



# JOPLIN | CALL CENTER SPACE FOR LEASE OFF I-44

4001 S RICHARD JOSEPH  
JOPLIN, MO 64804

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# Property Summary



## OFFERING SUMMARY

LEASE RATE:	\$14.50/SF NNN
NNN ESTIMATE:	TBD
BUILDING SIZE:	76,259 SF
AVAILABLE SF:	17,888 SF
LOT SIZE:	9.24 Acres
MARKET:	Joplin
TRAFFIC COUNT:	43,215
BUILDING SIGNAGE:	Available
CO-TENANT:	AT&T

## PROPERTY OVERVIEW

Thank you for viewing this 17,888 SF call center or open office space located along Interstate 44 on Richard Joseph Blvd in southwest Joplin with great visibility from I-44 with over 43,215 cars per day. This building offers many amenities and shared space such as a large food court, large break room with games, billiards, ping-pong, massage chairs and an outdoor patio space. The available space features a wide open layout with several private offices, support rooms and a training room.

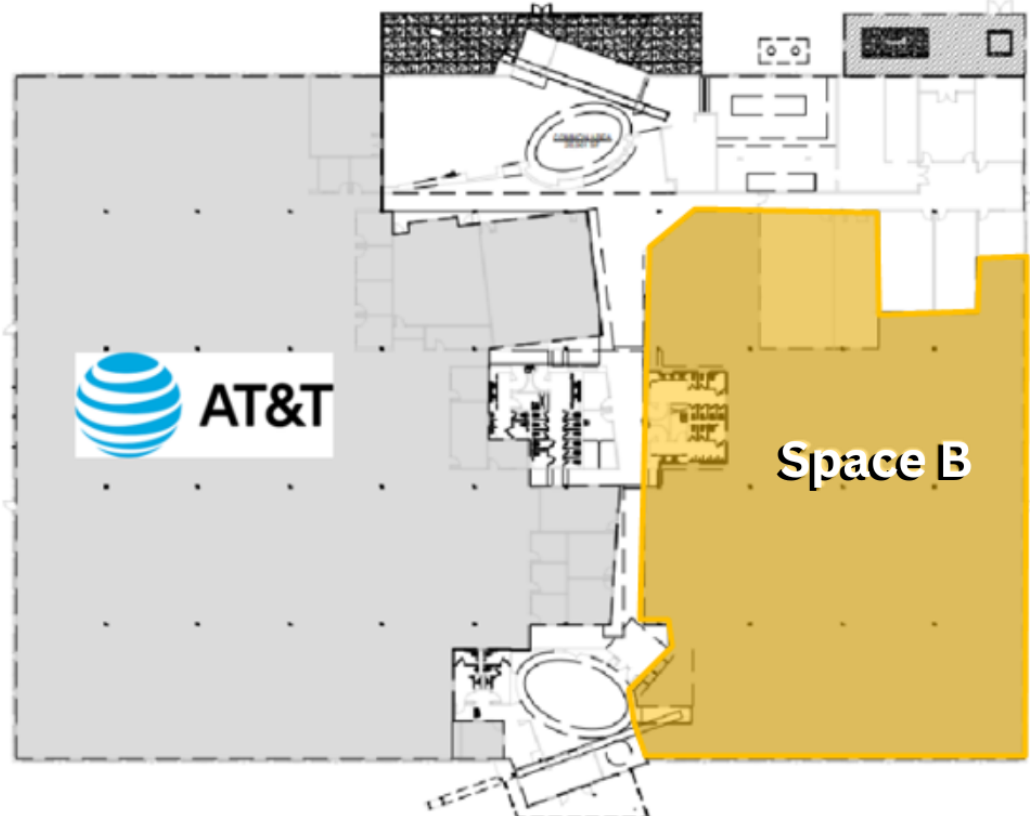
Please email, call or text the agent today for more information or to schedule a time to view.

## LOCATION OVERVIEW

This property is located just off Interstate 44 East, just west of Rangeline Rd in Joplin, Missouri. Neighboring businesses include Starbucks, Cracker Barrel, Fazoli's, Cheddars, Furniture Row, Chick-fil-a, Steak & Shake, La Quinta Inn, Residence Inn, Sam's Club and many other national and local companies.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and regularly ranks in the top 3% of SVN International.

# Lease Spaces



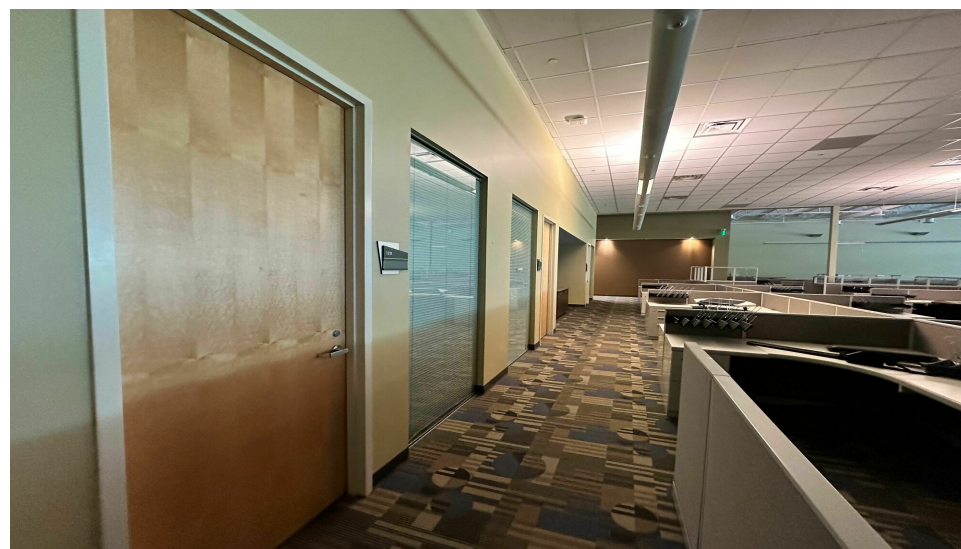
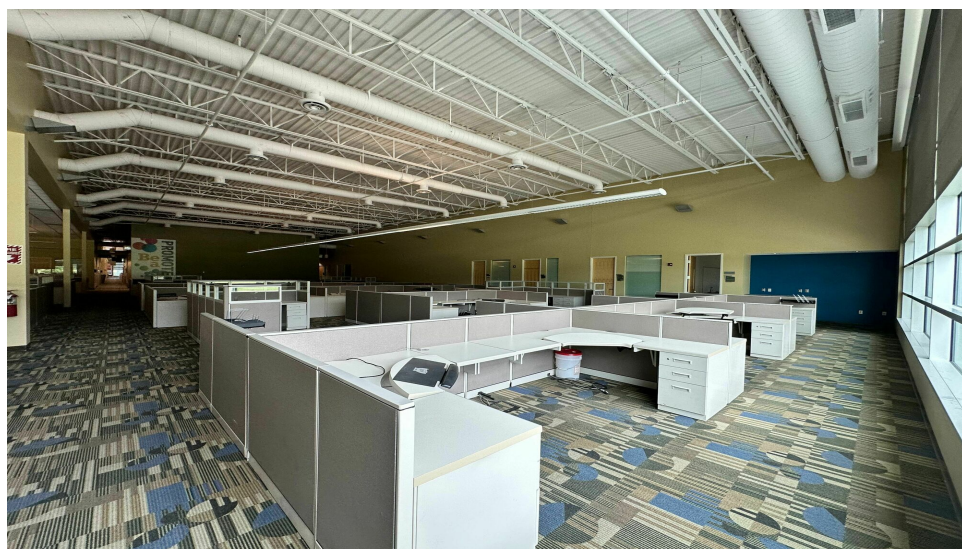
**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4001 S Richard Joseph Blvd	Available	17,888 SF	NNN	\$14.50 SF/yr

*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*



# Interior Photos



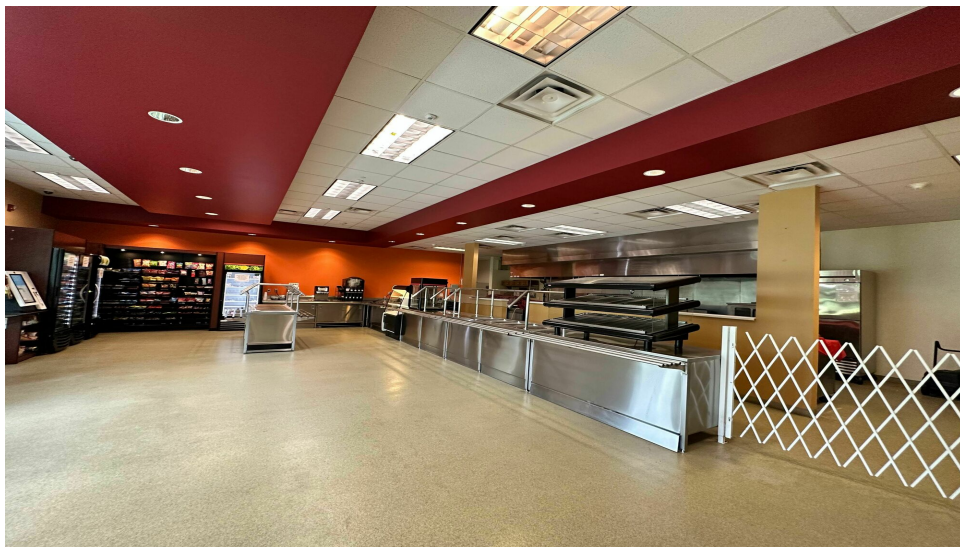


# Exterior Photos





# Amenities Photos



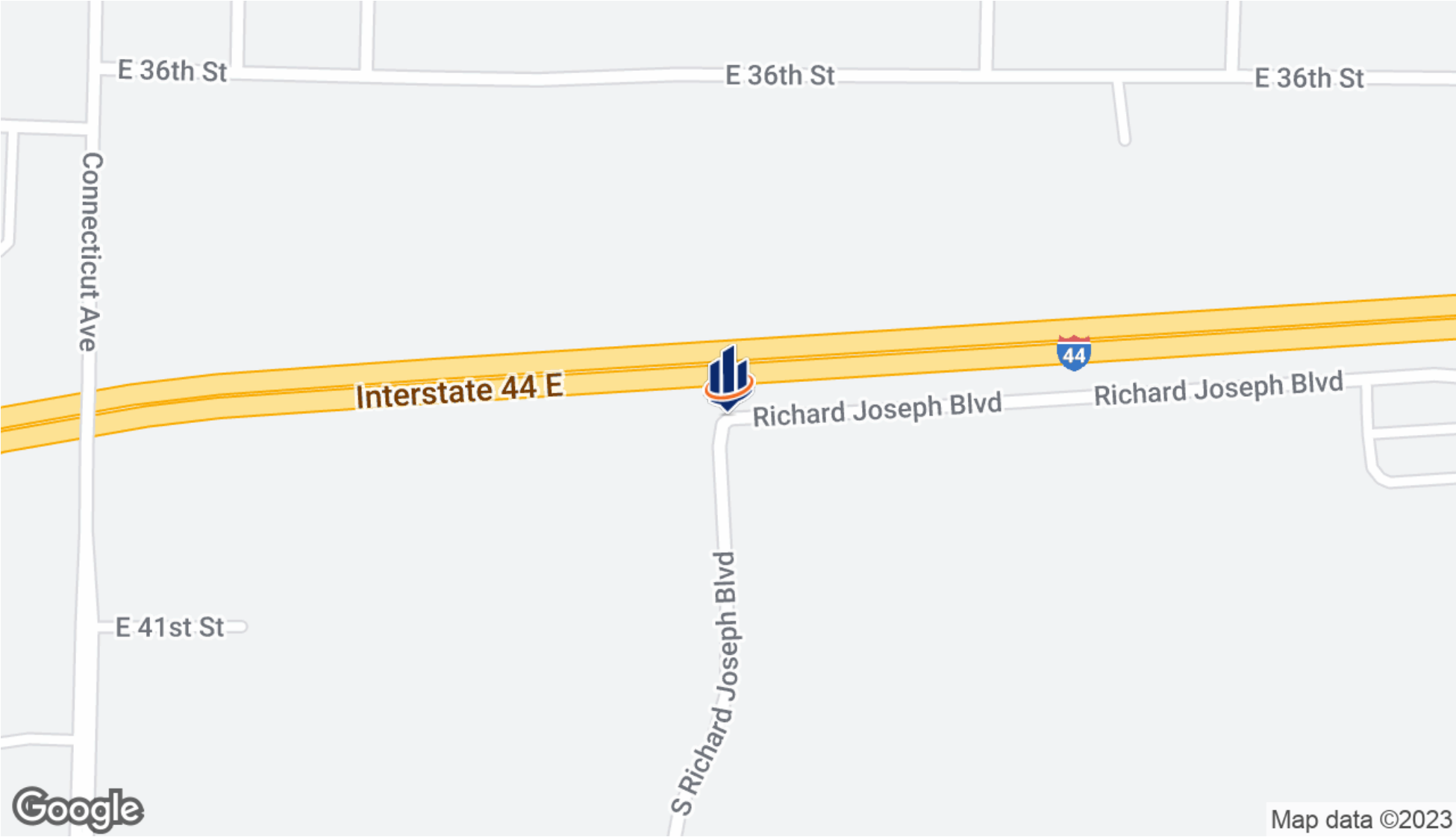


# Retailer Map





# Location Map



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# Demographics Map & Report

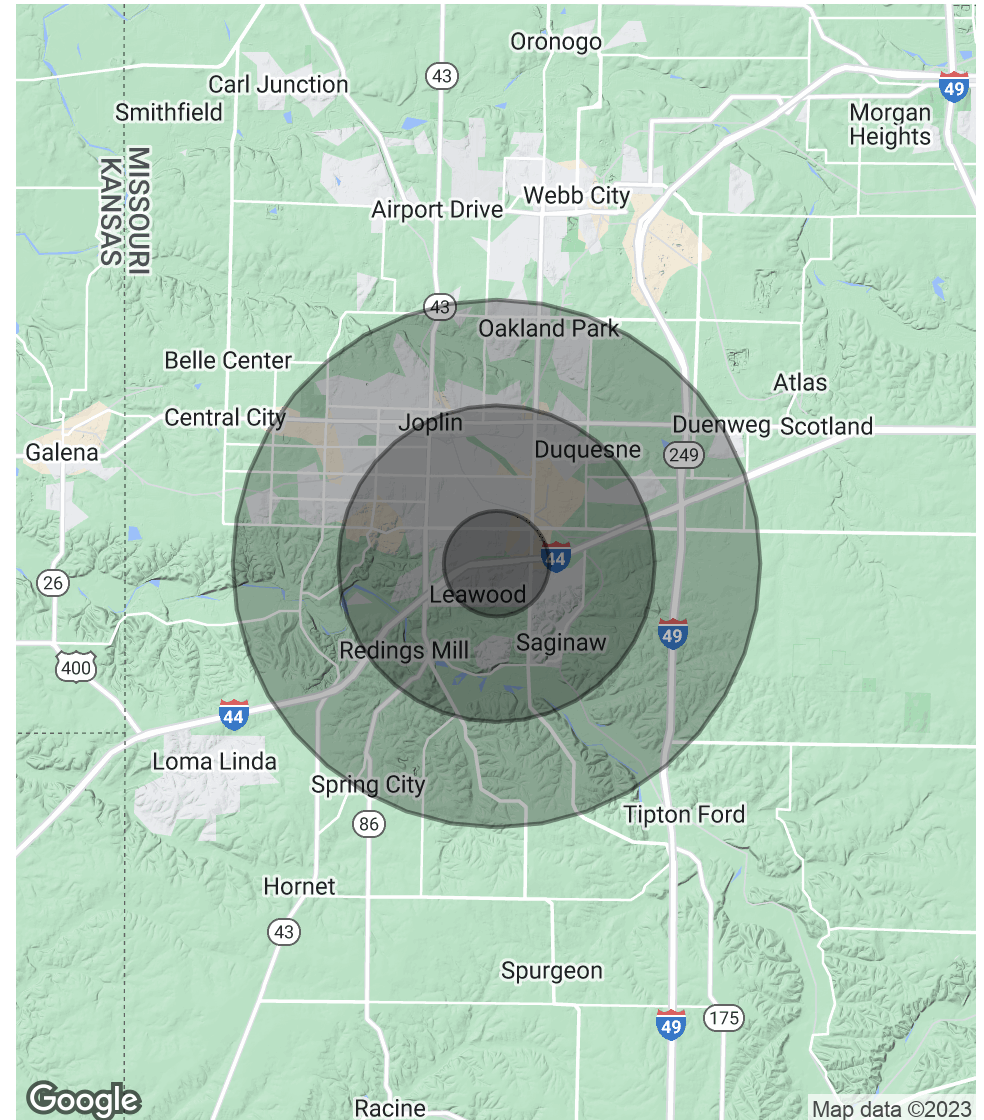
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,174	31,298	58,166
Average Age	43.4	38.2	38.4
Average Age (Male)	40.8	36.4	36.7
Average Age (Female)	47.1	40.2	39.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,583	14,667	27,144
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$65,739	\$52,747	\$55,319
Average House Value	\$171,869	\$128,247	\$129,795

\* Demographic data derived from 2020 ACS - US Census





# Advisor Bio



## LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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## PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business, he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

## HONORS

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient [2021]  
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient [2020]  
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]  
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]  
Top 3% Advisor in SVN International - SVN President's Circle Recipient [2017 & 2019]  
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient [2016]



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.