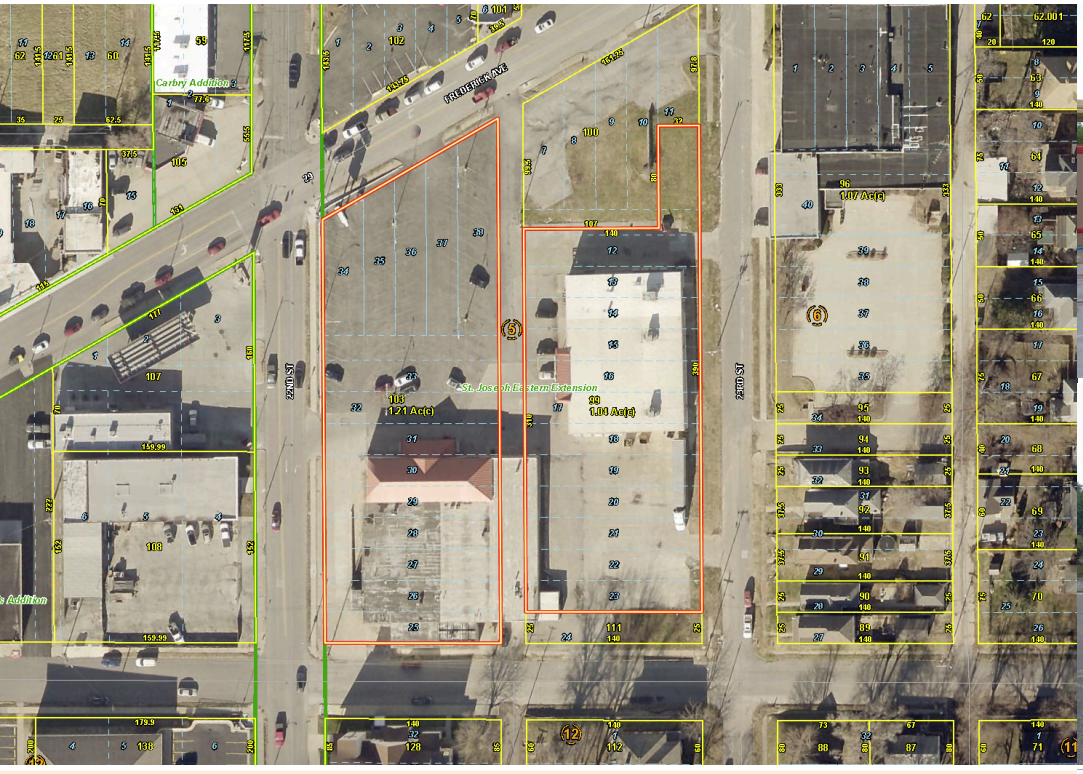
2202 Frederick Avenue
St. Joseph, MO

FOR LEASE









Up to 9578 SF and 3240 SF are available at the signalized intersection of 22nd St. and Frederick Ave. Adjacent Tenants include Family Dollar and Missouri Jobs Center.

Excellent location at the intersection of Frederick Avenue and 22nd Street, two major thoroughfares.

- 9578 SF available on the west side of a former grocery store.
- Zoned C-3 general commercial
- 2.25 acres
- 2025 Taxes: $29,561
- Additional 3240 SF available, Suite A

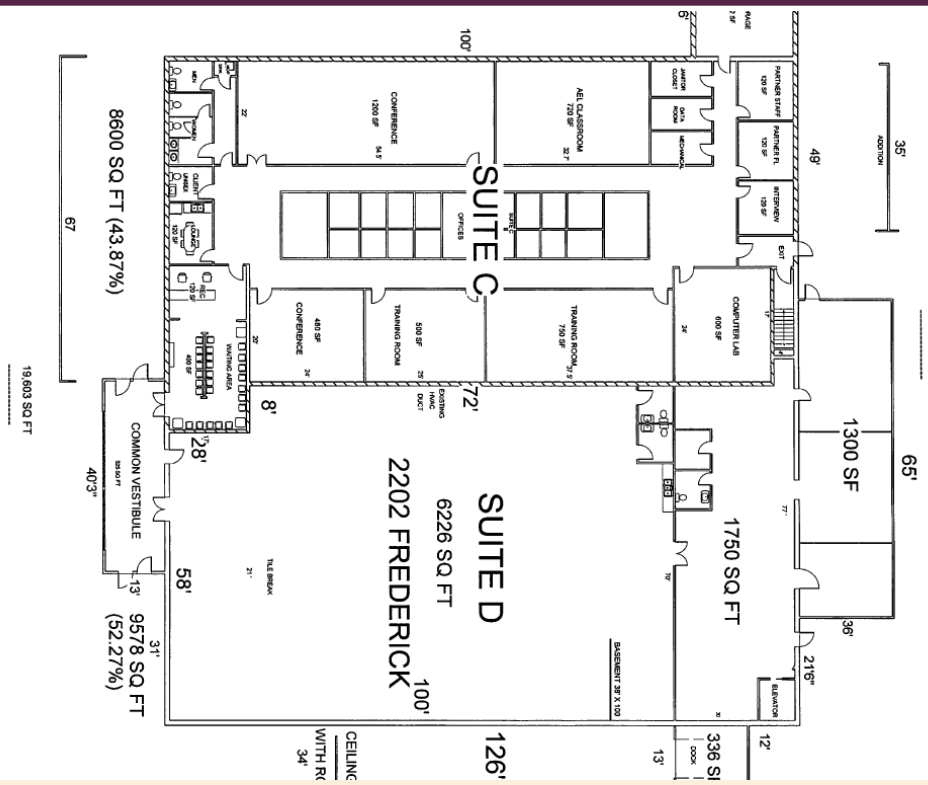
BERKSHIRE HATHAWAY HOMESERVICES

STEIN & SUMMERS REAL ESTATE

COMMERCIAL DIVISION

2202 Frederick Avenue
St. Joseph, MO

FOR LEASE







9,578 SF available at the signalized intersection of 22nd St. and Frederick Ave. Additional Tenants include Family Dollar and Missouri Job Center.

- 58,038 - 3 Mile Population
- 14,700 - 3 Mile Population under 19 years of age
- $38,806 - Median Household Income within target area
- Zoning C-3 General Commercial
- Loading dock on west end for 53 foot trailer
- 5/1000 parking ratio
- Family Dollar, Missouri Jobs Center are additional Tenants in complex



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BERKSHIRE HATHAWAY HOMESERVICES
STEIN & SUMMERS REAL ESTATE
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