

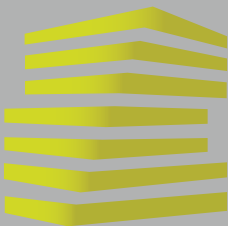


LOCATION.
commercial real estate

101 NORTH RANGELINE RD

FORMER SEARS AT NORTHPARK MALL

JOPLIN, MO



101 N RANGELINE RD

NEIGHBORHOOD VIBE

SCOTT BITNEY

BILL SIEMS

314.818.1550 (OFFICE)

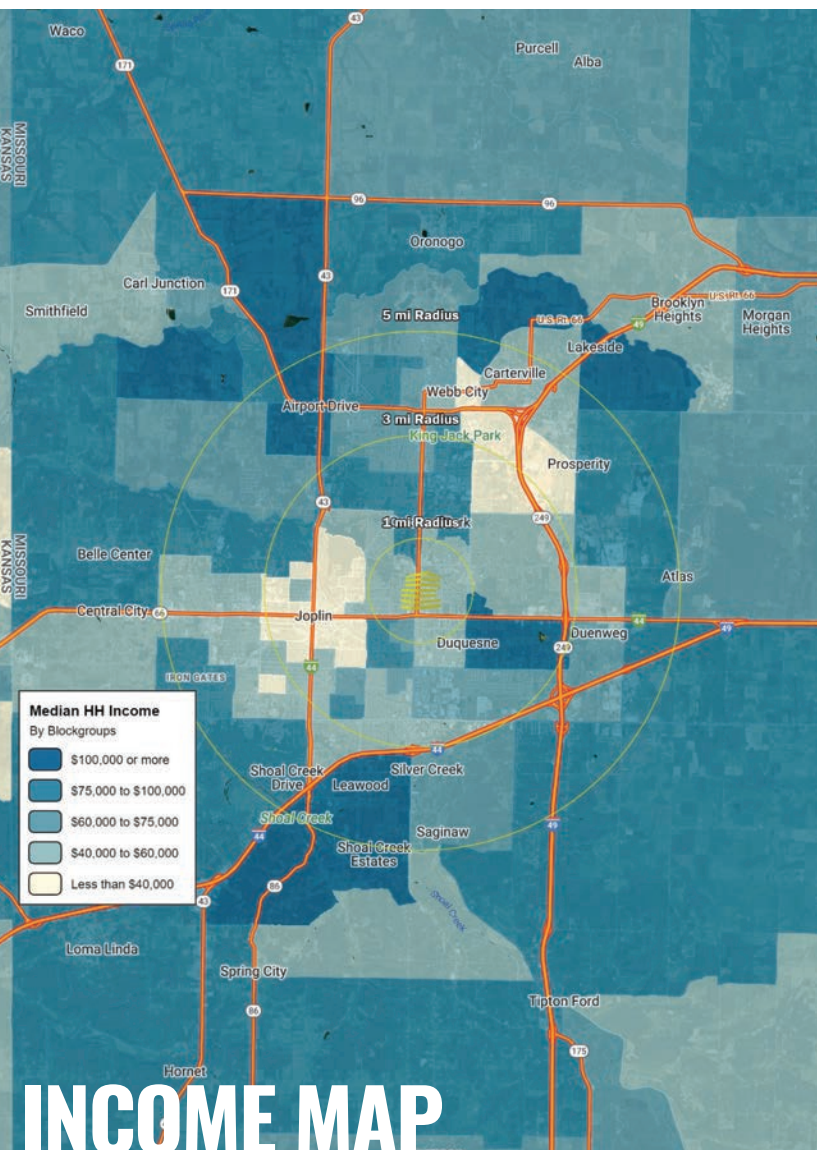
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TRADE AREA OVERVIEW

Joplin, Missouri, is located in Southwest Missouri in the "four states" region encompassing Oklahoma, Kansas, Missouri and Arkansas. As the commercial, medical, manufacturing and cultural hub of the Four-State Region, Joplin offers quality of life amenities rare in a city of this size, providing services for more than eight times its population. Located just seven miles from the Kansas border, 10 miles from the Oklahoma border and 50 miles from Arkansas, Joplin attracts thousands of daily visitors who work here, shop here and enjoy the many attractions the city offers. When everyone goes home at night, Joplin has a population of 52,000 people. But during the business day Monday through Saturday, the population swells to more than 240,000 people.

A diverse and brisk economy supports the needs of industry in the rapidly growing region. Unemployment is very low. Training programs are available, so opportunities for career advancement are numerous. A highly diversified manufacturing base provides almost 17 percent of the jobs in the Joplin metro area, more than double the national percentage of manufacturing jobs. As a regional provider of medical services, the Joplin area employs more than 3,000 people in the health care and supporting social service professions. The trucking industry represents another major employment sector, since Joplin is considered the "Crossroads of America." Joplin is also the hub of the retail and restaurant scene, with offerings from local entrepreneurs and major national chains.

The quality of any community depends on the character of its residents. Joplin's "we care" attitude shows up everywhere. From the cheerful greeting of the neighbor across the fence to the many volunteers in civic organizations, evidence of goodwill abounds. Numerous youth programs offering sports, academic and mentoring opportunities reflect a strong investment in young people. More than 130 churches, representing most major denominations, enhance a commitment to values and family.

DEMOGRAPHICS

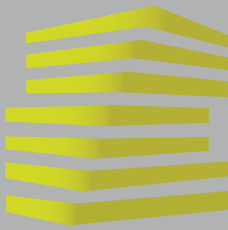
	1 mile	3 miles	5 miles
POPULATION	5,630	42,761	76,909
HOUSEHOLDS	2,595	18,608	32,926
EMPLOYEES	3,321	24,670	45,683
MED HH INCOME	\$52,404	\$54,502	\$59,281

AREA RETAIL | RESTAURANTS



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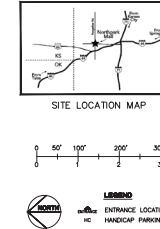
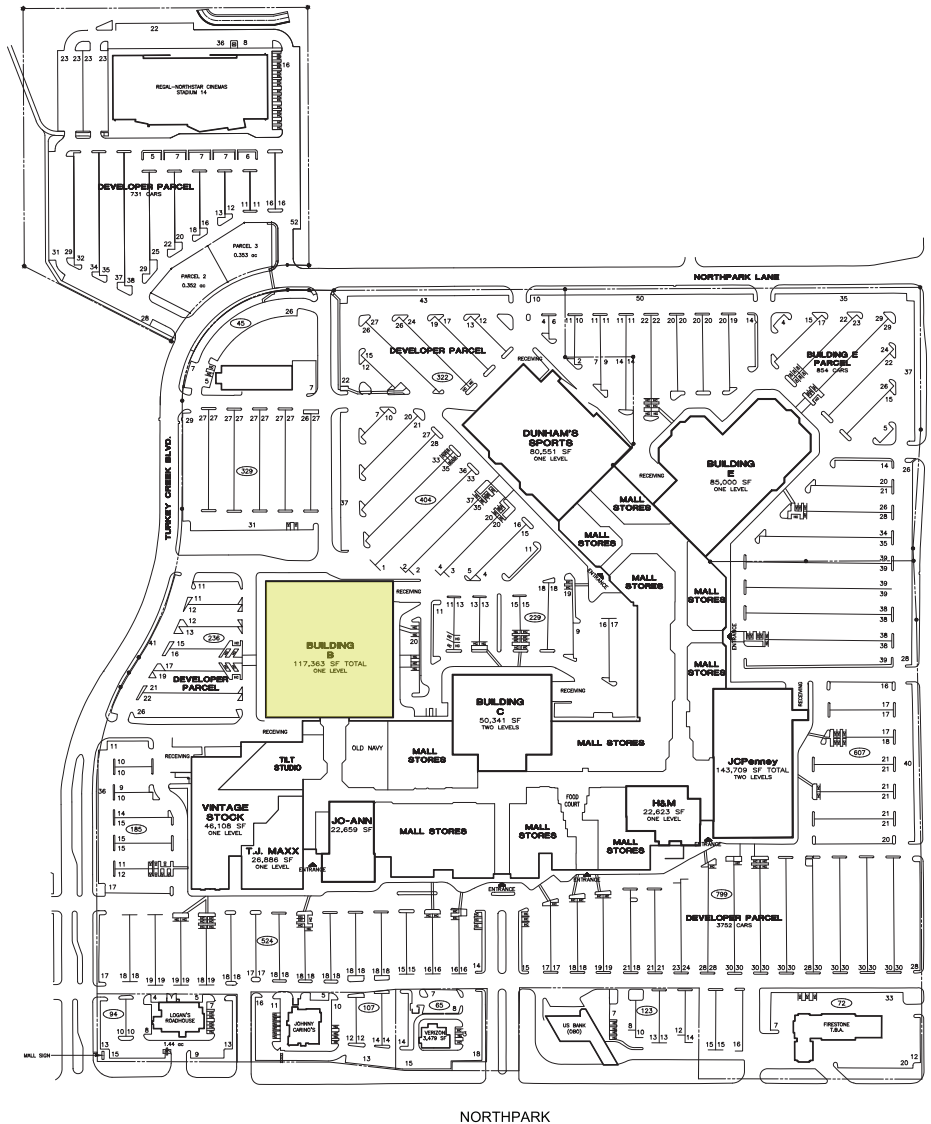
SITE PLAN & DETAILS

SCOTT BITNEY

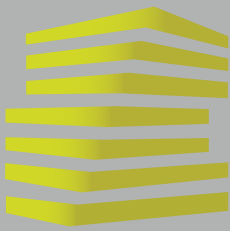
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- **FORMER SEARS BOX AT NORTH PARK MALL IN JOPLIN, MO**
- **117,363 SF AVAILABLE**
- **LOCATED ON HIGHLY TRAVELED RANGELINE ROAD - A KEY CORRIDOR THROUGH JOPLIN**
- **OVER 30,000 VPD ON RANGELINE ROAD**
- **MALL TENANTS INCLUDE JCPENNEY, MACY'S, JOANN TJ MAXX, AND OLD NAVY AMONG OTHERS**
- **ADDITIONAL AREA RETAIL INCLUDES: KOHLS, MICHAELS, BED BATH BEYOND, TARGET, PETSMART, ROSS, CAVENDERS, HOBBY LOBBY, ACADEMY SPORTS, AND WALMART**
- **CALL BROKER FOR MORE DETAILS**



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MARKET AERIAL

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