



NORTH POINT SHOPPING CENTER JOPLIN, MISSOURI



NORTHWEST CORNER OF RANGE LINE ROAD (HIGHWAY 71) AND EAST 7TH STREET (ROUTE 66)

INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation, in cooperation with Mid-America Real Estate Group – Missouri, LLC (a licensed Missouri real estate broker), have been retained on behalf of the owner to sell the 100% fee simple interest in North Point Shopping Center, a 100% leased shopping center anchored by a best-in-class national tenant line-up that generates excellent sales volumes and serves the southwest Missouri region surrounding the city of Joplin.

Address: 410-440 & 520-530 South Range Line Road
Joplin (Jasper County), Missouri

GLA: 143,540 SF

Anchors: Ross Dress for Less, Ashley, PetSmart, Dollar Tree, Five Below

Grocery Shadow Anchor: Natural Grocers

Occupancy: 100%

Year Built: 1991; Renovated 2003

WALT: 4.2 years

10 Year CAGR: 3.8%

Traffic Counts: 7th Street (Route 66)– 15,154 VPD
Range Line Rd (Highway 71) – 27,391 VPD

Net Operating Income **\$1,380,896**



KEY FEATURES



Dominant Regional Trade Area

North Point is located on the major retail thoroughfare of Range Line Road serving the Joplin area and across the street from the Northpark Mall, which serves a regional trade area covering a 75-mile radius. The mall is over 1 million square feet and is the anchor for the Joplin regional retail trade, featuring tenants such as JC Penney, Dunham's Sports, TJ Maxx, Victoria's Secret, ULTA Beauty, Old Navy, and more. Northpark Mall's significant drawing power provides a dominant anchor to the growing market.



Dynamic Consumer Base

Joplin is the largest city in the Joplin-Miami MSA, which has a population of 237,500. North Point's immediate surrounding area features a strong demographic profile, with over 75,000 residents earning average household incomes of \$89,000 within a 5-mile radius of the center, with the number of households expected to increase by 2.7% by 2030. During the daytime, the population grows by 32% to almost 100,000 people within the same area.



Complementary Long Term Tenant Mix

North Point is leased to a dynamic tenant mix composed of strong credit national retailers including publicly traded Ross Dress for Less, Five Below, Dollar Tree, and Sally Beauty, as well as privately held Aaron's, Ashley (DSG), Barton's Home Outlet, and PetSmart. Sales performance at the center is very strong.



Below Market Rent Upside

North Point Shopping Center features a unique long-term opportunity to add value in a historically well occupied center. Average in-place rents are 19% below the current market rents, offering potential accretive growth to the income stream over a long-term hold. In particular, Barton's Home Outlet's lease was completed in 2020 during COVID at a base rent of \$5.00/SF with only one 5-year option remaining, providing a significant mark to market opportunity in 2034.



Excellent Accessibility and Visibility

Strategically situated at the northwest corner of East 7th Street and Range Line Road, with combined traffic counts of over 42,000 VPD, the shopping center is located just 2.5 miles north of Interstate 44 which runs east-west, connecting Tulsa, Oklahoma and Springfield, Missouri, as well as numerous Joplin communities. North Point benefits from excellent frontage and visibility from Range Line Road and features two large pylon signs at the southwest corner of Range Line Road and East 4th Street, and along East 7th Street.



NORTH POINT SHOPPING CENTER

Strong Demographic Profile

WITHIN A 5 MILE RADIUS



75,470
POPULATION



\$84,828
AVERAGE HH INCOME



99,539
DAYTIME POPULATION



31,673
HOUSEHOLDS



\$185,115
MEDIAN HOME VALUE



38.5
MEDIAN AGE

LEASING PLAN



TENANT	UNIT	SQUARE FEET
Ashley	001	36,412
Ross Dress for Less	003	29,108
PetSmart	005	18,038
Barton's Home Outlet	009	23,500
Five Below	012	11,719
Dollar Tree	014	11,600
ProCuts	019	1,319
The Joint	020	1,362
Sally Beauty Supply	021	1,500
Aaron's	023	8,982
Total		143,540



— SUBJECT OFFERING



Visits*	Metrics
Est. # of Customers	387,900
Est. # of Visits	2 Million
Average Visits per Customer	5.26

*The extrapolated number of unique customers who visited the location (2025)

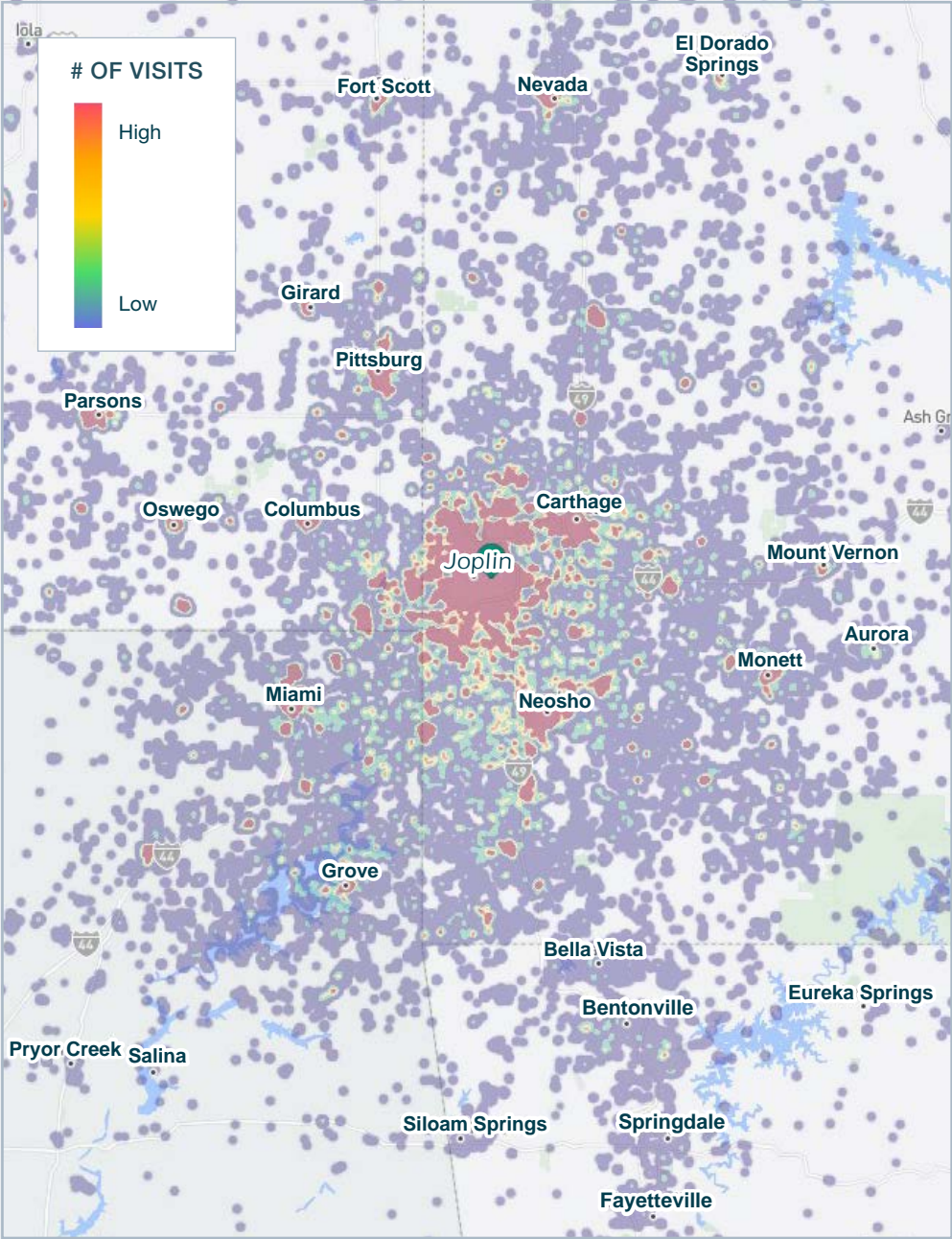
Audience Profile*	Visitors
Population	288,817
Trade Area Size	45 Minute Drive-Time
Number of Households	113,761



PLACER TRADE AREA ANALYSIS



- North Point’s Trade Area encompasses a population 283% larger than the population in a 5-mile radius.
- Consumer base is highly diversified across 4 different states (Missouri, Kansas, Oklahoma, & Arkansas), which are all within a 45-minute drive time.





ASHLEY
2 / 10
Missouri
63 / 647
National

ROSS
DRESS FOR LESS
2 / 28
Missouri
235 / 1,687
National

PETSMART
3 / 30
Missouri
177 / 1,472
National

home OUTLET
Kitchens, Baths, Floors & More
1 / 3
Missouri
1 / 108
National

DOLLAR TREE
5 / 192
Missouri
505 / 8,324
National

SALLY BEAUTY

Aaron's

(NAP)
SUBWAY

FIVE BELOW

THE JOINT
...the chiropractic place

NATURAL GROCERS
(NAP)

CAVENDER'S
(NAP)

BAM!
FOODS & BEVERAGES
SHOE CARNIVAL
(NAP)

crumbl
cookies

CHIPOTLE
(NAP)

MATTRESS FIRM



Over **2 MILLION**
visitors in the last year



#2 Retail Destination
in the region
(50 miles, 17 locations)

E 7th Street (15,154 VPD)

S Rangeline Road (27,391 VPD)

LOCATION & MARKET

- North Point Shopping Center is located at the northwest corner of East 7th Street (Route 66) and Range Line Road (Highway 71) in Joplin, Missouri, the largest city in the Joplin-Miami MSA. Joplin is located 70 miles southwest of Springfield, Missouri, but also draws customers primarily from Kansas and Oklahoma as the city is positioned on the southwest corner of the state. The Joplin MSA has a population of 237,500, and the regional trade population in the tri-state area is more than 311,000.
- North Point Shopping Center's strategic positioning along Range Line Road, the main commercial artery in Joplin, along with its proximity to Northpark Mall across the street solidify its prominence amongst the retail offerings in the trade area. Additionally, the shopping center's proximity to the I-49 and I-44 freeways provides convenient access to the larger trade area serving the Joplin area.
- The following chart demonstrates the solid growth demographic profile of the surrounding area.



DEMOGRAPHICS				
Distance from Subject:	3 Mile	5 Mile	10 Mile	30-Min. Drive Time
2025 Population	45,330	75,470	119,538	184,264
Forecasted 2030 Population	46,332	76,985	122,153	187,280
% Change 2025 to 2030	2.2%	2.0%	2.2%	1.6%
2025 Households	19,645	31,673	48,156	72,725
Forecasted 2030 Households	20,206	32,513	49,512	74,352
% Change 2025 to 2030	2.9%	2.7%	2.8%	2.2%
2025 Median Home Value	\$170,004	\$185,115	\$199,273	\$190,944
2025 Daytime Demographics	58,694	99,539	133,321	189,390
2025 Average Household Income	\$67,973	\$76,088	\$86,516	\$82,477
2025 Median Household Income	\$47,841	\$54,472	\$61,957	\$60,737
2025 Per Capita Income	\$29,230	\$31,995	\$34,948	\$32,574
2025 Median Age	35.8	37.1	38.2	38.4





PROPERTY DESCRIPTION



- Constructed in 1993, North Point Shopping Center features 143,540 square feet of retail space situated in an L shape made up of big-box, mid-box, and small shop retailers. Also positioned on the site, but separately owned and not a part of the subject offering, include a vacant box previously occupied by Big Lots, Cavender's, Arvest Bank, and Natural Grocers which fronts Range Line Road.
- The shopping center benefits from excellent frontage and visibility from Range Line Road and features two large pylon signs at the southwest corner of Range Line Road and East 4th Street and along East 7th Street. Additionally, the shopping center has five curb cuts located along Range Line Road, East 7th Street, and East 4th Street.
- With 706 parking spaces, the center features a generous parking ratio of 4.9 spaces per 1,000 square feet.

TENANCY

- North Point Shopping Center is 100% leased to a complementary credit line up of tenants including Ross Dress for Less, Ashley, PetSmart, Dollar Tree, Barton's Home Outlet, and Sally Beauty.
- Tenant sales are very strong with year-over-year growth and many stores reporting above chain average sales, which further reinforces the strength of the location. The shopping center is stable with 63% of the tenancy at the shopping center operating on leases through 2028.
- A historically well occupied center, 67% of North Point's tenancy has been operating at the property for over 13 years

CREDIT RETAILER OVERVIEW

Tenant	Stock Symbol	Store Count	S&P Credit Rating	TTM Revenue	% In-Place Gross Income
Ashley ¹	Private	769	NR	\$11B	22.1%
Ross Dress for Less	ROST	2,205	BBB+	\$21.5B	18.4%
Five Below	FIVE	1,879	NR	\$4.23B	14.6%
PetSmart	Private	1,524	B+	\$10.3B	11.7%
Dollar Tree	DLTR	8,971	BBB	\$18.55B	9.5%
Barton's Home Outlet ¹	Private	112	NR	\$166.1M	9.2%
Aaron's	Private	1,210	NR	\$2.52B	8.0%
Sally Beauty Supply	SBH	3,700	BB	\$3.69B	2.3%

1. Ashley and Barton's Home Outlet's revenues are estimated based on publicly available data.





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