



## Modern M-2 Commercial Facility with Flexible Suites

LISTING PRESENTATION | 231 NORTH MAIN STREET ROAD | JOPLIN, MO

Exclusively Listed by

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# Property Summary



## Property Overview

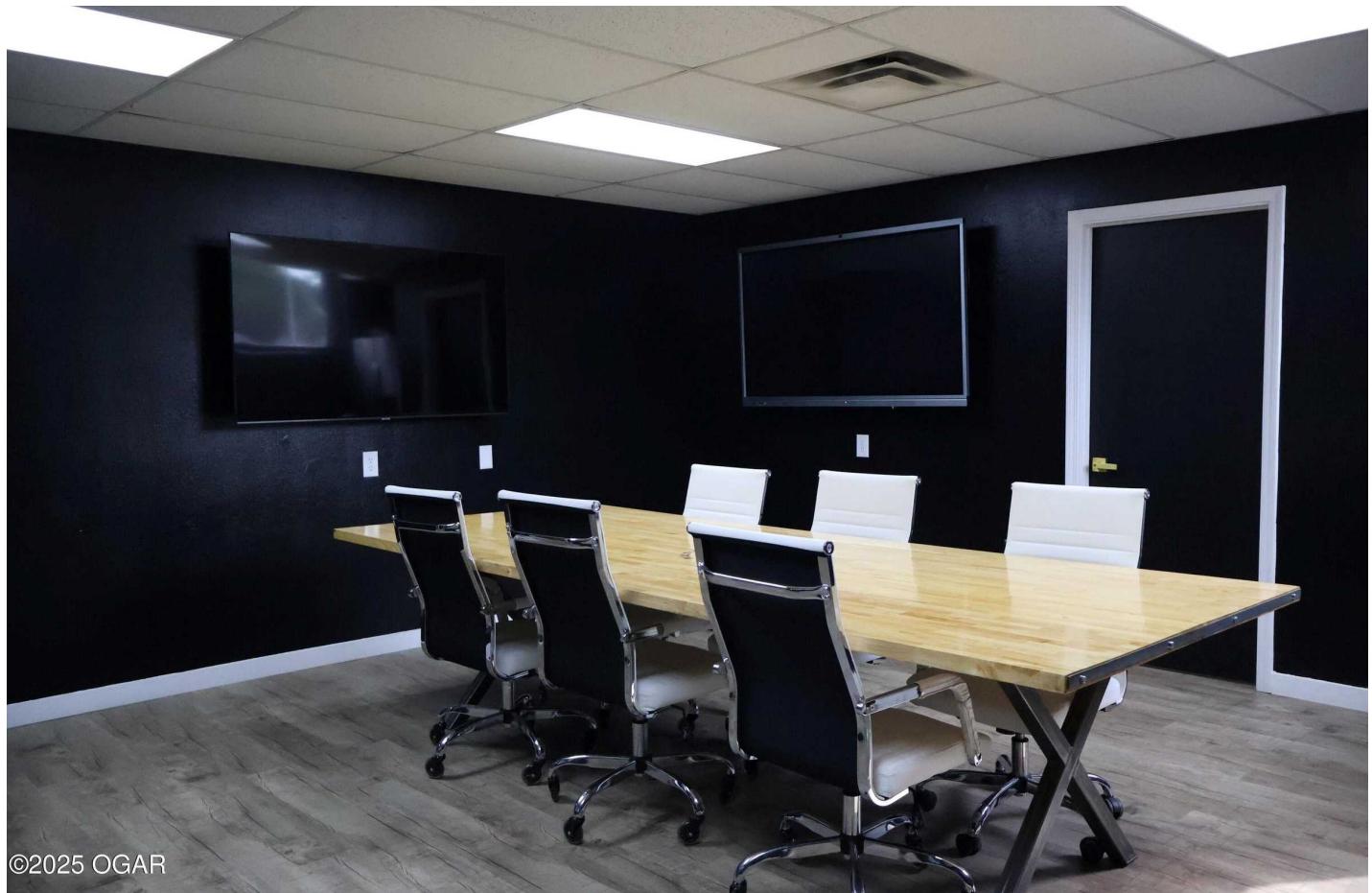
Fully renovated M-2 commercial facility offering a flexible layout with modern technology, strong security, and efficient warehouse functionality. The building features three suites that currently operate as one cohesive space, allowing for single-user or multi-tenant use. Designed for comfort and performance, the property combines private offices, warehouse and event space, and multiple loading options to support a wide range of commercial and industrial operations.

## Property Highlights

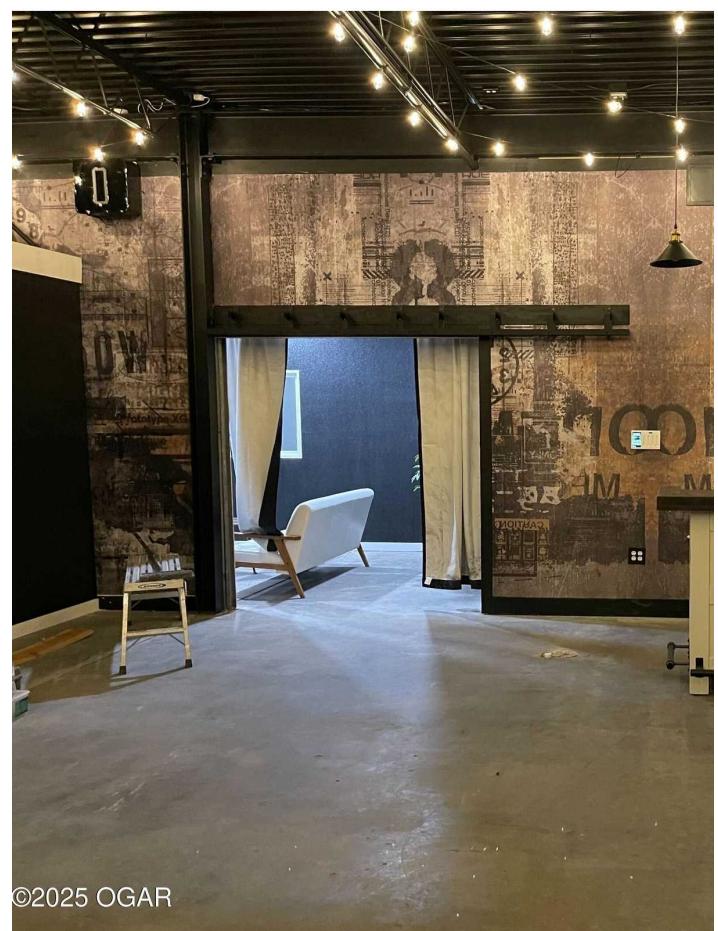
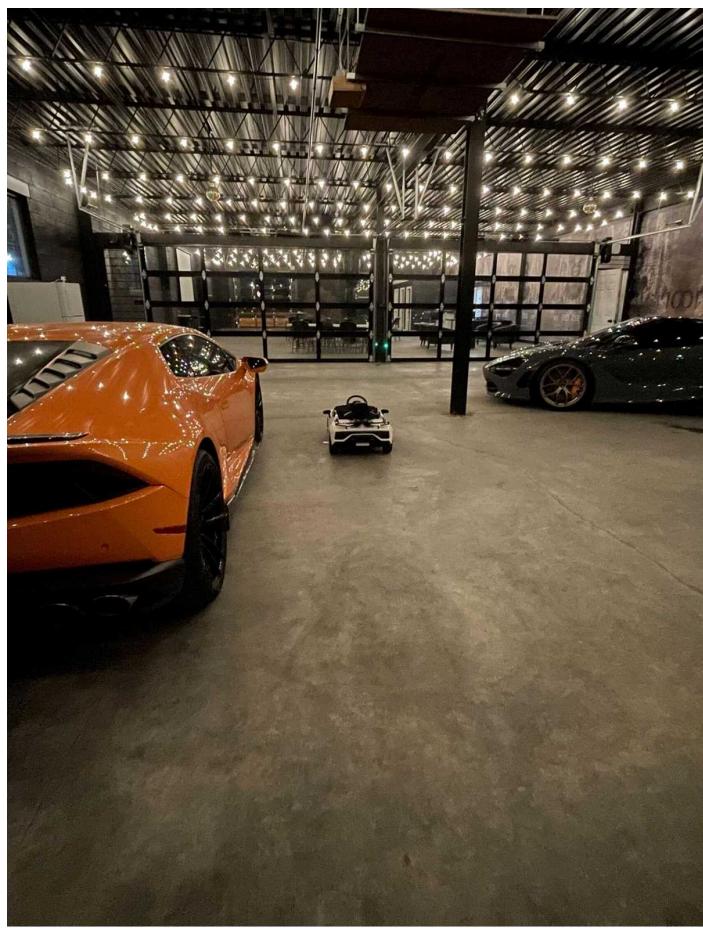
- Renovated within the last three years
- Zoned M-2
- Three suites that can function together or separately
- Seven private offices
- Lobby with built-in reception desk
- Large conference room and break room
- Five bathrooms
- Heated and air-conditioned warehouse and event space
- Gated and fully fenced yard
- Smart lock system with key card access
- 20+ security cameras with extended recording capability
- LED lighting with smart and motion-activated controls
- App-controlled garage doors
- New Argon-filled exterior windows
- Exterior loading dock plus six covered interior loading docks
- Multiple garage doors, including oversized and glass doors
- Back deck for employee use
- Thick exterior walls providing durability and insulation

<b>Price:</b>	\$1,700,000
<b>Building SF:</b>	13,800
<b>Occupancy:</b>	Occupied
<b>Available SF:</b>	13,800
<b>Lot Size:</b>	0.72 Acres
<b>Year Built:</b>	1950
<b>Parking:</b>	Private Lot

# Property Photos



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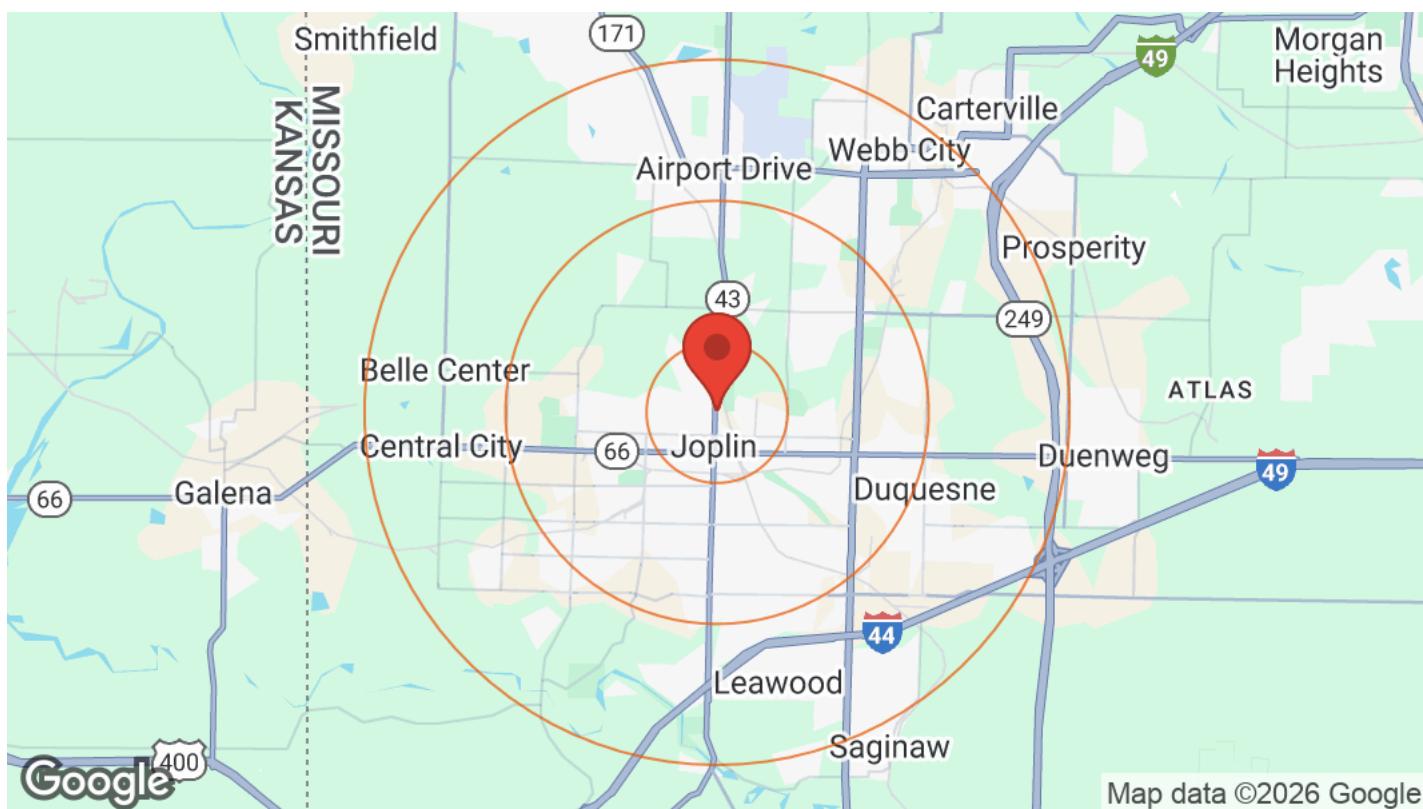
# Business Map



# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,844	24,745	40,550
	Female	3,191	24,222	40,340
	Total Population	7,035	48,967	80,889
Age	Ages 0-14	1,219	9,041	15,243
	Ages 15-24	1,351	7,704	11,823
	Ages 25-54	2,809	18,949	30,758
	Ages 55-64	790	5,308	9,019
	Ages 65+	865	7,965	14,044
Race	White	5,522	39,174	65,714
	Black	349	2,008	2,645
	Am In/AK Nat	84	465	768
	Hawaiian	24	127	210
	Hispanic	608	3,927	6,245
	Asian	71	940	1,488
	Multi-Racial	371	2,316	3,802
	Other	5	10	24
Income	Median	\$36,692	\$51,404	\$59,026
	<\$15,000	752	2,544	3,387
	\$15,000-\$24,999	231	2,187	2,974
	\$25,000-\$34,999	429	2,231	3,319
	\$35,000-\$49,999	552	3,440	5,175
	\$50,000-\$74,999	431	4,144	6,318
	\$75,000-\$99,999	170	2,532	4,369
	\$100,000-\$149,999	240	2,898	5,118
	\$150,000-\$199,999	59	580	1,555
	>\$200,000	73	745	1,965
Housing	Total Units	3,426	23,789	37,835
	Occupied	2,940	21,299	34,179
	Owner Occupied	1,210	10,416	18,939
	Renter Occupied	1,730	10,883	15,240
	Vacant	485	2,489	3,656



# A Turnkey Opportunity Built for Long-Term Value

Contact Us to Learn More.

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