



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
HomeServices



Now Available For Lease:

**7,000 Sq. Ft.
2605 St. Joseph Ave.
St. Joseph, Missouri**

www.raysisson.net/2605stjosephave

Contact:

Raymond A. Sisson, CCIM
Broker/Owner

Berkshire Hathaway Home Services, Stein & Summers real
Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-2000 Fax (816) 279-2987

E-mail: raysisson@stjoseph.net

Web Site: www.raysisson.net



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www.raysisson.net/2605stjosephave

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Description

- 7,000 Sq. Ft. of Retail Space now available.
- Previously occupied by MEGA Gymnastics.
- Located on St. Joseph Avenue adjacent to Green Hills Supermarket.
- The location is visible and accessible from St. Joseph Avenue and 5th Avenue. Controlled intersection.
- \$7.56/SF Base Rent, .32/SF Taxes, .33/SF Insurance. Common Area responsibility of the Tenant.
- Lot size is 100' x 160'.
- Ample parking.
- Zoned: M-2
- Agent: Owner/Broker
- Utilities:
 - Electrical: KCP&L
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City Sewers

Property Feature Sheet

Retail Building Available



2605 St. Joseph Ave, St. Joseph, MO

Retail Space: 7,000 Sq. Ft. (plus 200 SF Storage area)	Surrounding Area: US Bank, Bass & Treble Music Company, and The Apothecary
Adjacent Tenants: Green Hills Supermarket	Water: Missouri American Water Co.
Lot: 100' x 160' Subject to Parking Lot Easement	Gas: Missouri Gas Energy
Location: Just minutes from Interstate 229, on St. Joseph Avenue	Electricity: KCP&L
Accessible: St. Joseph Avenue & 5th Avenue Controlled Intersection	Sewer: City of St. Joseph
Parking: Ample Parking	Lease: \$7.56/SF, Taxes .32/SF & Insurance .33/SF Common Area responsibility of Tenant
Zoned: M-2	Loopnet #: 17841833
Taxes: \$2,300.00	MLS #: 109476
2009 City Traffic Count: St. Joseph Avenue 11,193/cars per day	Web Site: www.raysisson.net/2605stjosephave.pdf

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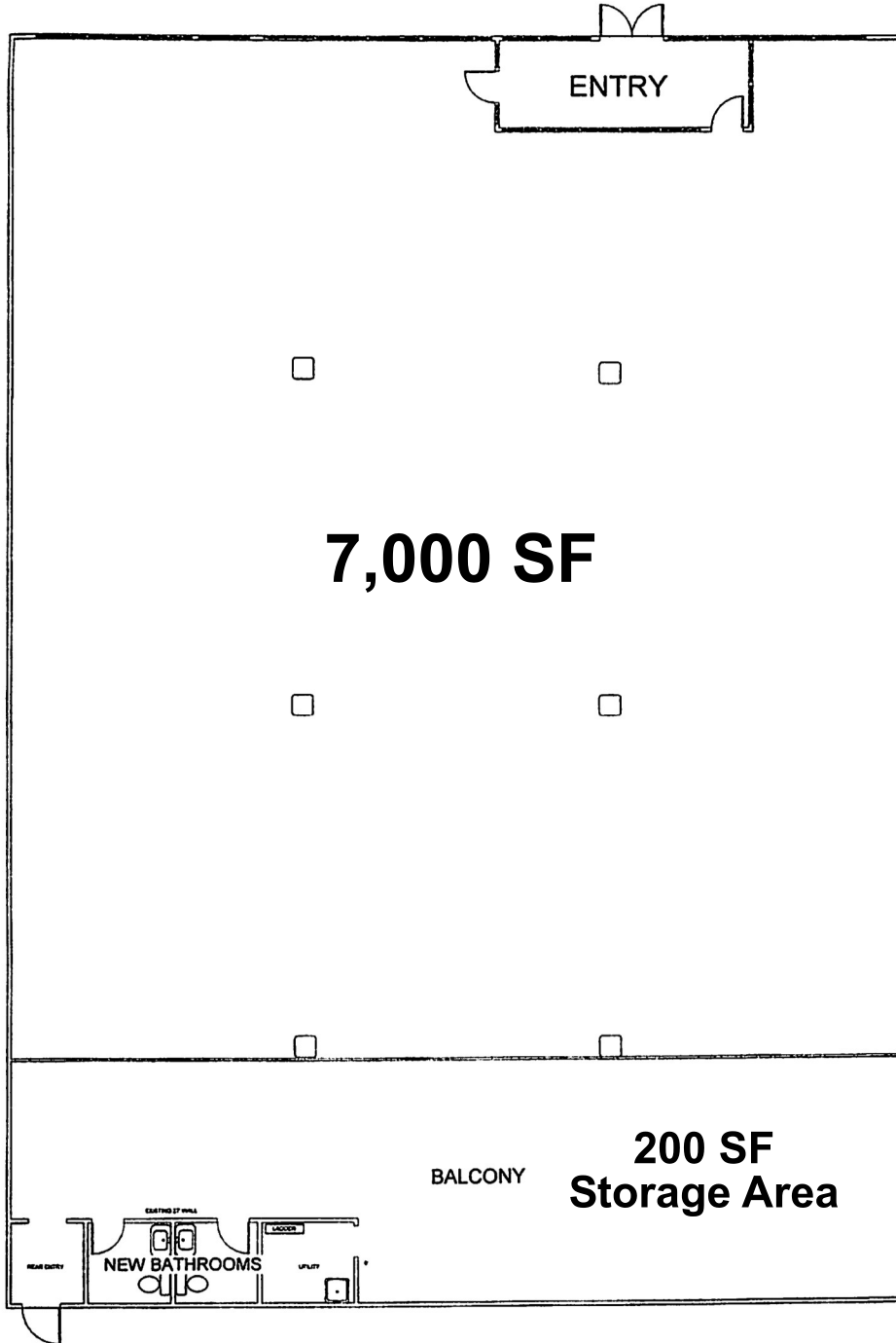


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.



Floor Plan

2605 ST. JOSEPH AVE



SITE PLAN



Photos



Adjacent Businesses



US Bank



Roger's Green Hills



Executive Summary

2605 St Joseph Ave, St Joseph, Missouri, 64505
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.78732
Longitude: -94.84970

	1 mile	3 miles	5 miles
Population			
2000 Population	8,901	47,725	72,587
2010 Population	8,593	48,362	74,870
2016 Population	8,433	48,201	74,930
2021 Population	8,318	47,862	74,566
2000-2010 Annual Rate	-0.35%	0.13%	0.31%
2010-2016 Annual Rate	-0.30%	-0.05%	0.01%
2016-2021 Annual Rate	-0.27%	-0.14%	-0.10%
2016 Male Population	48.8%	51.0%	49.9%
2016 Female Population	51.2%	49.0%	50.1%
2016 Median Age	34.8	35.4	36.7

In the identified area, the current year population is 74,930. In 2010, the Census count in the area was 74,870. The rate of change since 2010 was 0.01% annually. The five-year projection for the population in the area is 74,566 representing a change of -0.10% annually from 2016 to 2021. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	86.8%	83.0%	85.1%
2016 Black Alone	5.2%	8.7%	7.2%
2016 American Indian/Alaska Native Alone	0.8%	0.6%	0.5%
2016 Asian Alone	0.6%	1.2%	1.4%
2016 Pacific Islander Alone	0.9%	0.5%	0.4%
2016 Other Race	2.4%	2.7%	2.3%
2016 Two or More Races	3.4%	3.4%	3.0%
2016 Hispanic Origin (Any Race)	7.1%	7.6%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 17.9% 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 36.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

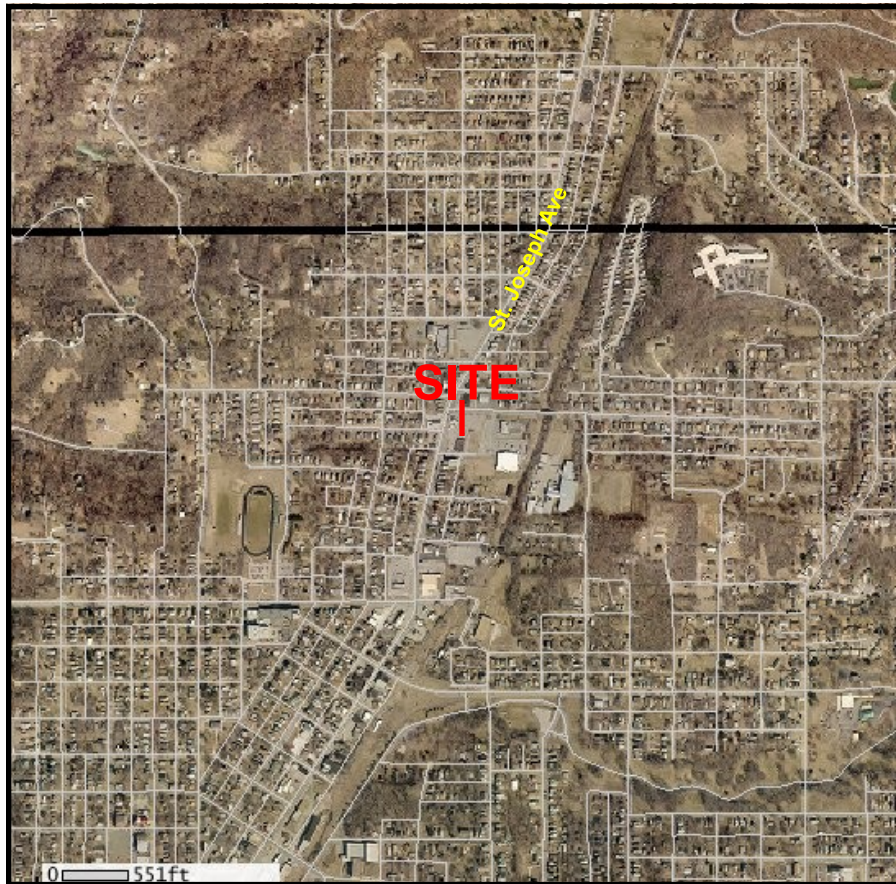
2000 Households	3,437	18,790	28,361
2010 Households	3,263	18,622	28,976
2016 Total Households	3,179	18,454	28,856
2021 Total Households	3,124	18,259	28,622
2000-2010 Annual Rate	-0.52%	-0.09%	0.21%
2010-2016 Annual Rate	-0.42%	-0.14%	-0.07%
2016-2021 Annual Rate	-0.35%	-0.21%	-0.16%
2016 Average Household Size	2.61	2.45	2.45

The household count in this area has changed from 28,976 in 2010 to 28,856 in the current year, a change of -0.07% annually. The five-year projection of households is 28,622, a change of -0.16% annually from the current year total. Average household size is currently 2.45, compared to 2.43 in the year 2010. The number of families in the current year is 17,896 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

AERIALS





Executive Summary

2605 St Joseph Ave, St Joseph, Missouri, 64505
Rings: 1, 3, 5 mile radii

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In the identified area, the current year population is 74,930. In 2010, the Census count in the area was 74,870. The rate of change since 2010 was 0.01% annually. The five-year projection for the population in the area is 74,566 representing a change of -0.10% annually from 2016 to 2021. Currently, the population is 49.9% male and 50.1% female.

Median Age

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Race and Ethnicity

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2016 Hispanic Origin (Any Race)	7.1%	7.6%	6.9%

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Households

2000 Households	3,437	18,790	28,361
2010 Households	3,263	18,622	28,976
2016 Total Households	3,179	18,454	28,856
2021 Total Households	3,124	18,259	28,622
2000-2010 Annual Rate	-0.52%	-0.09%	0.21%
2010-2016 Annual Rate	-0.42%	-0.14%	-0.07%
2016-2021 Annual Rate	-0.35%	-0.21%	-0.16%
2016 Average Household Size	2.61	2.45	2.45

The household count in this area has changed from 28,976 in 2010 to 28,856 in the current year, a change of -0.07% annually. The five-year projection of households is 28,622, a change of -0.16% annually from the current year total. Average household size is currently 2.45, compared to 2.43 in the year 2010. The number of families in the current year is 17,896 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

March 29, 2017



Executive Summary

2605 St Joseph Ave, St Joseph, Missouri, 64505
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Prepared by Esri
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Longitude: -94.84970

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$36,550	\$38,157	\$41,413
2021 Median Household Income	\$35,675	\$38,521	\$44,037
2016-2021 Annual Rate	-0.48%	0.19%	1.24%
Average Household Income			
2016 Average Household Income	\$46,899	\$51,130	\$56,269
2021 Average Household Income	\$49,965	\$55,208	\$60,999
2016-2021 Annual Rate	1.27%	1.55%	1.63%
Per Capita Income			
2016 Per Capita Income	\$18,137	\$20,384	\$22,627
2021 Per Capita Income	\$19,234	\$21,866	\$24,375
2016-2021 Annual Rate	1.18%	1.41%	1.50%

Households by Income

Current median household income is \$41,413 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$44,037 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$56,269 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$60,999 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,627 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,375 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,817	20,763	31,011
2000 Owner Occupied Housing Units	2,176	11,426	18,378
2000 Renter Occupied Housing Units	1,261	7,364	9,982
2000 Vacant Housing Units	380	1,973	2,651
2010 Total Housing Units	3,743	21,116	32,285
2010 Owner Occupied Housing Units	1,959	10,499	17,780
2010 Renter Occupied Housing Units	1,304	8,123	11,196
2010 Vacant Housing Units	480	2,494	3,309
2016 Total Housing Units	3,743	21,227	32,444
2016 Owner Occupied Housing Units	1,866	10,160	17,343
2016 Renter Occupied Housing Units	1,314	8,294	11,513
2016 Vacant Housing Units	564	2,773	3,588
2021 Total Housing Units	3,743	21,194	32,432
2021 Owner Occupied Housing Units	1,826	10,043	17,182
2021 Renter Occupied Housing Units	1,297	8,217	11,441
2021 Vacant Housing Units	619	2,935	3,810

Currently, 53.5% of the 32,444 housing units in the area are owner occupied; 35.5%, renter occupied; and 11.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 32,285 housing units in the area - 55.1% owner occupied, 34.7% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 0.22%. Median home value in the area is \$110,211, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 5.31% annually to \$142,728.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

March 29, 2017



2605 St Joseph Ave, Saint Jo...

Market Profile

Prepared by Raymond Sisson

Latitude: 39.787081

Longitude: -94.849801

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Top 3 Tapestry Segments			
1.	Home Town	Home Town	Rustbelt Traditions
2.	Rustbelt Traditions	Rustbelt Traditions	Home Town
3.	Midlife Junction	Great Expectations	Great Expectations



2010 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$4,180,417	\$23,256,141	\$38,039,040
Average Spent	\$1,198.51	\$1,245.24	\$1,315.32
Spending Potential Index	50	52	55
Computers & Accessories: Total \$	\$548,650	\$3,043,975	\$4,985,155
Average Spent	\$157.30	\$162.99	\$172.38
Spending Potential Index	71	74	78
Education: Total \$	\$3,296,225	\$17,971,303	\$29,153,893
Average Spent	\$945.02	\$962.27	\$1,008.09
Spending Potential Index	77	79	83
Entertainment/Recreation: Total \$	\$8,082,100	\$44,397,735	\$74,008,087
Average Spent	\$2,317.12	\$2,377.26	\$2,559.06
Spending Potential Index	72	74	79
Food at Home: Total \$	\$11,440,662	\$63,382,993	\$104,307,556
Average Spent	\$3,280.01	\$3,393.82	\$3,606.76
Spending Potential Index	73	76	81
Food Away from Home: Total \$	\$8,128,640	\$45,105,101	\$74,050,515
Average Spent	\$2,330.46	\$2,415.14	\$2,560.53
Spending Potential Index	72	75	80
Health Care: Total \$	\$9,854,479	\$53,689,531	\$90,385,381
Average Spent	\$2,825.25	\$2,874.79	\$3,125.36
Spending Potential Index	76	77	84
HH Furnishings & Equipment: Total \$	\$4,390,765	\$24,166,897	\$40,250,229
Average Spent	\$1,258.82	\$1,294.01	\$1,391.78
Spending Potential Index	61	63	68
Investments: Total \$	\$4,124,957	\$22,074,057	\$38,076,275
Average Spent	\$1,182.61	\$1,181.95	\$1,316.61
Spending Potential Index	68	68	76
Retail Goods: Total \$	\$59,940,939	\$328,739,415	\$547,525,031
Average Spent	\$17,184.90	\$17,602.24	\$18,932.40
Spending Potential Index	69	71	76
Shelter: Total \$	\$37,382,260	\$211,031,181	\$345,482,513
Average Spent	\$10,717.39	\$11,299.59	\$11,946.14
Spending Potential Index	68	72	76
TV/Video/Audio: Total \$	\$3,188,586	\$17,637,634	\$28,969,613
Average Spent	\$914.16	\$944.40	\$1,001.72
Spending Potential Index	74	76	81
Travel: Total \$	\$4,369,381	\$24,211,679	\$40,548,596
Average Spent	\$1,252.69	\$1,296.41	\$1,402.10
Spending Potential Index	66	68	74
Vehicle Maintenance & Repairs: Total \$	\$2,351,038	\$12,992,249	\$21,560,000
Average Spent	\$674.04	\$695.67	\$745.50
Spending Potential Index	72	74	79

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

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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