



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Available for Lease

11,257 Sq. Ft. Office or Retail Space
(Previous Grocery Building)

2202 Frederick Avenue
St. Joseph, Missouri

www.raysisson.net/2202frederick.pdf

Raymond A. Sisson, CCIM
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Description

- Now available for lease, 11,257 Sq. Ft. space, previous grocery store.
- 8,657 SF retail space and an additional 3,090 SF warehouse space
- Located at the corner of 22nd Street and Frederick Avenue, St. Joseph, Missouri.
- Access and visible from both Frederick Avenue and 22nd Street.
- Zoning: C-3 Commercial
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet



2202 Frederick Avenue, St. Joseph, MO

Available For Lease

Available: 11,257 Sq. Ft. Space
(former grocery store)

Lease: \$5.00/SF plus estimated
Taxes \$1.25 SF
Insurance \$0.35 SF
CAM \$0.95/SF

Zoning: C-3

Posted MPH Speed: 25 mph

Left turn allowed: Yes

Water: Missouri American Water Co.

Gas: Missouri Gas Energy

Electricity: Evergy

Sewer: City of St. Joseph

Building Tenants: East 8,600 Sq. Ft. lease to a state agency

2017 Taxes: \$12,185.00

Located on Main Traffic Artery: Frederick Avenue and 22nd Street

Access: Frederick Avenue and 22nd Street

Available: At Closing

Loopnet #: 9636188

MLS #: 116283

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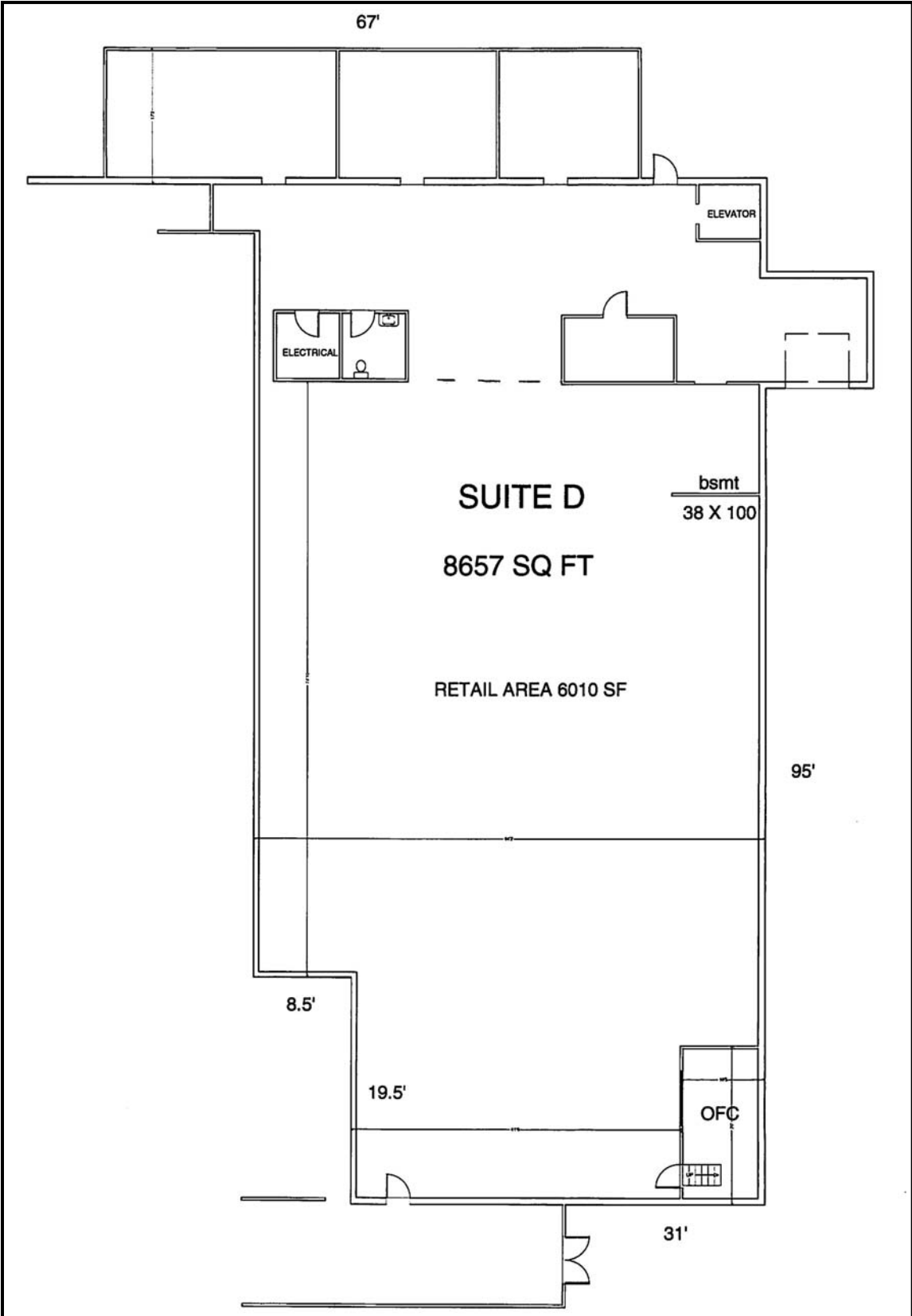


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.



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FLOOR PLAN



PHOTOS



AERIAL





Executive Summary

2202 Frederick Ave, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.77523
Longitude: -94.83419

	1 mile	3 miles	5 miles
Population			
2000 Population	13,214	57,078	78,385
2010 Population	13,112	58,233	81,241
2017 Population	12,411	57,373	80,558
2022 Population	11,998	56,300	79,246
2000-2010 Annual Rate	-0.08%	0.20%	0.36%
2010-2017 Annual Rate	-0.75%	-0.21%	-0.12%
2017-2022 Annual Rate	-0.67%	-0.38%	-0.33%
2017 Male Population	50.2%	50.4%	50.0%
2017 Female Population	49.8%	49.6%	50.0%
2017 Median Age	34.8	36.3	37.1

In the identified area, the current year population is 80,558. In 2010, the Census count in the area was 81,241. The rate of change since 2010 was -0.12% annually. The five-year projection for the population in the area is 79,246 representing a change of -0.33% annually from 2017 to 2022. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	77.3%	83.6%	85.3%
2017 Black Alone	11.3%	8.1%	6.9%
2017 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2017 Asian Alone	1.1%	1.4%	1.4%
2017 Pacific Islander Alone	1.3%	0.4%	0.4%
2017 Other Race	3.7%	2.6%	2.4%
2017 Two or More Races	4.4%	3.3%	3.1%
2017 Hispanic Origin (Any Race)	10.0%	7.4%	7.1%

Persons of Hispanic origin represent 7.1% of the population in the identified area compared to 18.1% 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 36.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	5,605	22,821	30,621
2010 Households	5,314	22,900	31,450
2017 Total Households	4,987	22,451	31,037
2022 Total Households	4,807	21,964	30,440
2000-2010 Annual Rate	-0.53%	0.03%	0.27%
2010-2017 Annual Rate	-0.87%	-0.27%	-0.18%
2017-2022 Annual Rate	-0.73%	-0.44%	-0.39%
2017 Average Household Size	2.42	2.40	2.45

The household count in this area has changed from 31,450 in 2010 to 31,037 in the current year, a change of -0.18% annually. The five-year projection of households is 30,440, a change of -0.39% 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 19,361 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$37,636	\$41,057	\$44,030
2022 Median Household Income	\$40,561	\$45,341	\$49,753
2017-2022 Annual Rate	1.51%	2.00%	2.47%
Average Household Income			
2017 Average Household Income	\$51,852	\$55,379	\$59,651
2022 Average Household Income	\$59,216	\$63,232	\$68,308
2017-2022 Annual Rate	2.69%	2.69%	2.75%
Per Capita Income			
2017 Per Capita Income	\$20,965	\$22,480	\$23,896
2022 Per Capita Income	\$23,807	\$25,460	\$27,169
2017-2022 Annual Rate	2.58%	2.52%	2.60%

Current median household income is \$44,030 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$49,753 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$59,651 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$68,308 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$23,896 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,169 in five years, compared to \$34,828 for all U.S. households

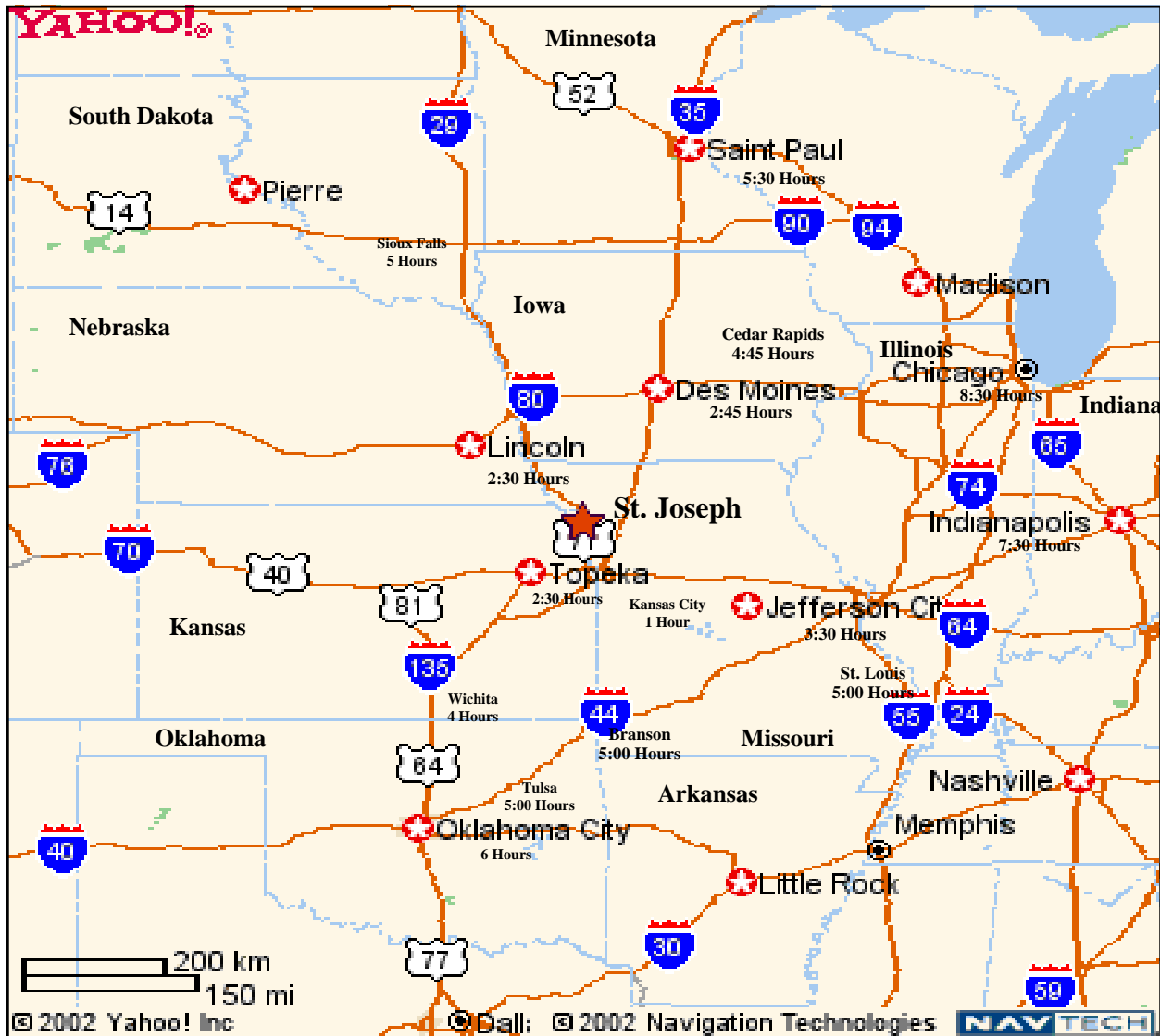
Housing			
2000 Total Housing Units	6,409	25,084	33,445
2000 Owner Occupied Housing Units	2,957	14,262	20,130
2000 Renter Occupied Housing Units	2,648	8,559	10,492
2000 Vacant Housing Units	804	2,263	2,823
2010 Total Housing Units	6,252	25,741	34,997
2010 Owner Occupied Housing Units	2,651	13,361	19,550
2010 Renter Occupied Housing Units	2,663	9,539	11,900
2010 Vacant Housing Units	938	2,841	3,547
2017 Total Housing Units	6,254	25,824	35,135
2017 Owner Occupied Housing Units	2,358	12,524	18,547
2017 Renter Occupied Housing Units	2,630	9,927	12,490
2017 Vacant Housing Units	1,267	3,373	4,098
2022 Total Housing Units	6,277	25,937	35,310
2022 Owner Occupied Housing Units	2,267	12,231	18,167
2022 Renter Occupied Housing Units	2,540	9,733	12,273
2022 Vacant Housing Units	1,470	3,973	4,870

Currently, 52.8% of the 35,135 housing units in the area are owner occupied; 35.5%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 34,997 housing units in the area - 55.9% owner occupied, 34.0% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.18%. Median home value in the area is \$117,439, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.88% annually to \$135,360.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

Drive Time Map



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

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COMMUNITY INTERNET SITES

St. Joseph Metro Chamber

www.saintjoseph.com

City of St. Joseph

www.ci.st-joseph.mo.us

St. Joseph Convention and Visitors Bureau

www.stjomo.com

Demographic Web Site:

www.nwmoinfo.org

Buchanan County

www.co.buchanan.mo.us

St. Joseph News Press

www.newspressnow.com

St. Joseph School District

www.sjsd.k12.mo.us

Missouri Western State University

www.missouriwestern.edu

Albrecht-Kemper

www.albrecht-kemper.org

Allied Arts Council

www.stjoearts.org

St. Joseph Museum

www.stjosephmuseum.org

Areaguide Saint Joseph

<http://saintjosephmo.areaguides.net>

Patee House Museum

www.ponyexpressjessejames.com



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