

Pad Site Available JOPLIN'S MAIN RETAIL CORRIDOR

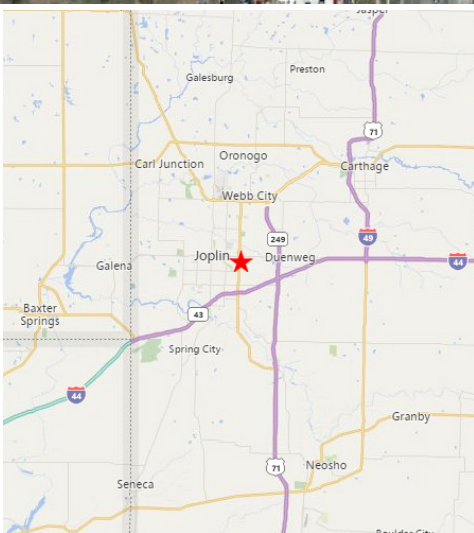
20th & Range Line :: Joplin, MO 64804

For Sale or Build-to-Suit



**3110 E 20th Street
Joplin, MO 64804**

- ±1.36 acres
- Parcel will accommodate approximately a 5,000 SF building with a drive-thru
- Outparcel to Home Depot & Planet Fitness
- On the corner of the busiest intersection in Joplin



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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**CHRISTIE DEVELOPMENT
ASSOCIATES, LLC**



REAL ESTATE DEVELOPMENT
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Surrounding Area Demographics

Estimated for 2016

	1 mile	3 miles	5 miles
Population	4,704	40,677	64,514
Average Household Income	\$51,151	\$51,374	\$55,390
Median Household Income	\$43,525	\$39,110	\$41,170

MAJOR AREA EMPLOYERS



Quick Facts

Located in the SW corner of Missouri, Joplin is part of both Jasper & Newton Counties. Close proximity to bordering states (AR 50 mi, OK, 10 mi, & KS 6 mi), location near two major highways, and many event and sports facilities attract many travelers to the area.

In addition to being a popular destination for conferences & group events, Joplin is also home to two major hospitals and two specialized community health centers that serve the Four States region.

Situated near the geographic and population center of the nation, numerous trucking lines & Fortune 500 companies are headquartered in the city.

This information has been secured from sources we believe to be reliable, but we make no representations of warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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