

FOR LEASE

3500 East 7th Street



GENERAL INFORMATION

LEASE PRICE:	\$2500/Month
LEASE TYPE:	Triple-Net
LOT SIZE:	Approx. 0.75 Acres
FRONTAGE:	200 Ft.
BUILDING SIZE:	9,120 Sq. Ft.
ZONING:	C3



PROPERTY INFORMATION

Office/warehouse/shop facility with full security fencing.

Well-located facility at south entrance to Northpark Mall. America's Car Mart will retain E. 7th St.. frontage for display for their adjoining property.

Restriction- No vehicle sales operation will be allowed on the property.

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ADDITIONAL INFORMATION

CONTACT BROKER

WHY CONSIDER JOPLIN?

• 5th Largest MSA in Missouri:	208,000 People
• Daytime Population:	250,000 People
• 40-mile Trade Area:	466,000 People

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.