

## RETAIL FOR SALE

1401 Rangeline Rd, Joplin, MO 64801



**SALE PRICE:** \$995,000

**LOT SIZE:** 0.8 Acres

**BUILDING SIZE:** 5,686 SF

### PROPERTY OVERVIEW

Everything stays with purchase - All kitchen equipment and furnishings.

### PROPERTY FEATURES

- Rangeline Property

**KW COMMERCIAL**  
619 S Florida Avenue  
Joplin, MO 64801

**GIL STEVENS-THE FLANAGAN GROUP**  
Broker  
O: 417.623.9900  
C: 417.437.1061  
gil\_stevens@yahoo.com

Keller Williams of Southwest Missouri 417.623.9900 We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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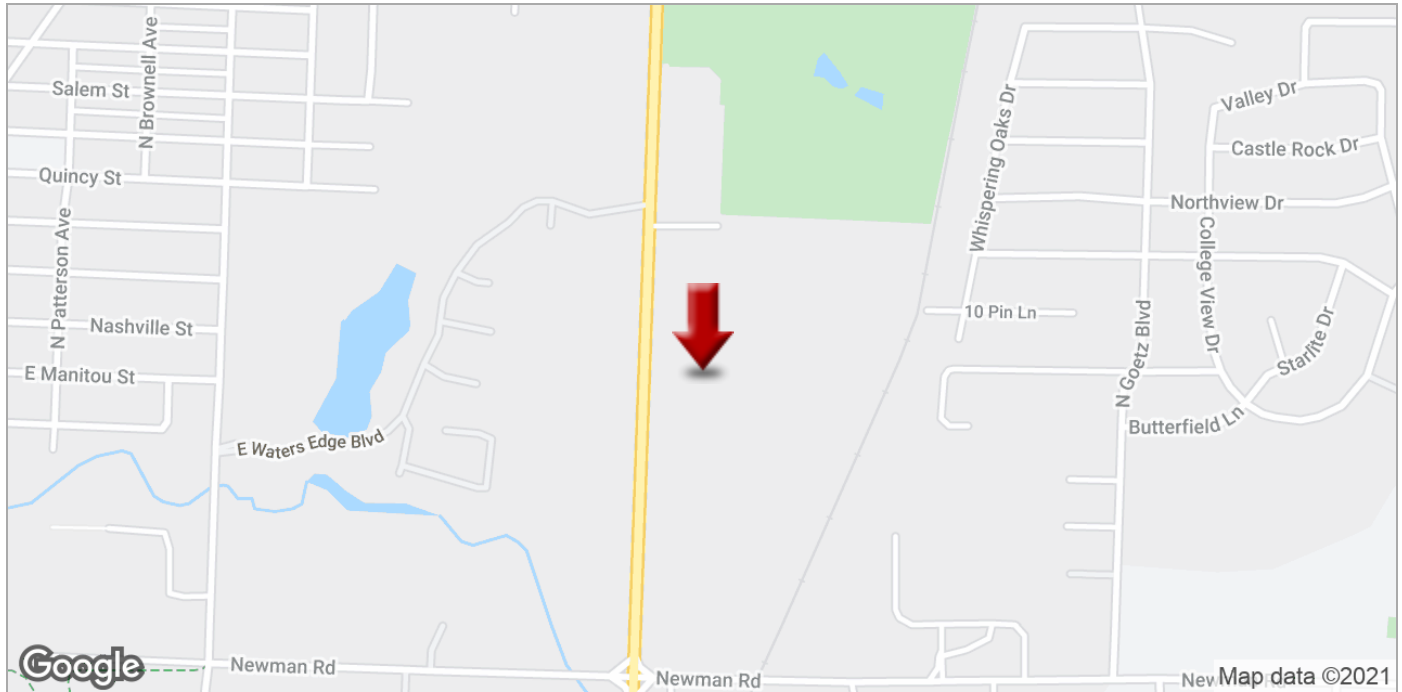
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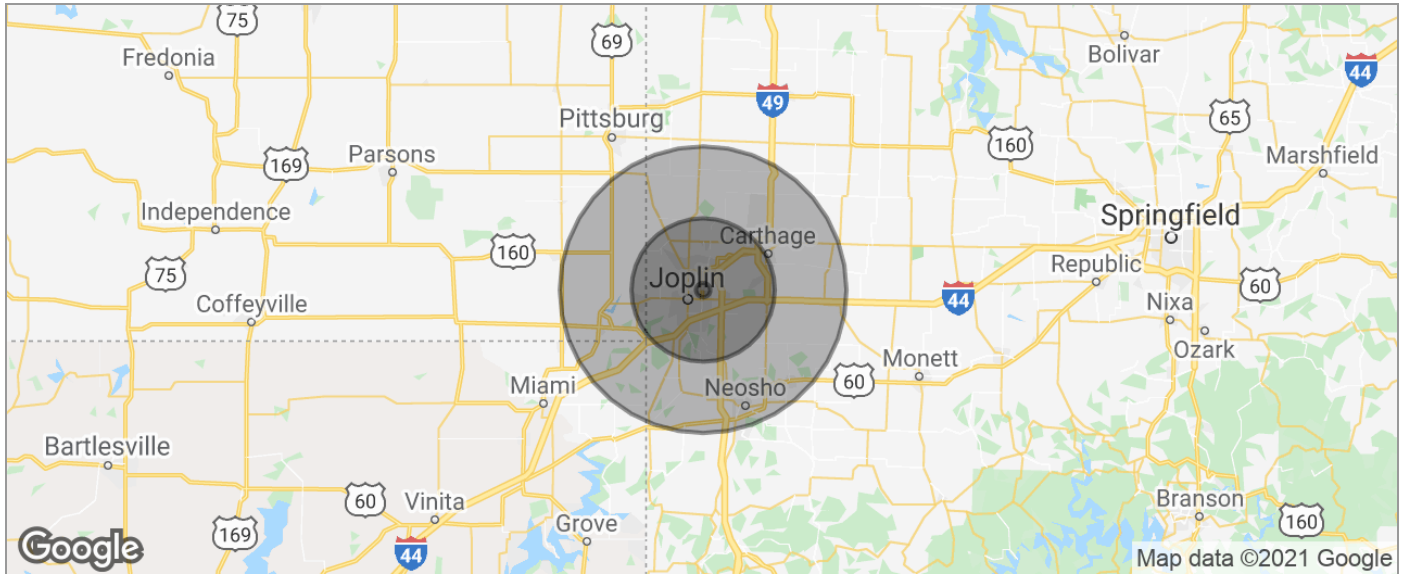
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POPULATION	1 MILE	10 MILES	20 MILES
TOTAL POPULATION	3,244	125,112	206,795
MEDIAN AGE	34.1	35.7	36.1
MEDIAN AGE (MALE)	31.6	34.5	35.0
MEDIAN AGE (FEMALE)	36.3	36.8	37.2
HOUSEHOLDS & INCOME	1 MILE	10 MILES	20 MILES
TOTAL HOUSEHOLDS	1,279	49,379	79,446
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$48,495	\$52,403	\$51,509
AVERAGE HOUSE VALUE	\$120,968	\$130,152	\$126,459
RACE	1 MILE	10 MILES	20 MILES
% WHITE	89.2%	90.8%	90.6%
% BLACK	4.1%	1.8%	1.5%
% ASIAN	1.8%	0.9%	0.8%
% HAWAIIAN	0.0%	0.3%	0.4%
% INDIAN	1.0%	2.0%	2.2%
% OTHER	0.6%	1.3%	1.6%
ETHNICITY	1 MILE	10 MILES	20 MILES
% HISPANIC	4.5%	3.6%	5.5%

\* Demographic data derived from 2010 US Census

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## Rangeline Average Traffic Counts



### Hwy 171 - 8th

Average Annual  
Weekday Traffic  
**10,630**

### 8th - Mt. Hope

Average Annual  
Weekday Traffic  
**10,353**

### Mt. Hope - Zora

Average Annual  
Weekday Traffic  
**13,742**

### Zora - Newman

Average Annual  
Weekday Traffic  
**11,493**

### Newman - 7th

Average Annual  
Weekday Traffic  
**10,517**

### 7th - 12th

Average Annual  
Weekday Traffic  
**14,623**

### 12th - 20th

Average Annual  
Weekday Traffic  
**17,620**

### 20th - 32nd

Average Annual  
Weekday Traffic  
**13,478**

### 32nd - 36th

Average Annual  
Weekday Traffic  
**10,293**

MODOT shows Rangeline with an Average  
Annual Daily Traffic Count over 20,000 for 2020



Source - [modot.org/traffic-volume-maps](https://modot.org/traffic-volume-maps)