

# 1 acre MOL outlot

1305 S Riverside Road | Saint Joseph, MO

For Sale  
\$485,000



IDEAL FOR QSR OR OTHER RESTAURANT. Located on the east side of St. Joseph, near two major industrial parks, the hospital and the university, this area has a large daytime population. It is also just off US Hwy 36 and very near I-29. Daily traffic count in front of the property on Riverside Rd., also known as Missouri Hwy AC, are 16,400 vehicles. Only one other QSR in area.

- Zoned CP-3 planned commercial
- Population - 25,000 in 3 miles
- Average HH Income - \$70,000 in 3 miles
- 135' x 325' approximately

MO Lic #: 1999020688, KS Lic #: BR00003466  
1007 E. St. Maartens Dr. Saint Joseph, MO 64506

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