

# 3007 S Belt Hwy., St. Joseph, MO

FOR LEASE

\$12.75/SF



## ABOUT THE PROPERTY

1,273 SF available on the South Belt Highway. Space is the former Weber Speech Clinic. Space is now available. Three offices, restroom, breakroom, large open area.

Good tenant mix including Cricket Mobile, Edward Jones, Burkhart American Family Insurance, AIS, World Finance, H & R Block, Pro Nails.

12,715 vehicles per day on Belt Hwy south of Pickett Rd.

Population: 1 mile - 3,983; 3 mile - 39,695;

5 mile - 73,191

HH Income: 1 mile - \$87,533; 3 mile - \$80,879;

5 mile - \$85,739

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