

For Lease North Park Crossing



Joplin, Missouri



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Details

- 1,188 s.f. - 7,417 s.f. Available
- Rent: \$15.00 - \$22.00 s.f. + Pro-rata share of NNN
- Pylon Sign Panel Available
- Located in the heart of Joplin's Retail Corridor between 7th St and the Northpark Mall
- High Visibility Intersection: N. Range Line Rd: 45,000+/- Cars Daily
- Area Retailers include: JC Penney, Kohl's, Target, Toys R Us, Ashley Furniture, PetSmart, Michaels, Pier 1 Imports, Dollar Tree, Cavenders, Kirklands, Bed Bath & Beyond, Shoe Carnival, Books-A-Million, Dress Barn, Lane Bryant's, Chico's, Chipotle, Starbucks, Plato's Closet, Carter's, Men's Warehouse, Qdoba, Petland, GameStop, Macy's, Dunham's Sports, Ulta, Sears, TJMaxx and more

Demographics

	1 Mile	5 Mile	10 Mile
Population	3,885	76,169	118,536
Average Household Income	\$48,043	\$52,096	\$56,868

Disclaimer: Scott F. Harrell & Associates, Inc. obtained the above attached information from sources deemed reliable, but does not warrant the accuracy hereof and is subject to errors or omissions.

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SITE PLAN

North Park Crossing, Joplin, MO



FOR LEASE
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Joplin Missouri Market Overview

Population

- Missouri's 4th Largest Metropolitan Area (St. Louis, Kansas City, Springfield)
- Trade Area: 400,000 (40 Mile Radius) Missouri, Oklahoma, Arkansas & Kansas
- Daytime: 270,000
- Jasper County: 118,435
- City of Joplin: 50,277

Top Employers

- Freeman Health System 4,000
- Wal-Mart Stores 2,600
- Con-Way Truckload, Inc. 2,440
- Mercy Regional Medical Center 2,310
- Tri-State Motor Co. 1,135
- Downstream Casino 1,000+
- Oxford Healthcare 750
- Eagle-Picher Technologies 600
- Aegis Communications 480
- Jasper Products, LLC 400

Education

- Missouri Southern State University (5,417 Student Enrollment)
- Four additional colleges (Vatterott, Ozark Christian, Messenger & New Dimensions School of Hair Design) approximately 1,400 combined enrollment)
- Eleven Public Schools (pre-school to 12th) 7,600 Students
- Six Private Schools with approximately 1,000 Students

National Retailers/Restaurants (in close proximity, but not limited to):

- Shoe Carnival, David's Bridal, Best Buy, Target, Kohl's, Bed Bath & Beyond, Wal-Mart Super Center, Slumberland, Academy Sports, Lowe's, Hobby Lobby, Kirkland's, Dress Barn, Books-A-Million, GameStop, Michaels, JC Penney, Hallmark, Macy's, Sears, Old Navy, PetSmart, Pier 1 Imports, Sally Beauty Supply, Toys R Us, Cavender's, Ross Dress for Less, Ashley Furniture, American Eagle, TJMaxx, Aeropostale, Hot Topic, The Buckle, Hibbett Sports, CJ Banks, Chico's, Talbots, Lane Bryant, Petland, Dollar General, Johnny Carino's, Texas Roadhouse, Longhorn Steakhouse, Hu Hot Mongolian Grill, Applebee's, Cheddars, Chili's, Olive Garden

Economic Development

- Joplin Missouri (\$1.5 Billion retail sales '07 census) has become an attractive area for manufacturers and distribution/transportation companies alike due to its low cost-of-living, affordability and intersections connecting it to major state (US 71) and federal highways (I-44 & I-49). In more recent years Joplin has become a regional medical hub housing the Freeman Health System (4,000 employees), as well as the Mercy Regional Medical Center (2,310 employees), including the new \$350 million, 875,000 s.f., 300+ bed hospital designed to withstand 250 mph winds. Upon completion, Mercy estimates that it will have \$1 billion invested in its new facility.