



Prime Commercial Opportunity on North Rangeline Road

Joplin, Missouri • 12,182 SF • 3.01 Acres • Zoned C-3

LISTING PRESENTATION | 2728 & 2802 N RANGELINE ROAD

Exclusively Listed by

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Executive Summary



Property Overview

The property features two commercial buildings supported by a large private parking lot with approximately one hundred spaces. The main building includes multiple dining rooms, a commercial kitchen layout, cold storage areas, and seating for approximately 250 guests. The second building offers flexible open space suitable for events, gatherings, and retail or service uses. An additional storage structure is also located on-site. The restaurant equipment is not included in the list price but may be negotiated. Utilities include city water and sewer, Liberty Electric, natural gas, and central heating and cooling.

Property Highlights

- 3.01-acre commercial property with 245 feet of Rangeline frontage
- Two buildings totaling 12,182 square feet
- High visibility location with 20,000 to 25,000 vehicles per day
- Main building is nearly 8,000 square feet with capacity for 250 guests
- Second building is 4,000+ square feet and ideal for events or redevelopment
- Additional storage building on-site
- Features include 220 power, handicap access, cold storage, and pole signage
- Zoned C-3 in a major commercial district
- Served by city utilities and natural gas
- Large private lot with ample parking
- Strong potential for restaurant, retail, event, or mixed-use concepts

Price:	\$1,500,000
Total SF:	12,182
Acreage:	3.01
Zoning:	C-3
Parking:	Private Lot
Parking Ratio:	100
Road Frontage:	245 ft

Property Information



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Main Building:

- Approx. 8,000 SF
- Steel frame
- Seating for ~250
- Ceramic and vinyl flooring
- Full kitchen layout
- Clear height: 8–10 ft

Event Center Building:

- 4,000+ SF
- Capacity 120–150
- Open floor plan
- Suitable for events, gatherings, or conversion

Additional:

- Storage building on site

Utilities:

- Electricity: Liberty
- Natural Gas: Yes
- Water: City
- Sewer: City
- Heating: Central Gas
- Cooling: Central

Features:

- 220 Power
- Handicap Access
- Handicap Facilities
- Outside Storage
- Refrigerated / Cold Storage
- Pole Sign
- Private parking lot
- Approx 100 parking spaces
- State-maintained road access



Property Photos



Property Photos



Location



Location Overview

The property is located along North Rangeline Road in Joplin, Missouri, positioned within one of the busiest commercial corridors in the region. The area is surrounded by established restaurants, retailers, service-based businesses, and new development. Its placement offers convenient access to major roadways and consistent daily activity from local residents, commuters, and visitors. The corridor continues to experience steady growth, providing a strong foundation for future commercial use or redevelopment.

Aerial Map



Google

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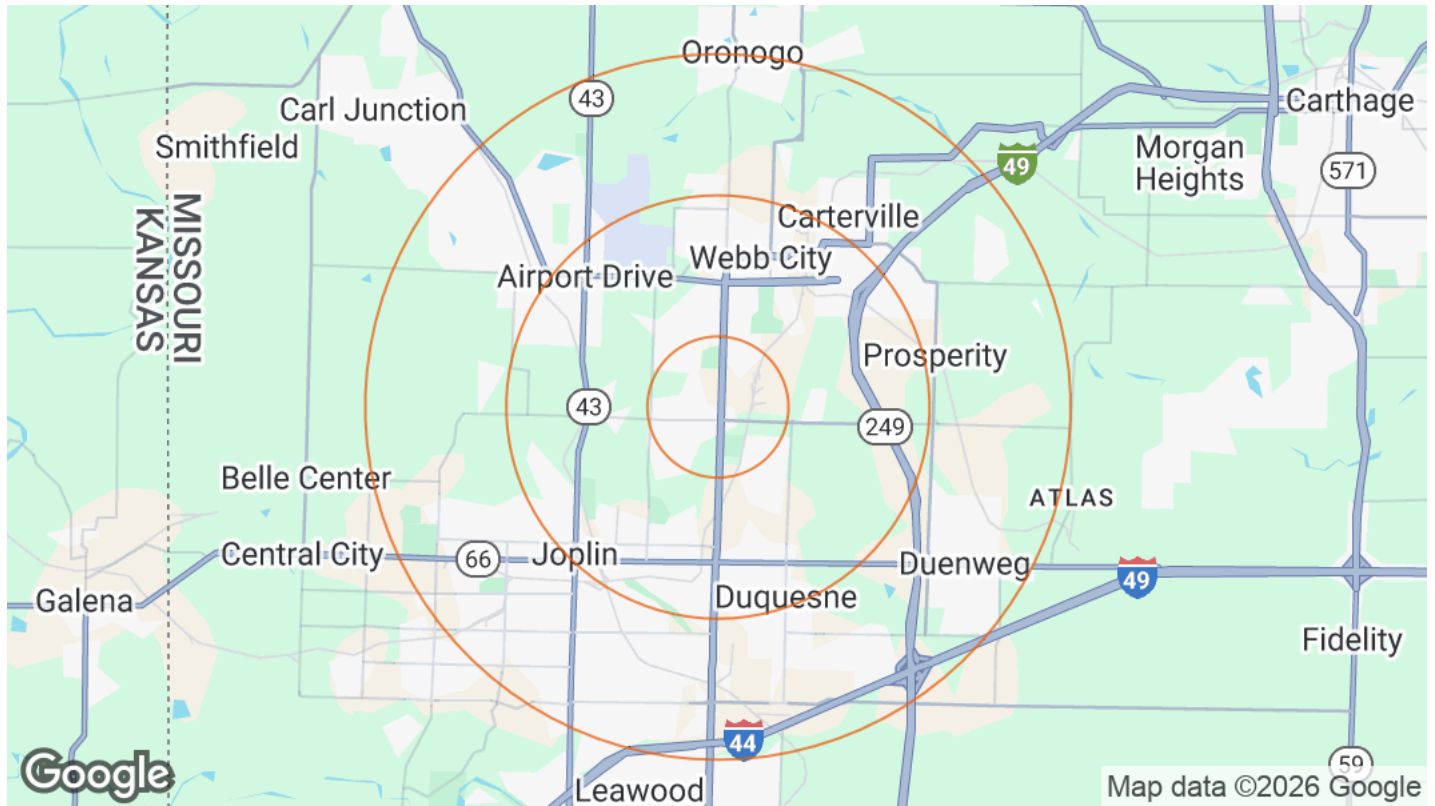
Business Map



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,581	17,532	38,660
	Female	2,709	16,638	38,362
	Total Population	5,291	34,171	77,023
Age	Ages 0-14	1,013	6,212	14,732
	Ages 15-24	669	5,776	11,371
	Ages 25-54	1,985	12,839	29,628
	Ages 55-64	610	3,692	8,458
	Ages 65+	1,014	5,650	12,834
Race	White	4,259	27,545	62,589
	Black	159	1,237	2,557
	Am In/AK Nat	43	287	686
	Hawaiian	10	89	193
	Hispanic	450	2,802	6,000
	Asian	133	639	1,325
	Multi-Racial	237	1,562	3,643
	Other	1	10	15
Income	Median	\$73,034	\$56,978	\$57,429
	< \$15,000	93	1,543	3,296
	\$15,000-\$24,999	219	1,377	2,977
	\$25,000-\$34,999	148	1,303	3,109
	\$35,000-\$49,999	290	2,327	4,994
	\$50,000-\$74,999	412	2,585	6,101
	\$75,000-\$99,999	433	2,246	4,354
	\$100,000-\$149,999	405	2,067	4,602
	\$150,000-\$199,999	107	494	1,304
	> \$200,000	147	521	1,557
Housing	Total Units	2,467	16,033	35,862
	Occupied	2,254	14,463	32,297
	Owner Occupied	1,433	7,382	17,798
	Renter Occupied	821	7,081	14,499
	Vacant	213	1,570	3,566

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★ Granny Shaffer's ★
★ Family Restaurant ★
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RESTAURANT
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