

2240 S MAIN ST
CARTHAGE, MO 64836



CARTHAGE PAD SITES

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PROPERTY DESCRIPTION

Unveil the boundless potential of this exceptional property. Positioned on a sprawling 1.89-acre corner lot, this offering boasts unrivaled visibility and accessibility. Its strategic location presents an unparalleled opportunity for businesses looking to establish a commanding presence in Carthage, MO. With easy access and prime visibility, this property sets the stage for businesses to effortlessly attract and engage customers. The expansive 1.89-acre lot provides ample space for development, offering businesses the canvas to bring their vision to life and thrive in this dynamic market. Don't miss out on the chance to elevate your enterprise with the remarkable features offered by this outstanding property.

PROPERTY HIGHLIGHTS

- Easy Access & Great Visibility.
- Corner Lot.
- 1.89 Acres.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0.44 - 0.94 Acres
Lot Size:	1.89 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,877	6,645	8,215
Total Population	4,576	18,406	22,721
Average HH Income	\$67,676	\$67,380	\$71,789

PROPERTY SUMMARY

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	0.44 - 0.94 Acres	Lease Rate:	Negotiable

AVAILABLE SPACES

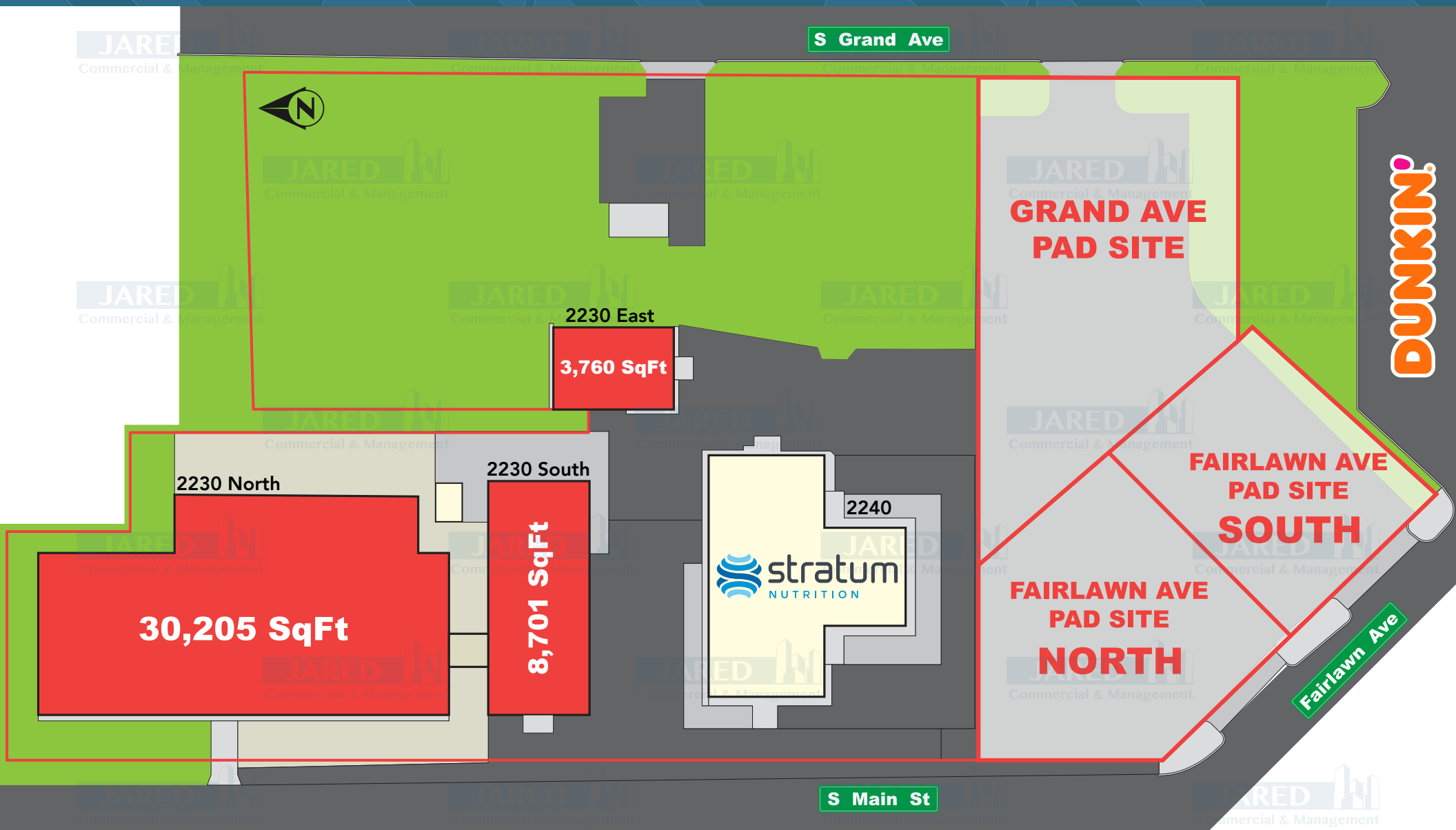
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Fairview Pad Site North	Available	0.5 Acres	NNN	Negotiable	Pad-Site.
Fairview Pad Site South	Available	0.44 Acres	NNN	Negotiable	Pad-Site.
Grand Pad Site	Available	0.94 Acres	NNN	Negotiable	Pad-Site.

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SITE PLAN

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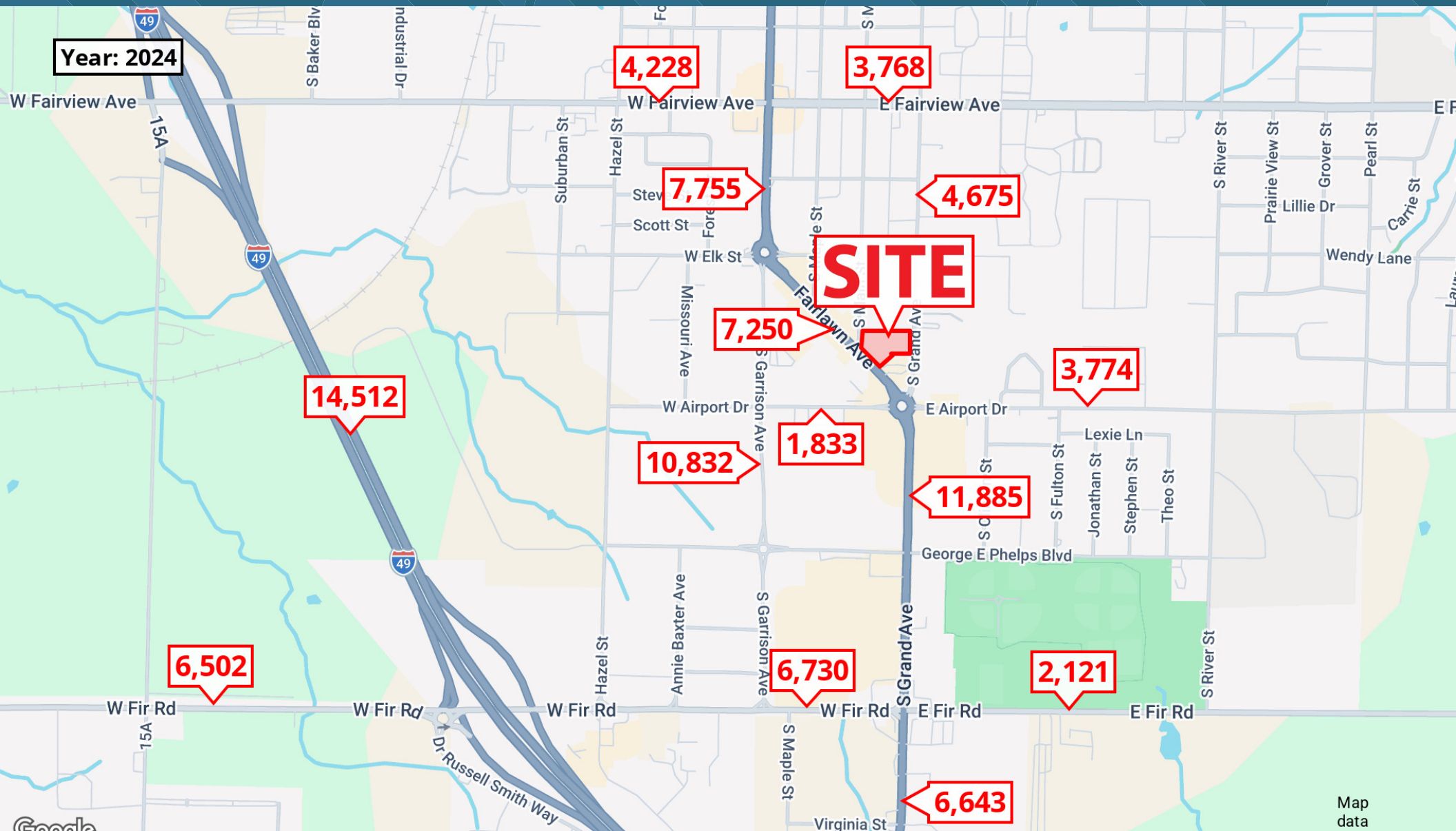
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RETAILER MAP

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ADDITIONAL PHOTOS

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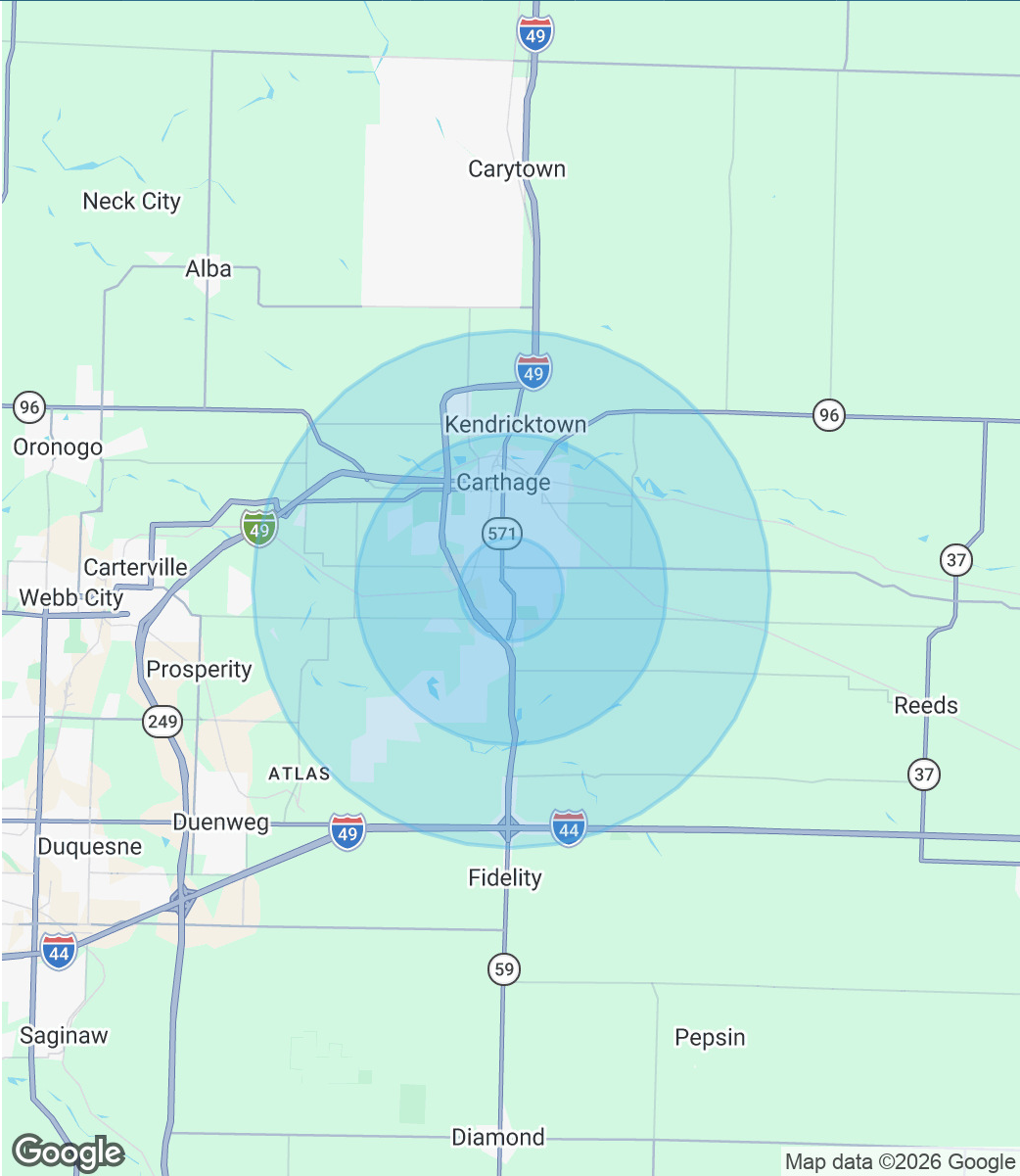
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,576	18,406	22,721
Average Age	42	38	38
Average Age (Male)	40	36	37
Average Age (Female)	45	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,877	6,645	8,215
# of Persons per HH	2.4	2.8	2.8
Average HH Income	\$67,676	\$67,380	\$71,789
Average House Value	\$246,588	\$199,338	\$213,287

2020 American Community Survey (ACS)



Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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