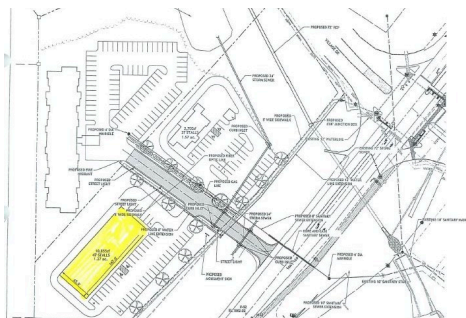




4720 ROCHESTER RD.

ST. JOSEPH, MO

PHASE II



PROPERTY FEATURES

Phase II, Tuscany Village - Spring 2025

- #1 - 10,788 SF - Similar to Phase I - See above photo**
- #2 - Household Income within 1 mile - \$103,000**
- #3 - 4120 people, 1700 households within 1 mile**
- #4 - 152,981 people, 61,019 households within 30 miles**
- #5 - Household income within 30 miles - \$81,025**
- #6 - Adjoining Retail at Shoppes at North Village of 1.3 million SF**
- #7 -- Adjoining future residential development land of 199 acres**
- #8 - AADT OF 40,000 on I-29, 11,000 on US 169 Hwy**
- #9 - NW Corner of US HWY 169 & N Village Drive**

Tenants in Phase I are Hotworx, Daisy Nail & Spa, Oasis Face Bar, Swing 365, and KC Roasters Coffee. Hundreds of residential rooftops in area subdivisions including Greystone, Lake at 12 Oaks, Carriage Oaks, Wilshire Place, and Northridge.



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