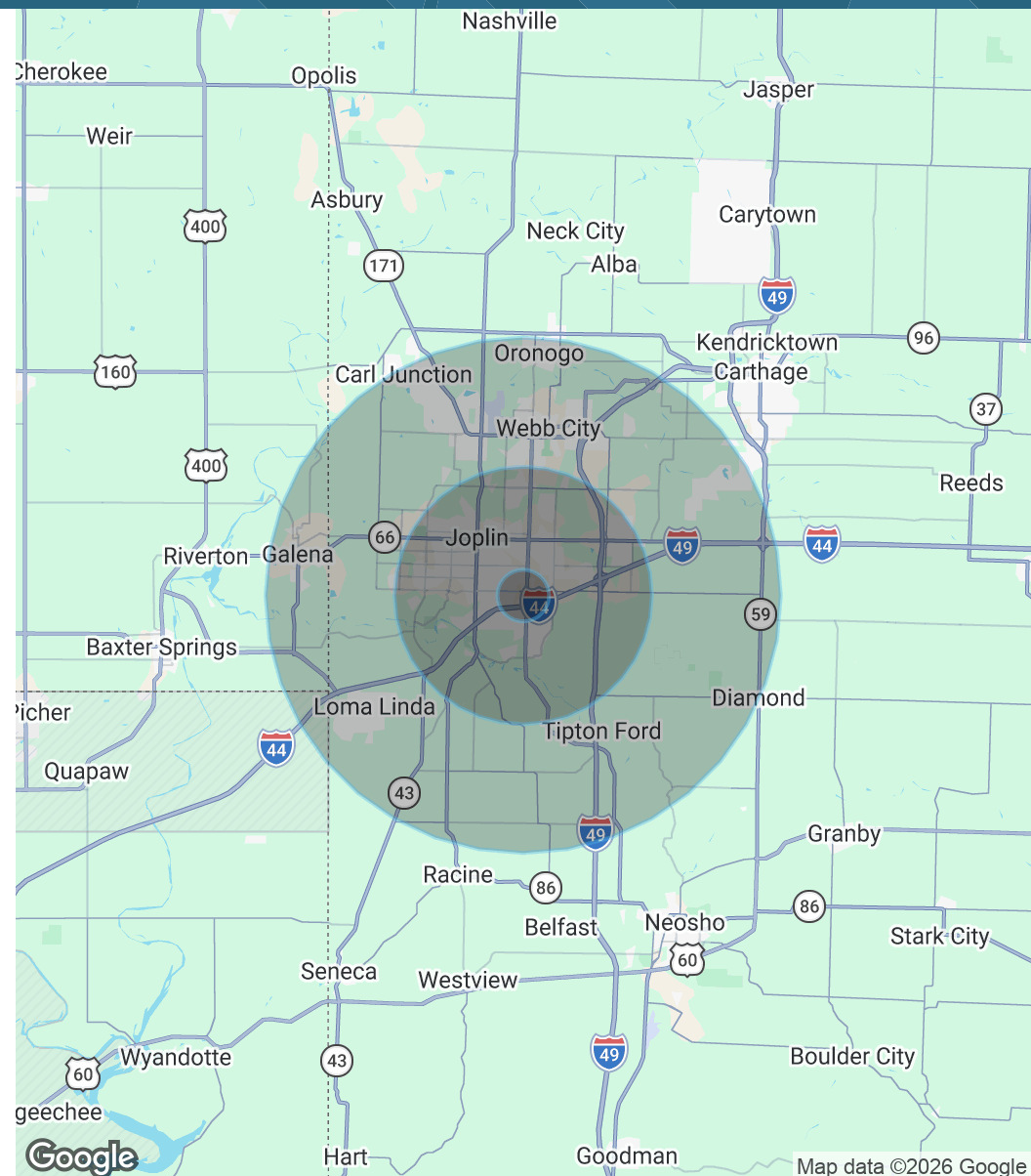
RETAILER MAP



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,673	\$47,785	\$54,265
Average House Value	\$175,453	\$103,149	\$126,358

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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