



FOR SALE OR LEASE | OFFICE/RETAIL

1102-1104 S. ILLINOIS AVE.

1102-1104 S. Illinois Ave. | Joplin, MO 64801



PRESENTED BY:

LEE MCLEAN III, CCIM

Senior Advisor
417.887.8826
lee.mclean@svn.com

PROPERTY HIGHLIGHTS

- Affordable space for sale or lease in the heart of Joplin, MO.
- 6,080' building with two separate leasable units.
- Great for business owner who wants to occupy one side and lease out the other for investment.
- Priced at only \$350,000 or \$6.00/SF to Lease.



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SALE OVERVIEW

SALE PRICE:	\$350,000
BUILDING SIZE:	6,080 SF
PRICE PER SF:	\$57.56
LOT SIZE:	16,800 SF
ALSO FOR LEASE:	2,200-3,880' @ \$6.00/SF
SPACE TYPE:	Office/Retail
STREET FRONTAGE:	143' On Illinois Ave
MARKET:	Joplin
ZONING:	M-2
CROSS STREETS:	Illinois & 11th
PROPERTY TAXES:	\$4,201.06 [2016]

PROPERTY DESCRIPTION

Affordable space for lease in the heart of Joplin, MO.
Suite 1102 is 3,880' and is mostly open with kitchen and bullpen area.
Suite 1104 is 2,200' and has reception area, 2 private offices, 2 restrooms, kitchenette, 2 separate open areas and a small fenced in area in the back.
Nice interior feel with brick walls.
For sale at \$350,000.
Also 2,200-3,880' for lease at \$6.00/SF.

To preview this space or others please call, text, or email the listing agent.
Thank you.

LOCATION OVERVIEW

This property is located minutes off Main Street in the heart of Joplin, MO and right across from Murphy Blvd. Park. In the immediate area are Roper Buick GMC, Sonic Drive-In, O'Reilly Auto Parts, Walmart Neighborhood Market and many more.

Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 10% of SVN International.



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Interior Photos



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Exterior Photos



RANKIN COMPANY, LLC

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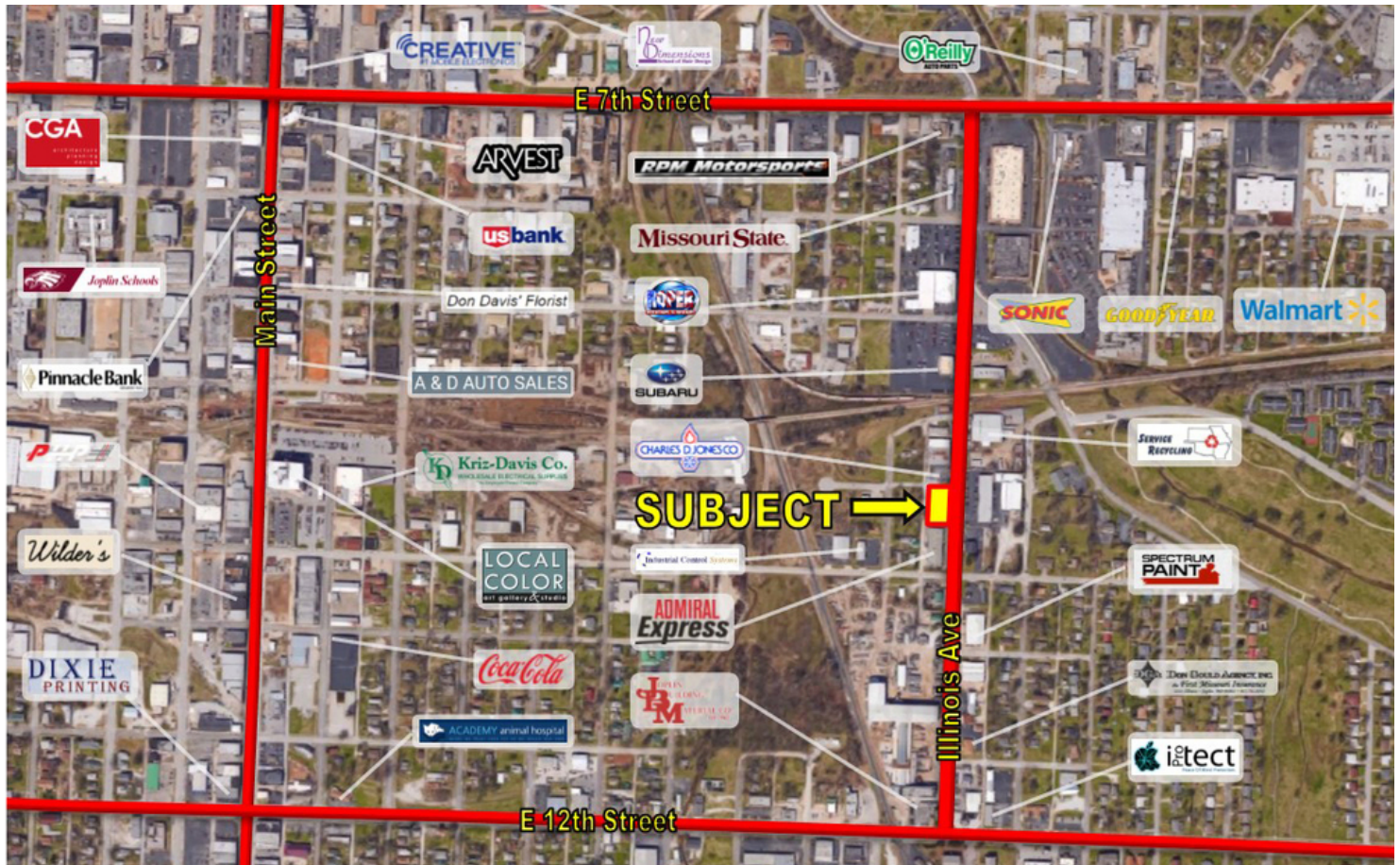


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Neighborhood Businesses



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Close Aerial Map



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FOR SALE | RETAIL

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Lease Rate: \$6.00 SF/YR (NNN)

Total Space 2,200 - 3,880 SF

Lease Type: NNN

Lease Term: 3-5 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1104 S. Illinois	Office Building	\$6.00 SF/YR	NNN	2,200 SF	Negotiable	2,200 sf space for only \$6.00/SF. Space has reception area, 2 private offices, 2 restrooms, kitchenette, 2 separate open areas and a small fenced in area in the back.
1102 S. Illinois	Office Building	\$6.00 SF/YR	NNN	3,880 SF	Negotiable	3,880 sf space for only \$6.00/SF. Space is mostly open with bullpen and kitchen.



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M-2 Zoning



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	1 MILE	3 MILES	5 MILES
Total households	3,716	18,309	28,756
Total persons per hh	2.4	2.4	2.5
Average hh income	\$39,249	\$46,075	\$50,304
Average house value	\$79,038	\$105,990	\$123,276

	1 MILE	3 MILES	5 MILES
Total population	9,023	44,249	70,585
Median age	29.4	35.1	35.8
Median age (male)	28.3	33.2	34.2
Median age (female)	31.1	37.5	37.6

** Demographic data derived from 2010 US Census*



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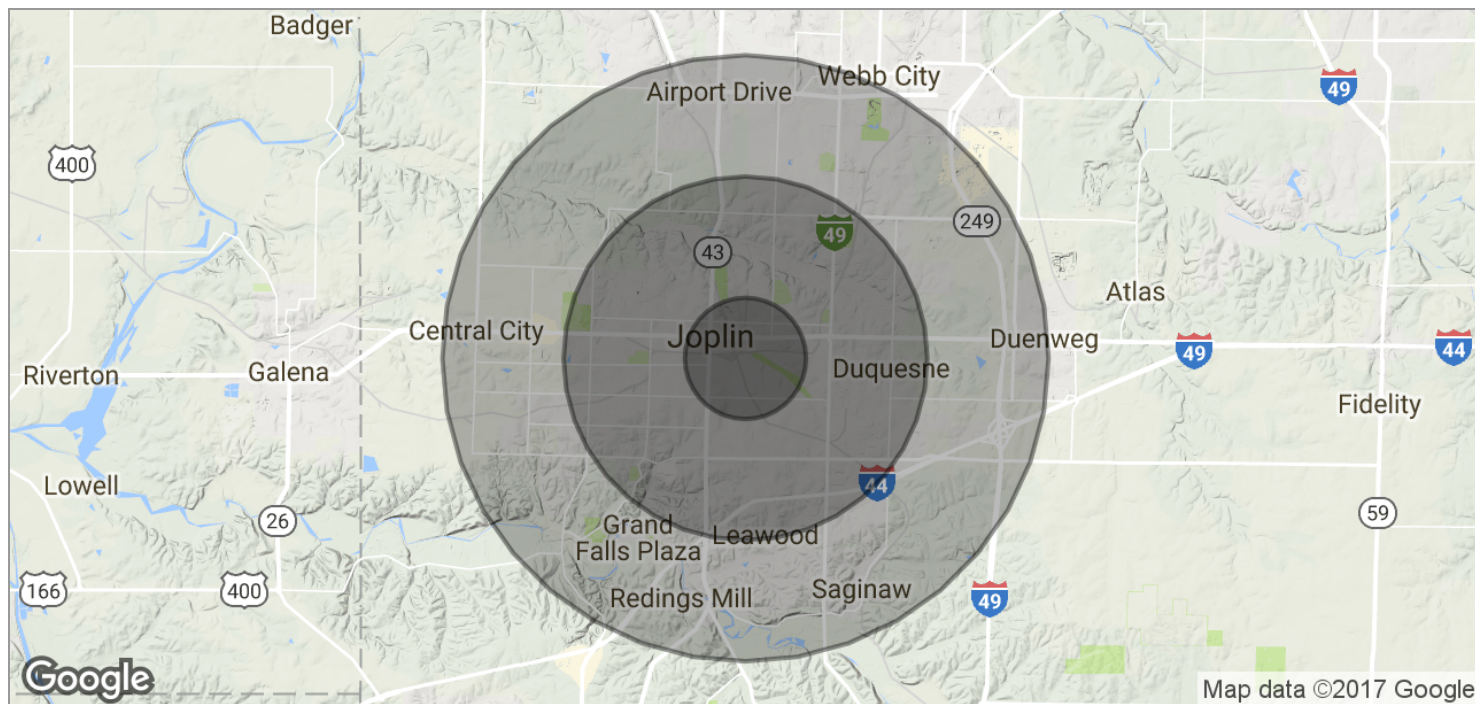
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,023	44,249	70,585
MEDIAN AGE	29.4	35.1	35.8
MEDIAN AGE (MALE)	28.3	33.2	34.2
MEDIAN AGE (FEMALE)	31.1	37.5	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,716	18,309	28,756
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$39,249	\$46,075	\$50,304
AVERAGE HOUSE VALUE	\$79,038	\$105,990	\$123,276



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Lee McLean III, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Lee McLean III, 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 is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee maintains an emphasis in investment real estate including the sale of multifamily properties. Lee holds the Certified Commercial Investment Member [CCIM] designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local 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 US Postal Service, Simmons National Bank, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Memberships & Affiliations

- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Chamber of Commerce
- Children's Foundation of Mid-America Board of Directors
- Optimist Club International [Past President, local chapter]

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DISCLAIMER

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