

# VOGEL PROPERTIES

## RESTAURANT PROPERTY WITH DRIVE THRU SERVICE Downtown Joplin, MO



- **PROPERTY LOCATION** 231 West 7th Street • Joplin, Missouri  
The subject property is a free-standing building conveniently located two blocks from Main Street on Route 66 at one of city's busiest intersections.  
Surrounding businesses include: The Memorial Hall, Empire District Electric Corporate Headquarters, TAMCO Corporate Headquarters, Joplin City Hall, Jasper County Courthouse, U.S. Bank Office Complex, Arvest Bank, and First State Bank.
- **BUILDING** Building: 4,850 Sq. Ft. Seating 132
- **ZONING** C-3 within the City of Joplin.
- **TRAFFIC COUNT** [US HWY 66 at Wall Street](#)  
18,971
- **TRADE AREA** The City of Joplin has a trade area of some 450,000 people within a 50 mile radius (see demographics). According to the Joplin Chamber of Commerce, approximately 250,000 people either work or shop in Joplin every day.
- **PARKING SPACES** 33 spaces on property and adjacent municipal parking
- **CONTACT INFORMATION** Phillip Vogel 417.438.3003 or Steve Vogel 417.434.1900



CONCEPT IMAGE: MODIFICATION OF CURRENT DESIGN

This building can easily be converted to suit a restaurant of any cuisine, office, corporation, or service-oriented retail business.







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**AERIAL PHOTOGRAPH**  
Restaurant Opportunity  
Downtown Joplin, MO

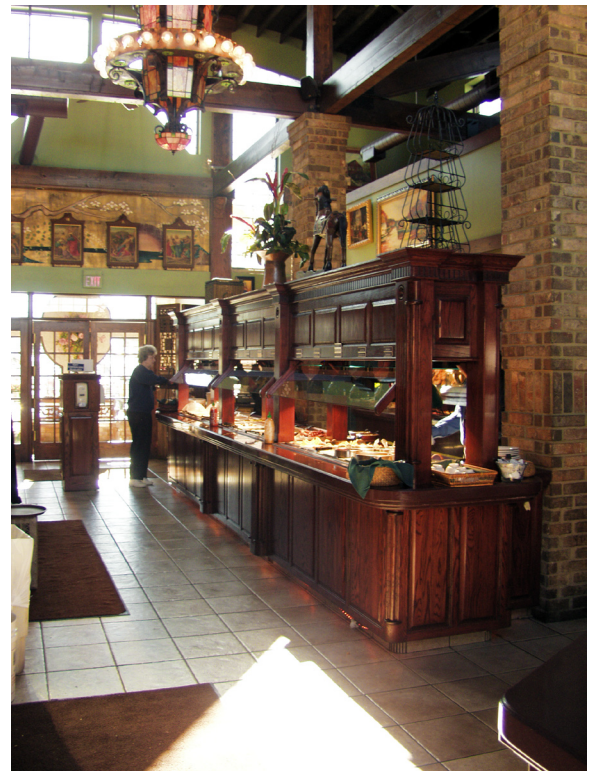




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