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July 29, 2025

Missouri Main Street Connection Awarded the Best Downtown Housing Project Award to Joplin Commons for the Pennington Drug Company Rehabilitation Project

Branson, MO. – Missouri Main Street Connection (MMSC) awarded the Best Downtown Housing Project Award to Joplin Commons for the Pennington Drug Company Rehabilitation Project during Missouri's Premier Downtown Revitalization Conference's Evening of Excellence Awards Ceremony and Dinner at the St. Charles Convention Center. They were one of the 23 community, individual, business, and organization award recipients that were recognized Thursday night.

Joplin Commons received the award for their multi-year rehabilitation that transformed the formerly abandoned Pennington Drug Company building into the Pennington Lofts. This project retrofitted a 40,000 sq.ft., 1919 warehouse into a mixed-use development that offers twenty-one apartments and three commercial spaces in the heart of downtown Joplin, which was no easy feat. Joplin Commons overcame challenge after challenge including the COVID-19 pandemic, economic disruptions, and budget increases with the help of historic tax credits, historic tax credit bridge loan, Federal Tax Credit investor, Missouri Chapter 353 property tax abatement through the City of Joplin, and strong community support.

As a result of the rehabilitation, Downtown Joplin now has a one-of-a-kind industrial apartment option that rivals the lofts of New York with sky-bridges providing balconies for tenants, a 50-foot-long mural highlighting the climate-friendly act of building renovations and the inherent beauty of change, and much more.

The Pennington Drug Company Rehabilitation is more than just a housing project; it is a brilliant example of the economic and environmental impact of preserving history and building community. Lori Haun, Executive Director of Downtown Joplin Alliance, stated, "The Pennington Drug Company rehabilitation is truly an example of giving a 100-year-old building a better next century!"

About Downtown Joplin Alliance

Downtown Joplin Alliance is dedicated to the revitalization of the Downtown Joplin community as a thriving, safe, and attractive center of art, history, enterprise, commerce, culture, residence, and entertainment.

For more information on this award, contact Downtown Joplin Alliance's Executive Director Lori Haun at lori@downtownjoplin.com or 417-529-3888.

About Missouri Main Street Connection

Missouri Main Street Connection is the leading statewide nonprofit organization devoted to preservation-based economic development. Through the Main Street America™ movement and our partners, we empower community revitalization by celebrating, supporting, and sustaining Missouri historic commercial districts in both rural and urban settings. Since 2006, Missouri Main Street districts have seen \$1.4 billion in public and private investment and MMSC has worked in over 150 communities. These Missouri Main Street communities and districts are thriving and vibrant by engaging the community members in revitalization strategies to create experiences that preserve their history and culture. Follow Missouri Main Street Connection on Facebook @MissouriMainStreetConnection and Instagram @Momainstreet.

For additional information, contact State Director Gayla Roten at 417-334-3014.

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