



FOR LEASE

**\$18.00/SF
5,500 SF**



PROPERTY FEATURES

5500 SF second-generation retail space, can be divided into 3200 & 2300 SF. Located on the Belt Hwy in a retail building with Panera, Clay Oven Indian Cuisine, and My Style Nails. This center is centrally located in St. Joseph and is convenient to all parts of the city. Traffic on the Belt Highway at this point is 21,800 vehicles per day. This large shopping center is anchored by UMB Bank in a 3-story office building. There is one additional retail building with 5 tenants, including a Spine & Sport Physical Therapy, Three Oaks hospice, and Bankers Life.

- Zoned C-3
- Built in 2009
- Signage on both Belt Hwy & Frederick Ave available
- 2 Belt entrances/exits, 1 Frederick entrance/exit
- Available August 1, 2025
- Nets approximately \$5.97/SF
- Avg HH Income \$77,200 within 5 miles



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

STEIN & SUMMERS
REAL ESTATE
COMMERCIAL



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