



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Available For Lease

**10,877 Sq. Ft.
Retail Space
I-29 & N. Village Drive
St. Joseph, Missouri**

www.raysisson.net/I29&nvillagedr.pdf

Raymond A. Sisson, CCIM
Broker

Berkshire Hathaway Home Services, Stein & Summers Real
Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-8780 Fax (816) 233-8204

E-mail: raysisson@stjoseph.net

Web Site: www.raysisson.net



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www.raysisson.net/129&nvillagedr.pdf

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Description

- 10,877 Sq. Ft. of new retail space available in the Tuscan Village located at I-29 and N. Village Drive at US 169, St. Joseph, Missouri.
- GLA: 10,877 Sq. Ft.
- Space will be provided in “white box” condition.
- Drive for Drive In window on north side.
- \$18/SF plus expenses (To be determined)
- Shell Building - divisible into 4 suites
- Traffic Counts: 30,570 AADT on I-29 & 12,920 AADT on US 169 Hwy.
- Taxes are estimated at \$2.50/SF/YR
- Flood zone - No
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph
 - Fiber: Available

Property Feature Sheet

New Retail Building for Lease



I-29 & N. Village Drive, St. Joseph, MO

Available: 10,877 Sq. Ft.

Location: 4797 Sienna Drive, St. Joseph, MO

For Lease: \$18.00/SF - plus expenses (TBD)

Space type: Retail

Major Cross Streets: I-29, 169 Hwy, & N. Village Dr.

Visible: Sienna Drive & N. Village Drive

Drive In Window: North end of building

Traffic Count: I-29 - 30,570 AADT
US 169 Hwy - 12,920 AADT

Building: Shell

Sewer: City of St. Joseph

Water: Missouri American Water Co.

Electricity: Evergy

CoStar #: 16393541

MLS #: 2172465

Web Site: www.raysisson.net/I29&nvillagedr.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.

Marketing Packet



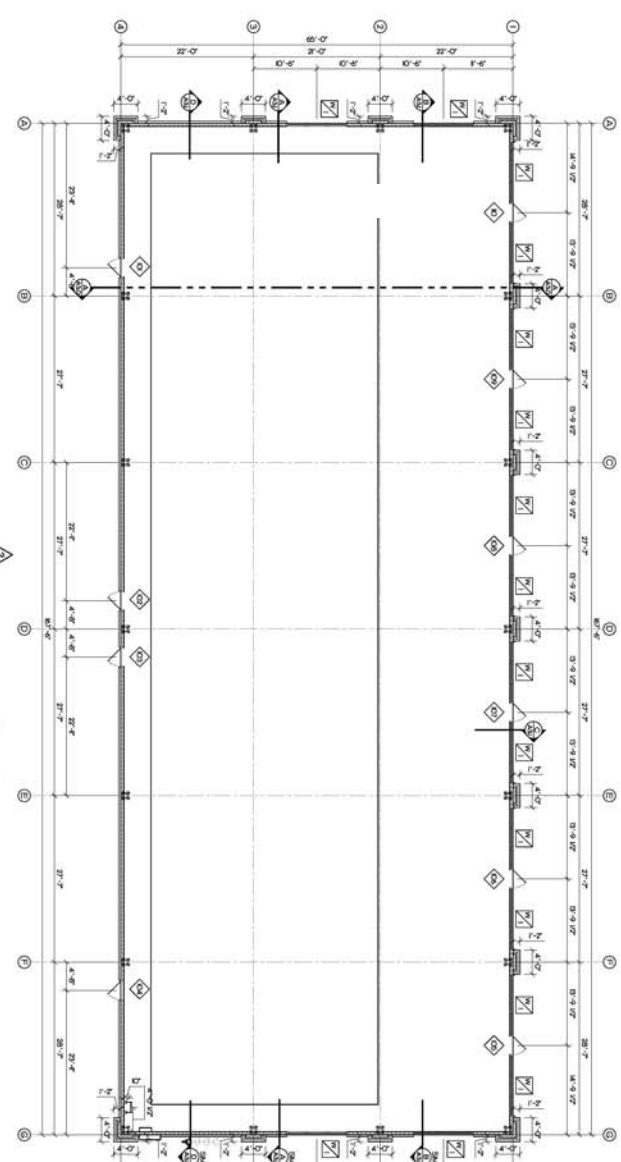
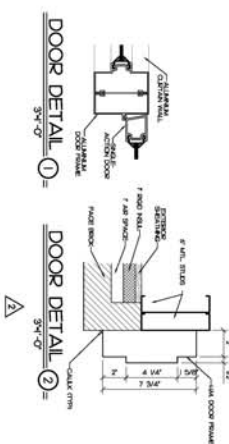
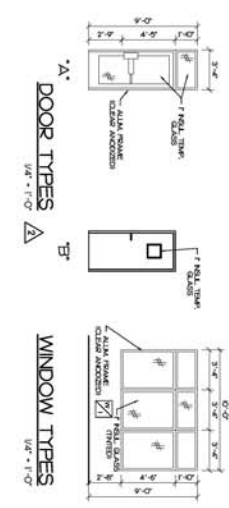
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COMMERCIAL SERVICES

PHOTOS



FLOOR PLAN

Plot: C:\Check\Check\Projects\2018\18-001\Specialty Components - MR John Rowe - New Retail Facility\15-103A1.dwg
 Plotted by: JCS/BJG
 Plot Date: 07/20/2017 2:34:58 PM
 Model Name: A10



10,877 SQ FT
AVAILABLE
WILL DIVIDE

DOOR SCHEDULE		HARDWARE SCHEDULE	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	DOOR 36\"	1	DOOR HANDLE
2	DOOR 48\"	2	DOOR LOCK
3	DOOR 60\"	3	DOOR STOP
4	DOOR 72\"	4	DOOR STOP
5	DOOR 84\"	5	DOOR STOP
6	DOOR 96\"	6	DOOR STOP
7	DOOR 108\"	7	DOOR STOP
8	DOOR 120\"	8	DOOR STOP
9	DOOR 132\"	9	DOOR STOP
10	DOOR 144\"	10	DOOR STOP
11	DOOR 156\"	11	DOOR STOP
12	DOOR 168\"	12	DOOR STOP
13	DOOR 180\"	13	DOOR STOP
14	DOOR 192\"	14	DOOR STOP
15	DOOR 204\"	15	DOOR STOP
16	DOOR 216\"	16	DOOR STOP
17	DOOR 228\"	17	DOOR STOP
18	DOOR 240\"	18	DOOR STOP
19	DOOR 252\"	19	DOOR STOP
20	DOOR 264\"	20	DOOR STOP
21	DOOR 276\"	21	DOOR STOP
22	DOOR 288\"	22	DOOR STOP
23	DOOR 300\"	23	DOOR STOP
24	DOOR 312\"	24	DOOR STOP
25	DOOR 324\"	25	DOOR STOP
26	DOOR 336\"	26	DOOR STOP
27	DOOR 348\"	27	DOOR STOP
28	DOOR 360\"	28	DOOR STOP
29	DOOR 372\"	29	DOOR STOP
30	DOOR 384\"	30	DOOR STOP
31	DOOR 396\"	31	DOOR STOP
32	DOOR 408\"	32	DOOR STOP
33	DOOR 420\"	33	DOOR STOP
34	DOOR 432\"	34	DOOR STOP
35	DOOR 444\"	35	DOOR STOP
36	DOOR 456\"	36	DOOR STOP
37	DOOR 468\"	37	DOOR STOP
38	DOOR 480\"	38	DOOR STOP
39	DOOR 492\"	39	DOOR STOP
40	DOOR 504\"	40	DOOR STOP
41	DOOR 516\"	41	DOOR STOP
42	DOOR 528\"	42	DOOR STOP
43	DOOR 540\"	43	DOOR STOP
44	DOOR 552\"	44	DOOR STOP
45	DOOR 564\"	45	DOOR STOP
46	DOOR 576\"	46	DOOR STOP
47	DOOR 588\"	47	DOOR STOP
48	DOOR 600\"	48	DOOR STOP
49	DOOR 612\"	49	DOOR STOP
50	DOOR 624\"	50	DOOR STOP
51	DOOR 636\"	51	DOOR STOP
52	DOOR 648\"	52	DOOR STOP
53	DOOR 660\"	53	DOOR STOP
54	DOOR 672\"	54	DOOR STOP
55	DOOR 684\"	55	DOOR STOP
56	DOOR 696\"	56	DOOR STOP
57	DOOR 708\"	57	DOOR STOP
58	DOOR 720\"	58	DOOR STOP
59	DOOR 732\"	59	DOOR STOP
60	DOOR 744\"	60	DOOR STOP
61	DOOR 756\"	61	DOOR STOP
62	DOOR 768\"	62	DOOR STOP
63	DOOR 780\"	63	DOOR STOP
64	DOOR 792\"	64	DOOR STOP
65	DOOR 804\"	65	DOOR STOP
66	DOOR 816\"	66	DOOR STOP
67	DOOR 828\"	67	DOOR STOP
68	DOOR 840\"	68	DOOR STOP
69	DOOR 852\"	69	DOOR STOP
70	DOOR 864\"	70	DOOR STOP
71	DOOR 876\"	71	DOOR STOP
72	DOOR 888\"	72	DOOR STOP
73	DOOR 900\"	73	DOOR STOP
74	DOOR 912\"	74	DOOR STOP
75	DOOR 924\"	75	DOOR STOP
76	DOOR 936\"	76	DOOR STOP
77	DOOR 948\"	77	DOOR STOP
78	DOOR 960\"	78	DOOR STOP
79	DOOR 972\"	79	DOOR STOP
80	DOOR 984\"	80	DOOR STOP
81	DOOR 996\"	81	DOOR STOP
82	DOOR 1008\"	82	DOOR STOP
83	DOOR 1020\"	83	DOOR STOP
84	DOOR 1032\"	84	DOOR STOP
85	DOOR 1044\"	85	DOOR STOP
86	DOOR 1056\"	86	DOOR STOP
87	DOOR 1068\"	87	DOOR STOP
88	DOOR 1080\"	88	DOOR STOP
89	DOOR 1092\"	89	DOOR STOP
90	DOOR 1104\"	90	DOOR STOP
91	DOOR 1116\"	91	DOOR STOP
92	DOOR 1128\"	92	DOOR STOP
93	DOOR 1140\"	93	DOOR STOP
94	DOOR 1152\"	94	DOOR STOP
95	DOOR 1164\"	95	DOOR STOP
96	DOOR 1176\"	96	DOOR STOP
97	DOOR 1188\"	97	DOOR STOP
98	DOOR 1200\"	98	DOOR STOP
99	DOOR 1212\"	99	DOOR STOP
100	DOOR 1224\"	100	DOOR STOP

REVISIONS

NO.	DATE	BY	DESCRIPTION

NEW RETAIL FACILITY FOR JOHN ROWE

4774 VERONA DRIVE
ST. JOSEPH, MISSOURI 64506

CREAL CLARK & SEIFERT
ARCHITECTS/ENGINEERS, INC.

919 Corby Street · Saint Joseph, Missouri 64501
 Phone: 816-364-2435 · Fax: 816-364-1273

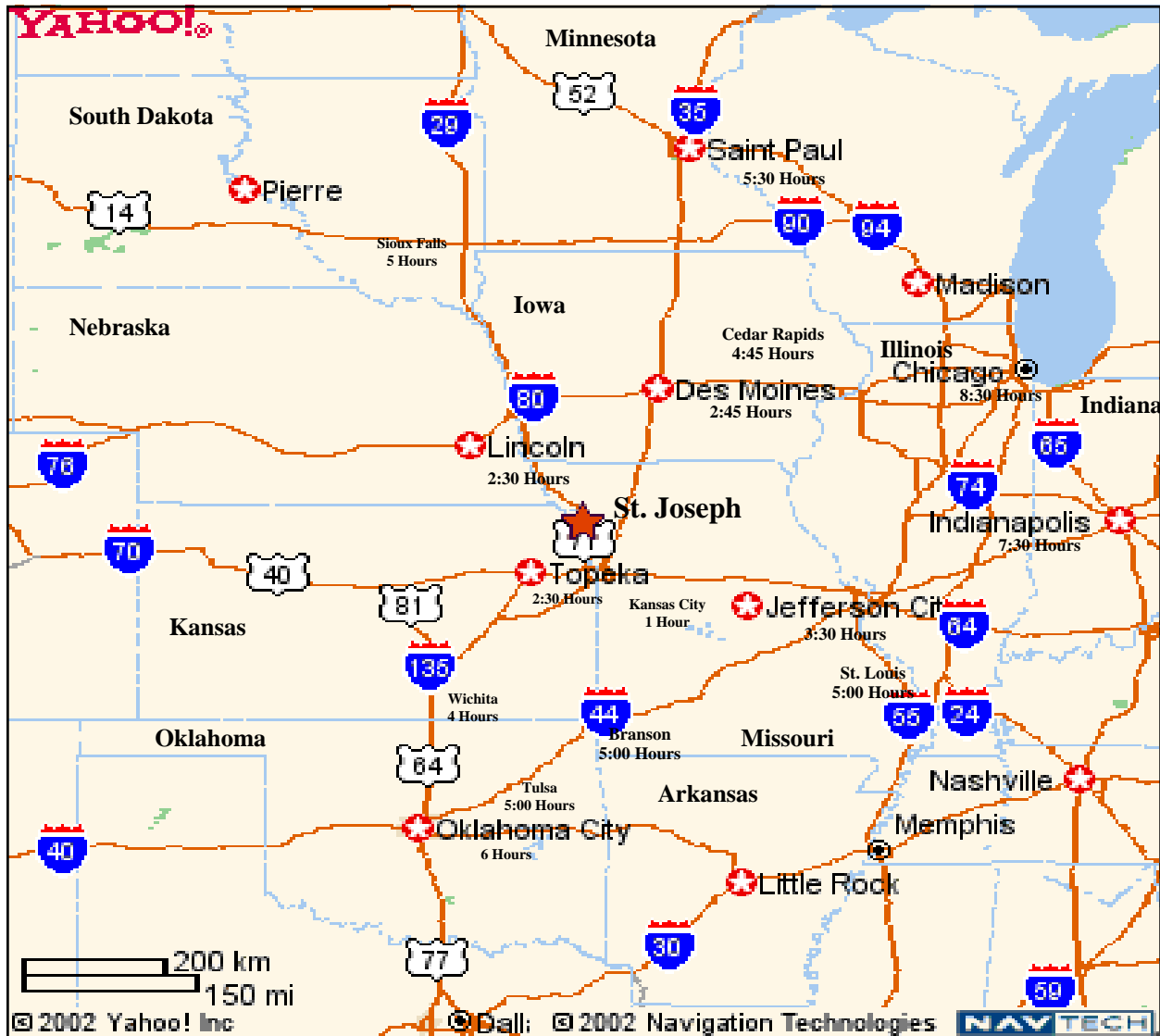
PROJECT NUMBER: 18-463

SHEET NUMBER: A10

Aerial



Drive Time Map



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

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Executive Summary

4899 US-169, Saint Joseph, Missouri, 64507
Rings: 1, 5, 25 mile radii

Prepared by Esri
Latitude: 39.72297
Longitude: -94.77969

	1 mile	5 miles	25 miles
Population			
2000 Population	932	57,624	147,267
2010 Population	1,016	59,781	153,612
2019 Population	1,042	59,252	155,247
2024 Population	1,048	58,901	155,724
2000-2010 Annual Rate	0.87%	0.37%	0.42%
2010-2019 Annual Rate	0.27%	-0.10%	0.11%
2019-2024 Annual Rate	0.11%	-0.12%	0.06%
2019 Male Population	49.2%	50.5%	49.8%
2019 Female Population	50.8%	49.5%	50.2%
2019 Median Age	42.9	37.2	39.6

In the identified area, the current year population is 155,247. In 2010, the Census count in the area was 153,612. The rate of change since 2010 was 0.11% annually. The five-year projection for the population in the area is 155,724 representing a change of 0.06% annually from 2019 to 2024. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	90.3%	83.6%	89.0%
2019 Black Alone	2.6%	7.4%	4.4%
2019 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2019 Asian Alone	1.5%	1.5%	1.2%
2019 Pacific Islander Alone	0.2%	0.5%	0.3%
2019 Other Race	1.9%	2.9%	1.7%
2019 Two or More Races	3.0%	3.5%	2.8%
2019 Hispanic Origin (Any Race)	5.9%	8.1%	5.4%

Persons of Hispanic origin represent 5.4% of the population in the identified area compared to 18.6% 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 28.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	68	62	73
2000 Households	376	22,535	56,714
2010 Households	408	23,086	59,230
2019 Total Households	413	22,562	59,487
2024 Total Households	413	22,324	59,536
2000-2010 Annual Rate	0.82%	0.24%	0.44%
2010-2019 Annual Rate	0.13%	-0.25%	0.05%
2019-2024 Annual Rate	0.00%	-0.21%	0.02%
2019 Average Household Size	2.52	2.45	2.50

The household count in this area has changed from 59,230 in 2010 to 59,487 in the current year, a change of 0.05% annually. The five-year projection of households is 59,536, a change of 0.02% annually from the current year total. Average household size is currently 2.50, compared to 2.48 in the year 2010. The number of families in the current year is 39,395 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

4899 US-169, Saint Joseph, Missouri, 64507
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Prepared by Esri
Latitude: 39.72297
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	1 mile	5 miles	25 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.2%	12.9%	14.0%
Median Household Income			
2019 Median Household Income	\$51,336	\$45,854	\$51,989
2024 Median Household Income	\$57,267	\$51,813	\$57,534
2019-2024 Annual Rate	2.21%	2.47%	2.05%
Average Household Income			
2019 Average Household Income	\$66,572	\$61,984	\$68,533
2024 Average Household Income	\$79,887	\$71,665	\$78,882
2019-2024 Annual Rate	3.71%	2.95%	2.85%
Per Capita Income			
2019 Per Capita Income	\$27,428	\$23,606	\$26,555
2024 Per Capita Income	\$32,755	\$27,150	\$30,468
2019-2024 Annual Rate	3.61%	2.84%	2.79%

Households by Income

Current median household income is \$51,989 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$57,534 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$68,533 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$78,882 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,555 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,468 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	156	183	166
2000 Total Housing Units	393	24,671	61,394
2000 Owner Occupied Housing Units	274	14,744	40,300
2000 Renter Occupied Housing Units	103	7,792	16,414
2000 Vacant Housing Units	16	2,135	4,680
2010 Total Housing Units	429	25,718	65,619
2010 Owner Occupied Housing Units	295	14,151	40,800
2010 Renter Occupied Housing Units	113	8,935	18,430
2010 Vacant Housing Units	21	2,632	6,389
2019 Total Housing Units	431	25,940	67,116
2019 Owner Occupied Housing Units	295	13,498	40,720
2019 Renter Occupied Housing Units	118	9,063	18,767
2019 Vacant Housing Units	18	3,378	7,629
2024 Total Housing Units	435	26,158	68,109
2024 Owner Occupied Housing Units	297	13,513	41,222
2024 Renter Occupied Housing Units	116	8,811	18,314
2024 Vacant Housing Units	22	3,834	8,573

Currently, 60.7% of the 67,116 housing units in the area are owner occupied; 28.0%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 65,619 housing units in the area - 62.2% owner occupied, 28.1% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 1.01%. Median home value in the area is \$148,431, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.48% annually to \$184,792.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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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