



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
HomeServices



***Retail Building - Downtown St. Joseph***

**16,000 Sq. Ft. - 2 Story Building**

**528 Edmond**

**St. Joseph, Missouri**

**[www.raysisson.net/528edmond.pdf](http://www.raysisson.net/528edmond.pdf)**

***Contact:***

**Raymond A. Sisson, CCIM**

Berkshire Hathaway Home Services, Stein & Summers Real Estate

1007 E St. Maartens, St. Joseph, Missouri 64506

Business (816) 232-2000 Fax (816) 233-8204

E-mail: [raysisson@stjoseph.net](mailto:raysisson@stjoseph.net)

Web Site: [www.raysisson.net](http://www.raysisson.net)

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# Description

- Downtown retail building offers 16,000 Sq. Ft located at 528 Edmond, St. Joseph, Missouri.
- Restored, historic façade provides curb appeal.
- Corner Location with parking for 20-25 cars in lot. Additional street parking available.
- 8,000 Sq. Ft. on main (street level) with large display windows with 10' ceilings.
- Mid-Level has 4,000 Sq. Ft. with 8' ceilings.
- Lower level is perfect for storage and has 4,000 Sq. ft. with 12' ceilings.
- Owners have invested in improvements and parking.
- Lease rate is \$9,000 per month plus expenses.
- Potential for dock door for servicing in rear of main level.
- Ideal for general retail like small grocer or dollar store.
- Area includes News press, Post Office, Missouri Theatre, and Allied Arts District.
- Utilities:
  - Water: City of St. Joseph
  - Gas: Missouri Gas Energy
  - Electric: KCP&L
  - Sewer: City of St. Joseph

# Property Feature Sheet

## Retail Building - Downtown St. Joseph



### 528 Edmond, St. Joseph, Missouri

**Main Floor:** 8,000 Sq. Ft.

**GLA:** 16,000 Sq. Ft.

**Lease:** \$9,000 per month plus expenses

**SF Available:** Approximately 16,000 SF

**Area Includes:** News Press, Post Office, and Missouri Theatre

**Free Standing Building:** Yes - 2 Stories

**Building Type:** Retail

**Parking:** Corner Location with parking for 20-25 cars in lot. City parking lot across street plus additional street parking available.

**Left turn allowed:** Yes

**Water:** Missouri American Water Co.

**Gas:** No - Missouri Gas Engery Available

**Electricity:** KCP&L

**Sewer:** City of St. Joseph

**Nearest Hwy:** I-229

**Zoning:** P-1, Planned Development

**Taxes 2014:** Pending

**Directions:** I-229 north to Edmond Street exit - East to 6th Street

**Loopnet #:** 19492280

**MLS #:** 111313

**Web Site:** [www.raysisson.net/528edmond.pdf](http://www.raysisson.net/528edmond.pdf)

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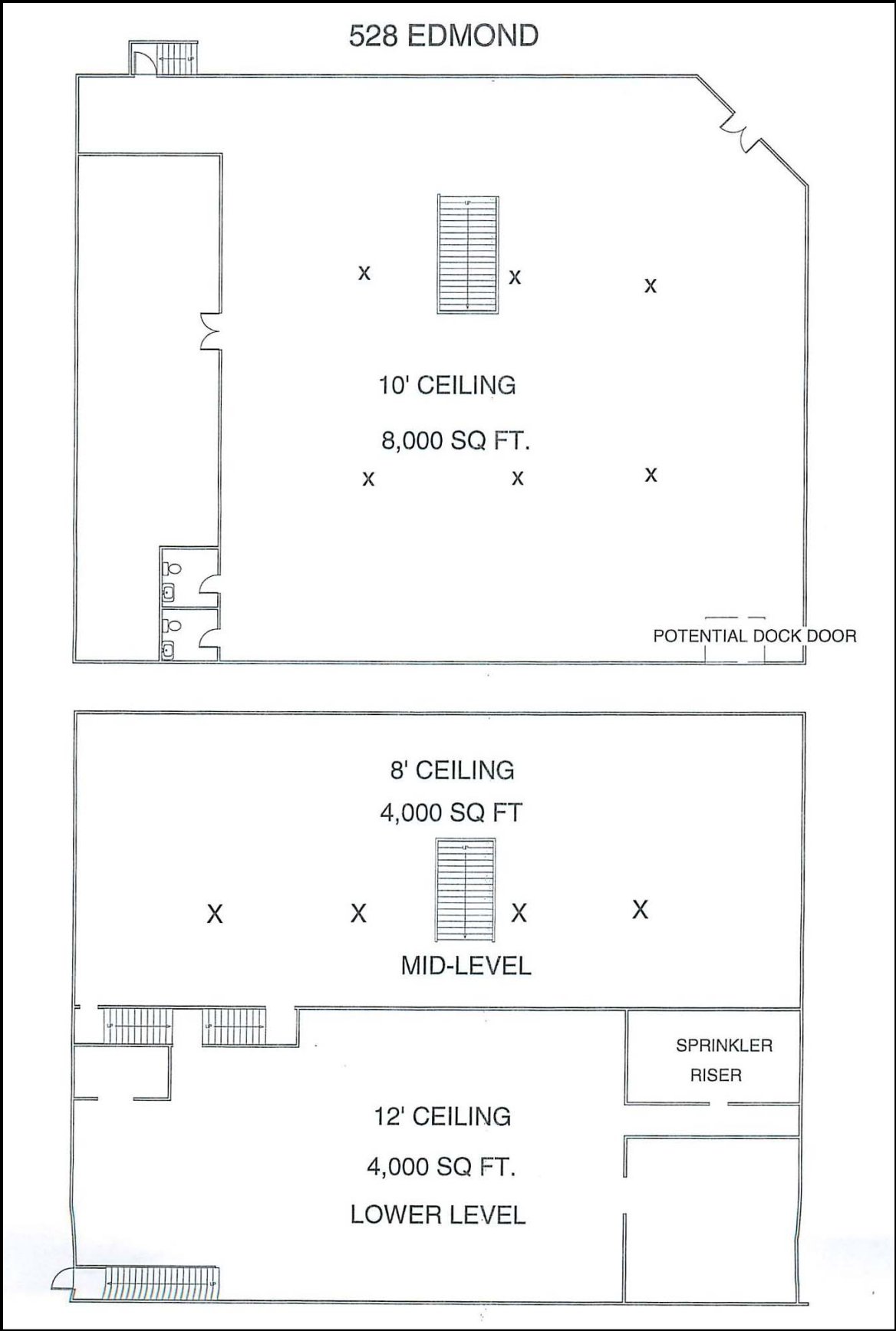
E-mail: [raysisson@stjoseph.net](mailto:raysisson@stjoseph.net)

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# Floor Plan

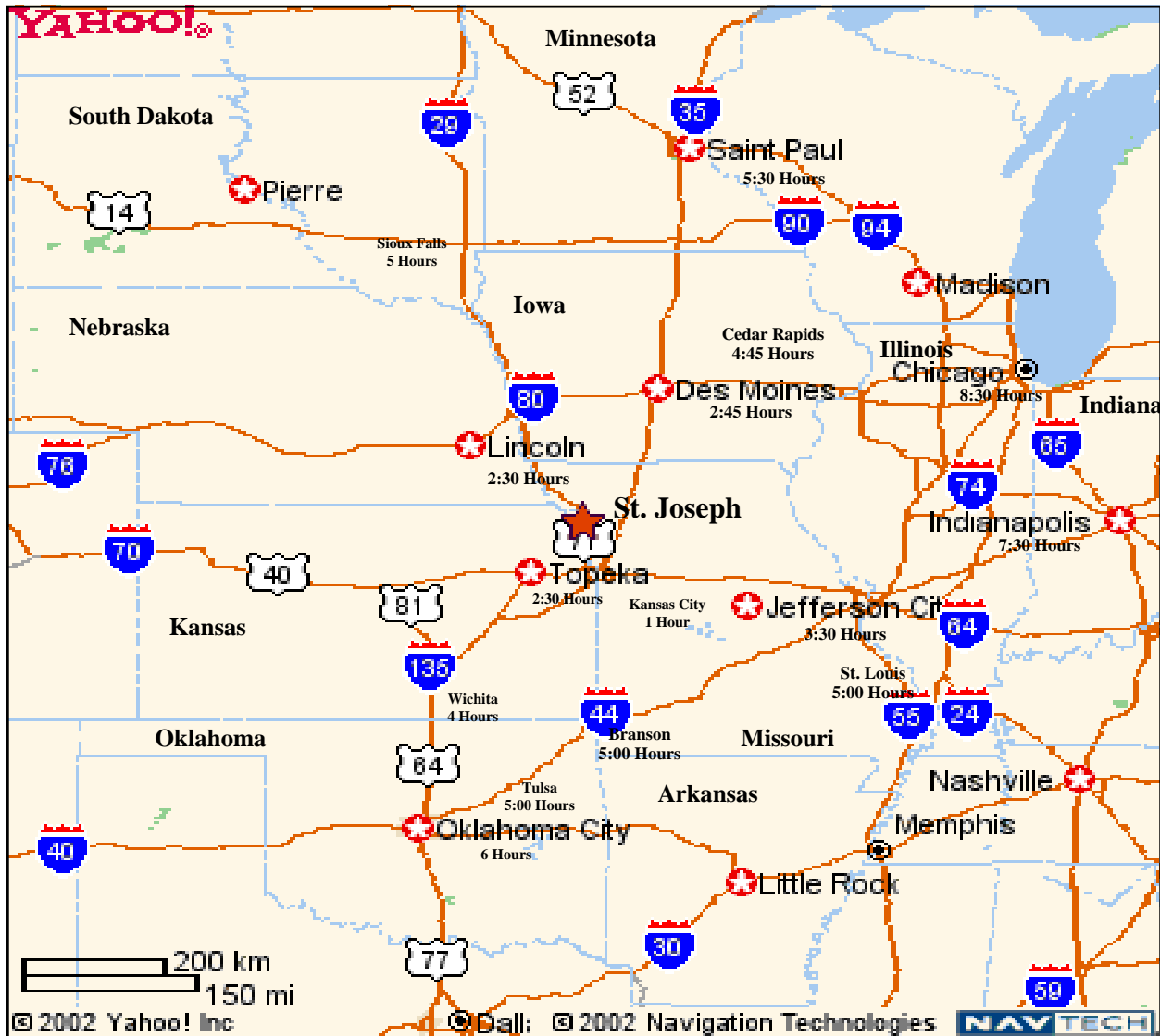




# Site Plan



# Drive Time Map



**Drive Times to St. Joseph, Missouri are all approximate.**

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# Executive Summary

528 Edmond St, St Joseph, Missouri, 64501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.76577  
Longitude: -94.85334

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,213	47,285	79,752
2010 Population	9,485	47,828	82,246
2015 Population	9,405	47,392	82,202
2020 Population	9,461	47,530	82,702
2000-2010 Annual Rate	0.29%	0.11%	0.31%
2010-2015 Annual Rate	-0.16%	-0.17%	-0.01%
2015-2020 Annual Rate	0.12%	0.06%	0.12%
2015 Male Population	50.9%	51.1%	50.0%
2015 Female Population	49.1%	48.9%	50.0%
2015 Median Age	31.7	34.7	36.6

In the identified area, the current year population is 82,202. In 2010, the Census count in the area was 82,246. The rate of change since 2010 was -0.01% annually. The five-year projection for the population in the area is 82,702 representing a change of 0.12% annually from 2015 to 2020. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 31.7, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	73.3%	83.5%	86.2%
2015 Black Alone	13.8%	8.7%	6.7%
2015 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2015 Asian Alone	0.8%	0.8%	1.2%
2015 Pacific Islander Alone	1.5%	0.5%	0.3%
2015 Other Race	5.5%	2.8%	2.2%
2015 Two or More Races	4.5%	3.2%	2.9%
2015 Hispanic Origin (Any Race)	13.1%	7.5%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 34.5 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	3,726	18,593	31,227
2010 Households	3,668	18,271	31,887
2015 Total Households	3,645	18,058	31,816
2020 Total Households	3,668	18,089	31,973
2000-2010 Annual Rate	-0.16%	-0.17%	0.21%
2010-2015 Annual Rate	-0.12%	-0.22%	-0.04%
2015-2020 Annual Rate	0.13%	0.03%	0.10%
2015 Average Household Size	2.48	2.44	2.45

The household count in this area has changed from 31,887 in 2010 to 31,816 in the current year, a change of -0.04% annually. The five-year projection of households is 31,973, a change of 0.10% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2010. The number of families in the current year is 19,857 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

528 Edmond St, St Joseph, Missouri, 64501  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$26,947	\$38,202	\$41,927
2020 Median Household Income	\$29,801	\$43,376	\$49,077
2015-2020 Annual Rate	2.03%	2.57%	3.20%
<b>Average Household Income</b>			
2015 Average Household Income	\$35,019	\$47,760	\$55,005
2020 Average Household Income	\$38,945	\$54,114	\$62,822
2015-2020 Annual Rate	2.15%	2.53%	2.69%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$13,762	\$18,722	\$21,842
2020 Per Capita Income	\$15,261	\$21,091	\$24,847
2015-2020 Annual Rate	2.09%	2.41%	2.61%

Current median household income is \$41,927 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$49,077 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$55,005 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$62,822 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$21,842 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$24,847 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,599	20,651	34,131
2000 Owner Occupied Housing Units	1,576	11,619	20,561
2000 Renter Occupied Housing Units	2,150	6,974	10,665
2000 Vacant Housing Units	873	2,058	2,905
2010 Total Housing Units	4,655	20,815	35,534
2010 Owner Occupied Housing Units	1,304	10,545	19,837
2010 Renter Occupied Housing Units	2,364	7,726	12,050
2010 Vacant Housing Units	987	2,544	3,647
2015 Total Housing Units	4,761	21,018	35,900
2015 Owner Occupied Housing Units	1,255	10,276	19,552
2015 Renter Occupied Housing Units	2,390	7,782	12,263
2015 Vacant Housing Units	1,116	2,960	4,084
2020 Total Housing Units	4,800	21,130	36,099
2020 Owner Occupied Housing Units	1,266	10,309	19,668
2020 Renter Occupied Housing Units	2,402	7,780	12,304
2020 Vacant Housing Units	1,132	3,041	4,126

Currently, 54.5% of the 35,900 housing units in the area are owner occupied; 34.2%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 35,534 housing units in the area - 55.8% owner occupied, 33.9% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 0.46%. Median home value in the area is \$124,798, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.11% annually to \$160,104.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

# COMMUNITY INTERNET SITES

St. Joseph Metro Chamber  
[www.saintjoseph.com](http://www.saintjoseph.com)

City of St. Joseph  
[www.ci.st-joseph.mo.us](http://www.ci.st-joseph.mo.us)

St. Joseph Convention and Visitors Bureau  
[www.stjomo.com](http://www.stjomo.com)

Demographic Web Site:  
[www.nwmoinfo.org](http://www.nwmoinfo.org)

Buchanan County  
[www.co.buchanan.mo.us](http://www.co.buchanan.mo.us)

St. Joseph News Press  
[www.newspressnow.com](http://www.newspressnow.com)

St. Joseph School District  
[www.sjsd.k12.mo.us](http://www.sjsd.k12.mo.us)

Missouri Western State University  
[www.missouriwestern.edu](http://www.missouriwestern.edu)

Allied Arts Council  
[www.stjoearts.org](http://www.stjoearts.org)

St. Joseph Museum  
[www.stjosephmuseum.org](http://www.stjosephmuseum.org)

Areaguide Saint Joseph  
<http://saintjosephmo.areaguides.net>

Patee House Museum  
[www.ponyexpressjessejames.com](http://www.ponyexpressjessejames.com)



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