

First-Floor Retail/Office Space for Lease

Corner of 5th & Main | 7,000 sq ft | Historic Christman's Dry Goods Building

Seize a rare opportunity to position your business at the highly visible **corner of 5th & Main**, in Joplin's downtown district. This expansive **7,000 sq ft** first-floor commercial space within the **Historic Christman Building** offers unbeatable exposure with **storefront windows facing busy Main Street**, making it ideal for retailers, offices, or showrooms.

Key Features:

- **Prime corner location** with **storefront windows** offering maximum visibility on bustling **Main Street**.
- **7,000 sq ft** of customizable space, allowing you to create the perfect layout for your business.
- **Downtown walkability**—easy access to popular shops, restaurants, and key city landmarks, driving consistent foot traffic.
- **Additional mezzanine available**, perfect for a second-level office, storage, or flexible business expansion.
- Finish the space to suit your business's exact specifications, ensuring it aligns with your brand and operational goals.

Close to Thriving Downtown Residential Communities:

One of the major advantages of this location is its proximity to the rapidly growing **downtown residential population**. With an increasing number of **lofts, apartments, and townhomes** nearby, you'll benefit from a built-in customer base of **local residents** who appreciate the convenience of having services, retail, and dining options just steps from their homes. These residents often frequent nearby businesses for everyday shopping, dining, and services, creating a reliable flow of local traffic to your storefront.

Establishing your business here means you're tapping into a growing market of downtown dwellers who value walkability, community engagement, and supporting local businesses—all factors that make your business part of their daily routine.

Historic Charm & Modern Business Potential:

Located within the iconic **Christman's Dry Goods Building**, this property provides a seamless blend of **historic architecture and modern functionality**. With high ceilings, large windows, and the opportunity to customize the space, this is an ideal setting for a business looking to create a vibrant, inviting environment.

Premier Downtown Location:

Positioned on a high-traffic corner in the heart of downtown, this location benefits from constant exposure to both vehicle and pedestrian traffic. Downtown Joplin's continued revitalization brings a dynamic energy to the area, with more residents, professionals, and visitors flocking to this thriving business hub.

Make your business the cornerstone of this vibrant, walkable community. **Contact us today to arrange a tour** and explore how this prime space can be tailored to your needs!

Call Luke Gibson 417-359-6868 for all commercial real estate needs.

Joplin Commercial Real Estate

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