

AGGRESSIVE SELLER

1410 E. 7th ST, Joplin, MO 64801

Presented by
Hellers3Properties, LLC.



AGRESSIVE SELLER

1410 E. 7th ST, Joplin, MO 64801

Confidentiality Agreement



Gregg Heller

hfi@coxinet.net

(918) 398-7977

Hellers3Properties, LLC.

3515 E. 31st Street

Tulsa, OK 74135

Notes

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Property Details

New Neighborhood Market next door. Heavy traffic area. Tons of homes behind location.

Price: \$900,000

- 195 Parking Spaces
- Space for out parcel
- New Neighborhood Market next door.

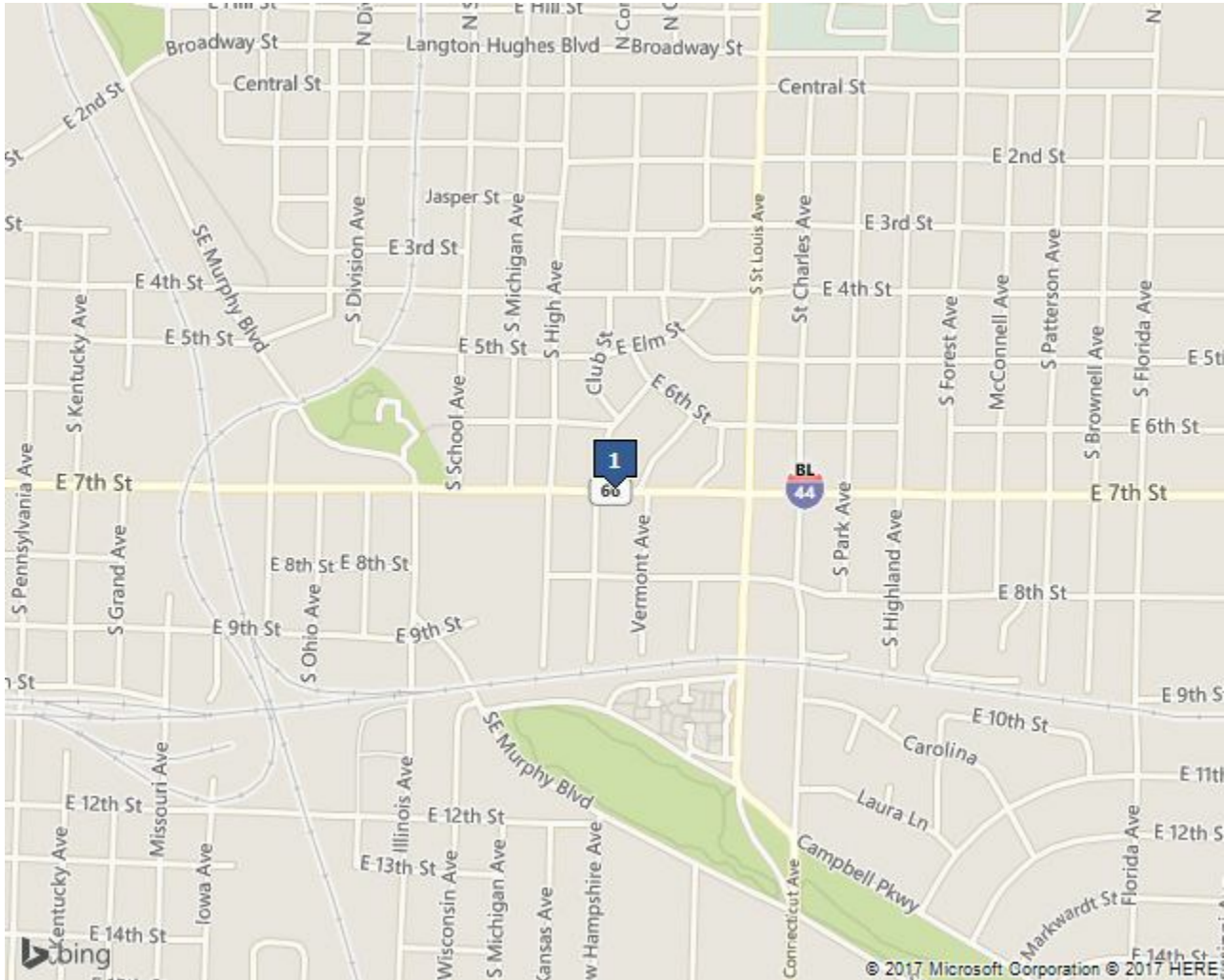
View the full listing here: <http://www.crelisting.net/U0m0Sdy7g/?StepID=107>

Price:	\$900,000
Building Size:	44,000 SF
Price/SF:	\$20.45
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Investment
Commission Split:	2%
Occupancy:	0%
No. Stories:	1
Tenancy:	Multiple

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Location



Location Description

Great access to property with access onto 7th St, 8th St, and S Vermont Ave. Centrally located. Also, for Lease \$4 SF - \$6 SF.

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Property Photos



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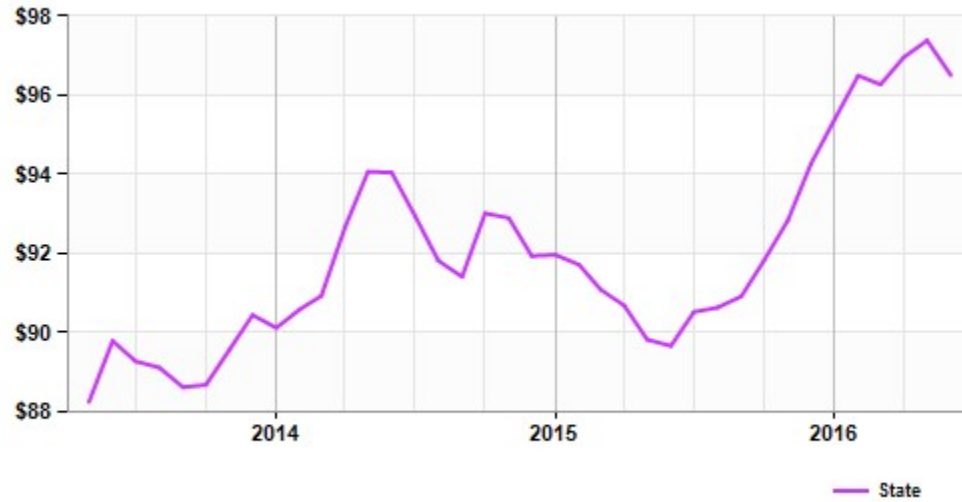


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Market Trends

Asking Prices Retail for Sale Joplin, MO (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$97	+0.2%	+7.6%

Asking Rent Retail for Lease Joplin, MO (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$12.09	-0.5%	-1.2%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	3,304	21,401	34,570
2015 Female Population	3,479	23,077	36,702
% 2015 Male Population	48.71%	48.12%	48.50%
% 2015 Female Population	51.29%	51.88%	51.50%
2015 Total Population: Adult	5,156	35,058	55,372
2015 Total Daytime Population	8,741	67,337	102,525
2015 Total Employees	5,140	42,592	63,428
2015 Total Population: Median Age	32	36	37
2015 Total Population: Adult Median Age	42	46	47
2015 Total population: Under 5 years	572	2,978	4,735
2015 Total population: 5 to 9 years	482	2,744	4,552
2015 Total population: 10 to 14 years	389	2,467	4,442
2015 Total population: 15 to 19 years	340	2,735	4,384
2015 Total population: 20 to 24 years	710	4,420	6,132
2015 Total population: 25 to 29 years	685	3,577	5,395
2015 Total population: 30 to 34 years	488	3,020	4,712
2015 Total population: 35 to 39 years	432	2,571	4,233
2015 Total population: 40 to 44 years	409	2,605	4,312
2015 Total population: 45 to 49 years	378	2,457	4,045
2015 Total population: 50 to 54 years	403	2,839	4,823
2015 Total population: 55 to 59 years	381	2,801	4,592

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	321	2,437	4,102
2015 Total population: 65 to 69 years	241	1,952	3,331
2015 Total population: 70 to 74 years	190	1,529	2,560
2015 Total population: 75 to 79 years	147	1,168	1,878
2015 Total population: 80 to 84 years	107	1,078	1,564
2015 Total population: 85 years and over	108	1,100	1,480
% 2015 Total population: Under 5 years	8.43%	6.70%	6.64%
% 2015 Total population: 5 to 9 years	7.11%	6.17%	6.39%
% 2015 Total population: 10 to 14 years	5.73%	5.55%	6.23%
% 2015 Total population: 15 to 19 years	5.01%	6.15%	6.15%
% 2015 Total population: 20 to 24 years	10.47%	9.94%	8.60%
% 2015 Total population: 25 to 29 years	10.10%	8.04%	7.57%
% 2015 Total population: 30 to 34 years	7.19%	6.79%	6.61%
% 2015 Total population: 35 to 39 years	6.37%	5.78%	5.94%
% 2015 Total population: 40 to 44 years	6.03%	5.86%	6.05%
% 2015 Total population: 45 to 49 years	5.57%	5.52%	5.68%
% 2015 Total population: 50 to 54 years	5.94%	6.38%	6.77%
% 2015 Total population: 55 to 59 years	5.62%	6.30%	6.44%
% 2015 Total population: 60 to 64 years	4.73%	5.48%	5.76%
% 2015 Total population: 65 to 69 years	3.55%	4.39%	4.67%
% 2015 Total population: 70 to 74 years	2.80%	3.44%	3.59%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.17%	2.63%	2.63%
% 2015 Total population: 80 to 84 years	1.58%	2.42%	2.19%
% 2015 Total population: 85 years and over	1.59%	2.47%	2.08%
2015 White alone	5,552	38,477	62,813
2015 Black or African American alone	471	1,691	2,079
2015 American Indian and Alaska Native alone	140	830	1,262
2015 Asian alone	78	689	1,012
2015 Native Hawaiian and OPI alone	39	149	193
2015 Some Other Race alone	171	944	1,368
2015 Two or More Races alone	332	1,698	2,545
2015 Hispanic	437	2,341	3,481
2015 Not Hispanic	6,346	42,137	67,791
% 2015 White alone	81.85%	86.51%	88.13%
% 2015 Black or African American alone	6.94%	3.80%	2.92%
% 2015 American Indian and Alaska Native alone	2.06%	1.87%	1.77%
% 2015 Asian alone	1.15%	1.55%	1.42%
% 2015 Native Hawaiian and OPI alone	0.57%	0.33%	0.27%
% 2015 Some Other Race alone	2.52%	2.12%	1.92%
% 2015 Two or More Races alone	4.89%	3.82%	3.57%
% 2015 Hispanic	6.44%	5.26%	4.88%
% 2015 Not Hispanic	93.56%	94.74%	95.12%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	5,576	38,195	60,132
2015 Not Hispanic: Black or African American alone	422	1,135	1,307
2015 Not Hispanic: American Indian and Alaska Native alone	90	634	966
2015 Not Hispanic: Asian alone	40	334	486
2015 Not Hispanic: Native Hawaiian and OPI alone	3	15	28
2015 Not Hispanic: Some Other Race alone	8	34	46
2015 Not Hispanic: Two or More Races	197	997	1,454
% 2015 Not Hispanic: White alone	84.84%	89.96%	91.16%
% 2015 Not Hispanic: Black or African American alone	6.42%	2.67%	1.98%
% 2015 Not Hispanic: American Indian and Alaska Native alone	1.37%	1.49%	1.46%
% 2015 Not Hispanic: Asian alone	0.61%	0.79%	0.74%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.05%	0.04%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.12%	0.08%	0.07%
% 2015 Not Hispanic: Two or More Races	3.00%	2.35%	2.20%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	6,783	44,478	71,272
2015 Households	2,942	18,682	29,001
Population Change 2010-2015	43	-616	243
Household Change 2010-2015	6	-432	-177
% Population Change 2010-2015	0.64%	-1.37%	0.34%
% Household Change 2010-2015	0.20%	-2.26%	-0.61%
Population Change 2000-2015	211	2,022	5,306
Household Change 2000-2015	38	621	1,841
% Population Change 2000 to 2015	3.21%	4.76%	8.04%
% Household Change 2000 to 2015	1.31%	3.44%	6.78%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	3,345	20,249	30,030
2015 Occupied Housing Units	2,904	18,061	27,160
2015 Owner Occupied Housing Units	1,295	10,068	16,896
2015 Renter Occupied Housing Units	1,609	7,993	10,264
2015 Vacant Housings Units	441	2,188	2,870
% 2015 Occupied Housing Units	86.82%	89.19%	90.44%

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	44.59%	55.74%	62.21%
% 2015 Renter occupied housing units	55.41%	44.26%	37.79%
% 2000 Vacant housing units	13.18%	10.81%	9.56%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$33,061	\$36,219	\$38,585
2015 Household Income: Average	\$42,746	\$48,637	\$52,845
2015 Per Capita Income	\$18,697	\$21,277	\$22,151
2015 Household income: Less than \$10,000	370	1,942	2,639
2015 Household income: \$10,000 to \$14,999	230	1,489	2,207
2015 Household income: \$15,000 to \$19,999	194	1,396	2,022
2015 Household income: \$20,000 to \$24,999	283	1,610	2,406
2015 Household income: \$25,000 to \$29,999	266	1,322	1,876
2015 Household income: \$30,000 to \$34,999	209	1,272	1,947
2015 Household income: \$35,000 to \$39,999	161	1,270	1,957
2015 Household income: \$40,000 to \$44,999	142	1,058	1,567
2015 Household income: \$45,000 to \$49,999	147	783	1,291
2015 Household income: \$50,000 to \$59,999	183	1,441	2,332
2015 Household income: \$60,000 to \$74,999	346	1,759	2,779
2015 Household income: \$75,000 to \$99,999	242	1,791	2,974
2015 Household income: \$100,000 to \$124,999	81	698	1,371
2015 Household income: \$125,000 to \$149,999	64	347	588
2015 Household income: \$150,000 to \$199,999	16	258	519

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	8	246	526
% 2015 Household income: Less than \$10,000	12.58%	10.40%	9.10%
% 2015 Household income: \$10,000 to \$14,999	7.82%	7.97%	7.61%
% 2015 Household income: \$15,000 to \$19,999	6.59%	7.47%	6.97%
% 2015 Household income: \$20,000 to \$24,999	9.62%	8.62%	8.30%
% 2015 Household income: \$25,000 to \$29,999	9.04%	7.08%	6.47%
% 2015 Household income: \$30,000 to \$34,999	7.10%	6.81%	6.71%
% 2015 Household income: \$35,000 to \$39,999	5.47%	6.80%	6.75%
% 2015 Household income: \$40,000 to \$44,999	4.83%	5.66%	5.40%
% 2015 Household income: \$45,000 to \$49,999	5.00%	4.19%	4.45%
% 2015 Household income: \$50,000 to \$59,999	6.22%	7.71%	8.04%
% 2015 Household income: \$60,000 to \$74,999	11.76%	9.42%	9.58%
% 2015 Household income: \$75,000 to \$99,999	8.23%	9.59%	10.25%
% 2015 Household income: \$100,000 to \$124,999	2.75%	3.74%	4.73%
% 2015 Household income: \$125,000 to \$149,999	2.18%	1.86%	2.03%
% 2015 Household income: \$150,000 to \$199,999	0.54%	1.38%	1.79%
% 2015 Household income: \$200,000 or more	0.27%	1.32%	1.81%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$732,078	\$4,673,180	\$7,354,045
2015 Jewelry stores	\$257,220	\$1,681,590	\$2,662,619
2015 Mens clothing stores	\$849,195	\$5,479,589	\$8,656,196
2015 Shoe stores	\$852,037	\$5,524,801	\$8,739,125

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$1,435,880	\$9,434,445	\$14,955,726
2015 Automobile dealers	\$11,050,411	\$72,890,701	\$116,320,095
2015 Automotive parts and accessories stores	\$2,214,051	\$14,540,122	\$23,093,265
2015 Other motor vehicle dealers	\$333,161	\$2,186,836	\$3,457,604
2015 Tire dealers	\$988,869	\$6,498,018	\$10,323,600
2015 Hardware stores	\$42,667	\$285,391	\$461,551
2015 Home centers	\$430,829	\$2,937,036	\$4,752,444
2015 Nursery and garden centers	\$519,992	\$3,599,913	\$5,824,615
2015 Outdoor power equipment stores	\$243,685	\$1,643,614	\$2,643,212
2015 Paint andwallpaper stores	\$51,462	\$342,349	\$550,743
2015 Appliance, television, and other electronics stores	\$1,476,994	\$9,795,419	\$15,658,085
2015 Camera andphotographic supplies stores	\$109,867	\$730,647	\$1,172,001
2015 Computer andsoftware stores	\$4,252,857	\$27,647,639	\$43,631,073
2015 Beer, wine, and liquor stores	\$721,999	\$4,709,318	\$7,450,711
2015 Convenience stores	\$3,269,179	\$20,971,743	\$33,009,027
2015 Restaurant Expenditures	\$2,926,040	\$19,266,728	\$30,635,637
2015 Supermarkets and other grocery (except convenience) stores	\$12,057,724	\$78,185,472	\$123,263,874
2015 Furniture stores	\$1,036,546	\$6,850,705	\$10,916,584
2015 Home furnishings stores	\$3,703,573	\$24,519,519	\$39,036,819
2015 General merchandise stores	\$19,092,084	\$126,664,165	\$201,975,119
2015 Gasoline stations with convenience stores	\$10,210,120	\$66,212,769	\$104,645,521

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$7,332,469	\$47,732,268	\$75,538,930
2015 Department stores (excl leased depts)	\$18,834,864	\$124,982,575	\$199,312,500
2015 General merchandise stores	\$19,092,084	\$126,664,165	\$201,975,119
2015 Other health and personal care stores	\$747,605	\$4,961,665	\$7,900,672
2015 Pharmacies and drug stores	\$3,080,339	\$20,353,128	\$32,290,536
2015 Pet and pet supplies stores	\$833,897	\$5,498,859	\$8,744,438
2015 Book, periodical, and music stores	\$123,483	\$827,246	\$1,322,558
2015 Hobby, toy, and game stores	\$360,105	\$2,346,522	\$3,716,776
2015 Musical instrument and supplies stores	\$34,495	\$227,969	\$364,909
2015 Sewing, needlework, and piece goods stores	\$67,301	\$441,652	\$700,581
2015 Sporting goods stores	\$331,762	\$2,196,772	\$3,524,171

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Broker Profile



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3515 E. 31st Street
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Gregg Heller

I have been in this business for 12 years. However, my family has been involved with real estate, development, and management for over 50 years. Currently on the BOD for Town & Country School and Volunteer leader for ARF.

Current Occupation:	Owner/Property Manager/Managing Member
Work Experience:	I have been in this business now for 12 years. However, my family has been involved with real estate, development, and management for over 50 years. Very up to date on the current commercial market.
Education:	University of Texas. Classes for Broker license but never took state test.
Organizations/Associations:	LoopNet, Inc.
Website:	http://www.hellerfamilyinvestments.com