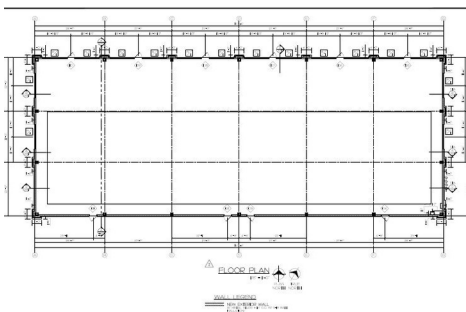
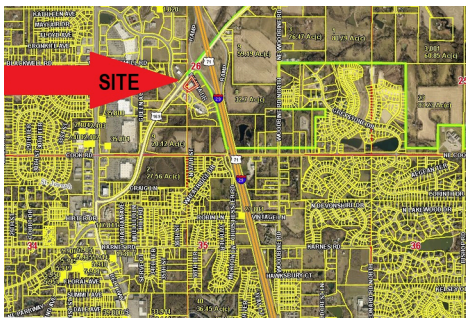




**4725 ROCHESTER
RD., ST. JOSEPH, MO**

10,788 SF available



PROPERTY FEATURES

- #1 - Tuscany North Retail Phase II, photo is representative of building to be built
- #2 - 10,788 SF building
- #3 - Household Income within 1 mile - \$103,000
- #4 - 4120 people, 1700 households within 1 mile
- #5 - Adjoining Retail at Shoppes at North Village of 1.3 million SF
- #6 - 5 hotels in the immediate area
- #7 - Adjoining future development land of 199 acres
- #8 - AADT OF 40,000 on I-29, 11,000 on US 169 Hwy

Hundreds of rooftops are in the area in multiple developments, including Greystone, Lake at 12 Oaks, Carriage Oaks, Wilshire Place, and Northridge. See the one-mile radius map attached



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