



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
HomeServices



FOR LEASE

**8,500 Sq. Ft.
1515 St. Joseph Avenue
St. Joseph, Missouri**

www.raysisson.net/1515stjosephave.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
Web Site: www.raysisson.net



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Description

- 8,500 Sq. Ft. of retail or office space now available at 1515 St. Joseph Avenue, St. Joseph, Missouri.
- Can be divided into 3 spaces and for \$12.00/SF plus expenses.
- Lease all 8,500 Sq. Ft. for \$10.00/SF plus expenses.
- Previous medical office and pharmacy.
- Drive through available.
- Paved Parking.
- Tenant pays all utilities.
- Zoned: M-2
- Adjacent Parking Lot.
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City Sewers

Property Feature Sheet
FOR LEASE



1515 St. Joseph Avenue, St. Joseph, MO

Space Available: ◇ 8,500 Sq. Ft.
◇ Can be divided

Features: ◇ Drive Through available

Location: Just minutes from Interstate 229
and St. Joseph Avenue Interchange

For Lease: 8,500 Sq. Ft. for \$10/SF plus
expenses
Can divide for \$12/SF plus
expenses

CAM: Taxes \$0.70/SF
Insurance \$0.35/SF
CAM \$0.90/SF

Zoned: M-2

Highest/Best Use: Retail or Office

Water: Missouri American Water Co.

Gas: Spire

Electricity: Evergy

Sewer: City of St. Joseph

CoStar #: 24163591

MLS #: 2347110

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Photos



Site Plan





Executive Summary

1515 Saint Joseph Ave, Saint Joseph, Missouri, 64505 3
 1515 Saint Joseph Ave, Saint Joseph, Missouri, 64505
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.77692
 Longitude: -94.85488

	1 mile	3 miles	5 miles
Population			
2000 Population	9,169	47,375	77,787
2010 Population	8,905	48,034	80,257
2021 Population	8,438	46,595	78,797
2026 Population	8,304	46,103	78,232
2000-2010 Annual Rate	-0.29%	0.14%	0.31%
2010-2021 Annual Rate	-0.48%	-0.27%	-0.16%
2021-2026 Annual Rate	-0.32%	-0.21%	-0.14%
2021 Male Population	50.2%	51.1%	50.0%
2021 Female Population	49.8%	48.9%	50.0%
2021 Median Age	34.3	36.4	37.8

In the identified area, the current year population is 78,797. In 2010, the Census count in the area was 80,257. The rate of change since 2010 was -0.16% annually. The five-year projection for the population in the area is 78,232 representing a change of -0.14% annually from 2021 to 2026. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	77.4%	81.4%	84.2%
2021 Black Alone	8.4%	8.4%	6.6%
2021 American Indian/Alaska Native Alone	1.1%	0.7%	0.7%
2021 Asian Alone	1.1%	1.3%	1.7%
2021 Pacific Islander Alone	2.7%	0.8%	0.6%
2021 Other Race	4.6%	3.2%	2.6%
2021 Two or More Races	4.8%	4.1%	3.6%
2021 Hispanic Origin (Any Race)	11.9%	8.7%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 18.9% 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 39.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	29	45	59
2000 Households	3,721	18,650	30,445
2010 Households	3,510	18,406	31,083
2021 Total Households	3,303	17,725	30,433
2026 Total Households	3,245	17,498	30,176
2000-2010 Annual Rate	-0.58%	-0.13%	0.21%
2010-2021 Annual Rate	-0.54%	-0.33%	-0.19%
2021-2026 Annual Rate	-0.35%	-0.26%	-0.17%
2021 Average Household Size	2.46	2.46	2.45

The household count in this area has changed from 31,083 in 2010 to 30,433 in the current year, a change of -0.19% annually. The five-year projection of households is 30,176, a change of -0.17% 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 18,689 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

1515 Saint Joseph Ave, Saint Joseph, Missouri, 64505 3
 1515 Saint Joseph Ave, Saint Joseph, Missouri, 64505
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	13.3%	12.9%	12.1%
Median Household Income			
2021 Median Household Income	\$27,281	\$38,027	\$44,826
2026 Median Household Income	\$30,100	\$42,743	\$50,715
2021-2026 Annual Rate	1.99%	2.37%	2.50%
Average Household Income			
2021 Average Household Income	\$41,266	\$53,650	\$61,908
2026 Average Household Income	\$46,865	\$60,423	\$69,658
2021-2026 Annual Rate	2.58%	2.41%	2.39%
Per Capita Income			
2021 Per Capita Income	\$16,412	\$20,626	\$24,136
2026 Per Capita Income	\$18,569	\$23,142	\$27,097
2021-2026 Annual Rate	2.50%	2.33%	2.34%

Households by Income

Current median household income is \$44,826 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$50,715 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$61,908 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$69,658 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,136 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,097 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	175	178	189
2000 Total Housing Units	4,414	20,748	33,279
2000 Owner Occupied Housing Units	1,826	11,494	19,936
2000 Renter Occupied Housing Units	1,895	7,156	10,509
2000 Vacant Housing Units	693	2,098	2,834
2010 Total Housing Units	4,331	21,029	34,631
2010 Owner Occupied Housing Units	1,539	10,480	19,216
2010 Renter Occupied Housing Units	1,971	7,926	11,867
2010 Vacant Housing Units	821	2,623	3,548
2021 Total Housing Units	4,151	20,706	34,565
2021 Owner Occupied Housing Units	1,374	9,876	18,559
2021 Renter Occupied Housing Units	1,929	7,849	11,874
2021 Vacant Housing Units	848	2,981	4,132
2026 Total Housing Units	4,180	20,823	34,784
2026 Owner Occupied Housing Units	1,386	9,938	18,681
2026 Renter Occupied Housing Units	1,860	7,560	11,495
2026 Vacant Housing Units	935	3,325	4,608

Currently, 53.7% of the 34,565 housing units in the area are owner occupied; 34.4%, renter occupied; and 12.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 34,631 housing units in the area - 55.5% owner occupied, 34.3% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is -0.08%. Median home value in the area is \$129,754, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.24% annually to \$144,918.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

Drive Time Map



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

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COMMERCIAL SERVICES

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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