

PAD SITE AVAILABLE 514-516 N BELT HWY • ST. JOSEPH, MO

AREA
REAL ESTATE ADVISORS



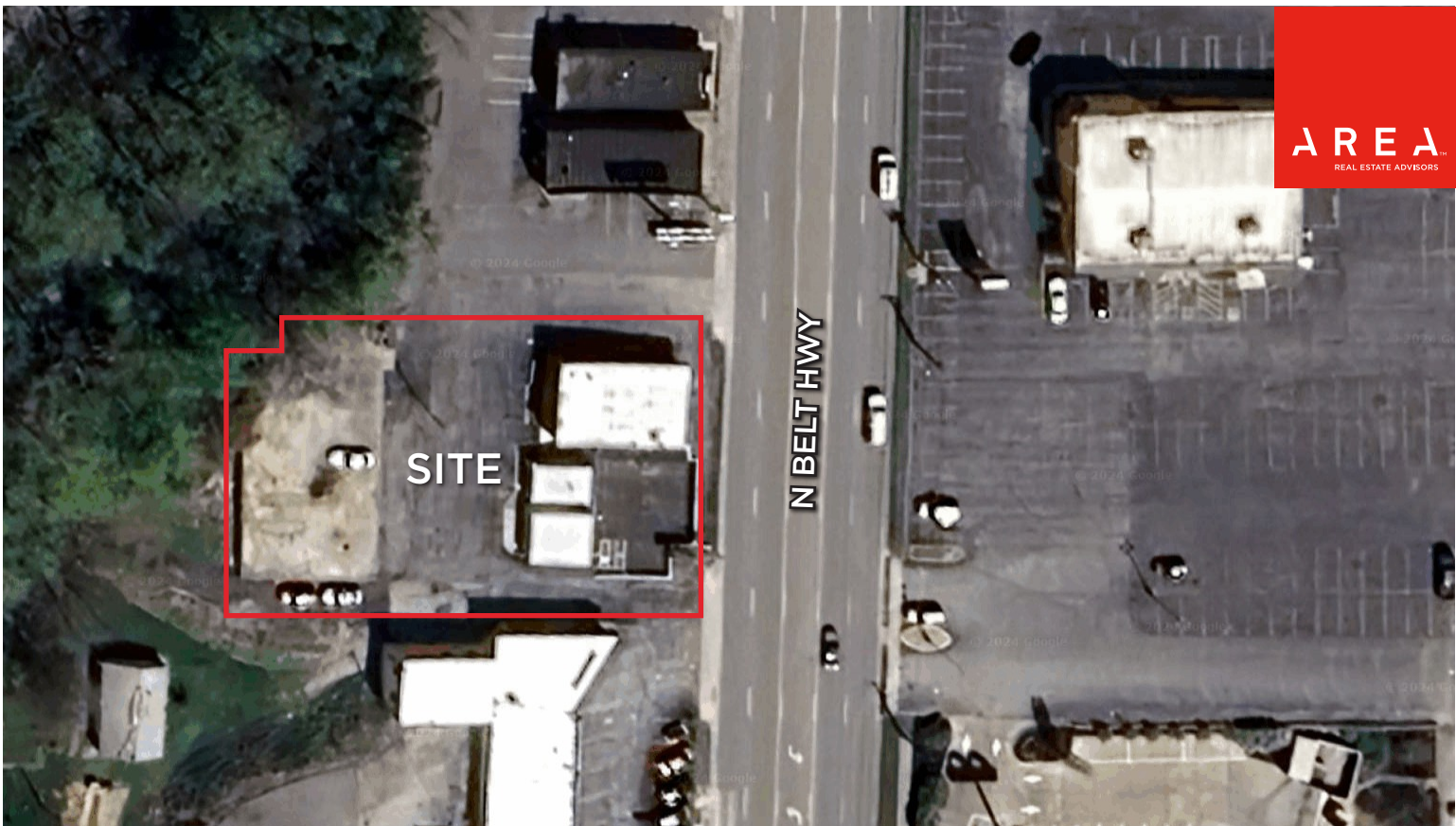
PROPERTY HIGHLIGHTS:

- 0.53 ACRE GROUND LEASE AVAILABLE
- ACROSS FROM EAST HILLS SHOPPING CENTER
- 19,726 CPD ON BELT HIGHWAY
- 5 MILE POPULATION: 73,162

MORE INFORMATION:

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ST. JOSEPH, MISSOURI



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Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7721/-94.8037

514 N Belt Hwy St Joseph, MO 64506	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,822	57,761	73,162
2029 Projected Population	6,766	57,354	72,629
2020 Census Population	6,902	58,662	74,619
2010 Census Population	7,654	61,962	78,486
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2024	-0.8%	-0.5%	-0.5%
Households			
2024 Estimated Households	2,446	23,689	29,896
2029 Projected Households	2,382	23,128	29,219
2020 Census Households	2,474	23,600	29,839
2010 Census Households	2,359	24,021	30,360
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	-	-0.1%
Age			
2024 Est. Population Under 10 Years	9.4%	12.1%	12.2%
2024 Est. Population 10 to 19 Years	9.5%	12.9%	12.9%
2024 Est. Population 20 to 29 Years	15.1%	14.1%	13.4%
2024 Est. Population 30 to 44 Years	25.5%	20.3%	20.0%
2024 Est. Population 45 to 59 Years	15.8%	16.8%	17.2%
2024 Est. Population 60 to 74 Years	14.7%	16.3%	16.9%
2024 Est. Population 75 Years or Over	10.0%	7.4%	7.3%
2024 Est. Median Age	39.6	37.4	38.0
Marital Status & Gender			
2024 Est. Male Population	59.6%	51.8%	51.3%
2024 Est. Female Population	40.4%	48.2%	48.7%
2024 Est. Never Married	37.9%	34.5%	33.7%
2024 Est. Now Married	29.8%	37.5%	39.5%
2024 Est. Separated or Divorced	25.8%	20.6%	19.7%
2024 Est. Widowed	6.4%	7.4%	7.2%
Income			
2024 Est. HH Income \$200,000 or More	4.2%	6.2%	5.8%
2024 Est. HH Income \$150,000 to \$199,999	4.0%	5.7%	6.0%
2024 Est. HH Income \$100,000 to \$149,999	12.0%	12.6%	13.8%
2024 Est. HH Income \$75,000 to \$99,999	18.5%	14.8%	14.9%
2024 Est. HH Income \$50,000 to \$74,999	12.1%	15.7%	16.3%
2024 Est. HH Income \$35,000 to \$49,999	8.9%	12.5%	12.3%
2024 Est. HH Income \$25,000 to \$34,999	5.8%	9.4%	8.9%
2024 Est. HH Income \$15,000 to \$24,999	13.4%	9.6%	9.2%
2024 Est. HH Income Under \$15,000	21.0%	13.6%	13.0%
2024 Est. Average Household Income	\$76,021	\$84,249	\$85,589
2024 Est. Median Household Income	\$56,610	\$61,488	\$63,499
2024 Est. Per Capita Income	\$27,501	\$34,733	\$35,118
2024 Est. Total Businesses	668	2,271	2,632
2024 Est. Total Employees	11,334	39,278	44,808

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Race				
2024 Est. White		77.9%	81.8%	83.1%
2024 Est. Black		12.2%	7.4%	6.6%
2024 Est. Asian or Pacific Islander		3.5%	2.3%	2.0%
2024 Est. American Indian or Alaska Native		0.3%	0.4%	0.4%
2024 Est. Other Races		6.1%	8.1%	7.8%
Hispanic				
2024 Est. Hispanic Population		389	4,327	5,387
2024 Est. Hispanic Population		5.7%	7.5%	7.4%
2029 Proj. Hispanic Population		6.3%	8.2%	8.1%
2020 Hispanic Population		4.5%	6.8%	6.5%
Education (Adults 25 & Older)				
2024 Est. Adult Population (25 Years or Over)		5,102	39,186	49,825
2024 Est. Elementary (Grade Level 0 to 8)		6.1%	3.5%	3.4%
2024 Est. Some High School (Grade Level 9 to 11)		8.2%	6.5%	6.5%
2024 Est. High School Graduate		41.7%	35.3%	36.2%
2024 Est. Some College		18.1%	22.1%	22.0%
2024 Est. Associate Degree Only		5.2%	6.7%	6.7%
2024 Est. Bachelor Degree Only		14.8%	17.9%	17.5%
2024 Est. Graduate Degree		5.9%	7.9%	7.8%
Housing				
2024 Est. Total Housing Units		2,710	27,144	34,025
2024 Est. Owner-Occupied		45.4%	50.0%	53.1%
2024 Est. Renter-Occupied		44.9%	37.3%	34.7%
2024 Est. Vacant Housing		9.7%	12.7%	12.1%
Homes Built by Year				
2024 Homes Built 2010 or later		2.4%	4.4%	4.4%
2024 Homes Built 2000 to 2009		5.7%	7.3%	7.5%
2024 Homes Built 1990 to 1999		5.9%	4.7%	5.6%
2024 Homes Built 1980 to 1989		13.6%	9.4%	9.3%
2024 Homes Built 1970 to 1979		14.9%	12.3%	12.5%
2024 Homes Built 1960 to 1969		16.0%	12.4%	12.2%
2024 Homes Built 1950 to 1959		16.3%	11.2%	10.8%
2024 Homes Built Before 1949		15.5%	25.7%	25.5%
Home Values				
2024 Home Value \$1,000,000 or More		1.9%	1.1%	1.1%
2024 Home Value \$500,000 to \$999,999		0.4%	2.2%	2.2%
2024 Home Value \$400,000 to \$499,999		1.0%	3.5%	3.2%
2024 Home Value \$300,000 to \$399,999		5.6%	9.0%	9.7%
2024 Home Value \$200,000 to \$299,999		25.9%	18.8%	18.5%
2024 Home Value \$150,000 to \$199,999		29.4%	21.3%	21.0%
2024 Home Value \$100,000 to \$149,999		18.2%	17.1%	16.5%
2024 Home Value \$50,000 to \$99,999		12.1%	17.1%	17.1%
2024 Home Value \$25,000 to \$49,999		3.2%	4.8%	5.4%
2024 Home Value Under \$25,000		2.4%	5.2%	5.3%
2024 Median Home Value		\$168,577	\$167,724	\$168,245
2024 Median Rent		\$611	\$649	\$644

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	5,792	46,636	58,879
2024 Est. Civilian Employed	35.6%	55.2%	55.8%
2024 Est. Civilian Unemployed	2.5%	2.3%	2.2%
2024 Est. in Armed Forces	0.3%	0.3%	0.3%
2024 Est. not in Labor Force	61.6%	42.2%	41.6%
2024 Labor Force Males	60.8%	51.7%	51.2%
2024 Labor Force Females	39.2%	48.3%	48.8%
Occupation			
2024 Occupation: Population Age 16 Years or Over	2,053	25,694	32,900
2024 Mgmt, Business, & Financial Operations	10.2%	9.7%	10.4%
2024 Professional, Related	21.3%	19.7%	19.5%
2024 Service	15.2%	16.5%	16.1%
2024 Sales, Office	20.0%	19.6%	20.0%
2024 Farming, Fishing, Forestry	0.6%	0.6%	0.5%
2024 Construction, Extraction, Maintenance	5.9%	7.8%	8.0%
2024 Production, Transport, Material Moving	26.8%	26.2%	25.6%
2024 White Collar Workers	51.5%	48.9%	49.8%
2024 Blue Collar Workers	48.5%	51.1%	50.2%
Transportation to Work			
2024 Drive to Work Alone	78.1%	78.2%	79.1%
2024 Drive to Work in Carpool	12.7%	12.0%	11.7%
2024 Travel to Work by Public Transportation	2.7%	0.8%	0.7%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	1.3%	1.5%	1.3%
2024 Other Means	1.7%	0.8%	0.8%
2024 Work at Home	3.4%	6.7%	6.4%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	60.2%	59.5%	56.3%
2024 Travel to Work in 15 to 29 Minutes	26.7%	30.4%	33.1%
2024 Travel to Work in 30 to 59 Minutes	7.0%	5.4%	5.9%
2024 Travel to Work in 60 Minutes or More	6.2%	4.6%	4.6%
2024 Average Travel Time to Work	12.8	12.8	13.2
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$145.88 M	\$1.47 B	\$1.89 B
2024 Est. Apparel	\$5.05 M	\$51.53 M	\$66.08 M
2024 Est. Contributions, Gifts	\$8.16 M	\$84.25 M	\$107.88 M
2024 Est. Education, Reading	\$4.48 M	\$46.92 M	\$59.78 M
2024 Est. Entertainment	\$8.1 M	\$82.7 M	\$106.32 M
2024 Est. Food, Beverages, Tobacco	\$22.59 M	\$226.11 M	\$290.43 M
2024 Est. Furnishings, Equipment	\$5.03 M	\$51.36 M	\$66.09 M
2024 Est. Health Care, Insurance	\$13.58 M	\$135.69 M	\$174.67 M
2024 Est. Household Operations, Shelter, Utilities	\$48 M	\$480 M	\$615.52 M
2024 Est. Miscellaneous Expenses	\$2.76 M	\$27.9 M	\$35.82 M
2024 Est. Personal Care	\$1.96 M	\$19.77 M	\$25.39 M
2024 Est. Transportation	\$26.16 M	\$265.72 M	\$342.3 M

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