

# FOR LEASE

## 2202 S. Range Line Rd Ste 1

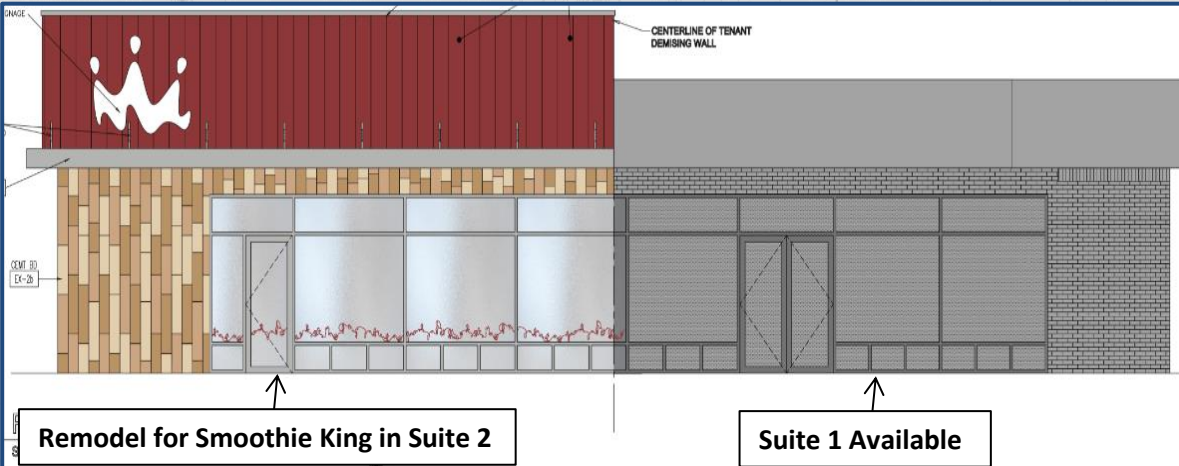


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### GENERAL INFORMATION

**LEASE PRICE:** \$2,500/Month  
 TRIPLE NET

**ACRES:** .72 Acres

**BUILDING SIZE:** 1,500 Sq Ft

**ZONING:** C3, C-1PD

**LOT SIZE:** Approx 120' x 260'

### WHY CONSIDER JOPLIN?

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

### PROPERTY DESCRIPTION

Former Kum & Go convenience store, well-located and all-brick building suitable for many other uses.

Listing price is as-is; owner will entertain remodeling for new tenant and adjusting the rent accordingly. Suite 2 just leased for 10 year term with option to renew to Smoothie King; remodeling to commence shortly.

No liquor and/or smoke shops allowed.

[ADDITIONAL INFORMATION](#)

[CONTACT BROKER](#)

[INTERACTIVE MAP](#)

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