



Large Office Building and Parking Garage

415 Francis Street & 215 N. 5th Street St. Joseph MO



SALE PRICE: \$2,100,000 | 97,000 SF ON 1.4 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,508	42,124	77,535
Avg. Household Income	\$51,384	\$72,262	\$85,562

- .87 Acre Surface Level Parking Garage included in the sale
- In the center of downtown St. Joseph Missouri
- Property and parking structure lot sold as is
- One MTM Tenant at time of sale
- Upside opportunity with rehab of existing building
- Parking rental upside



CLICK HERE TO VIEW MORE
LISTING INFORMATION

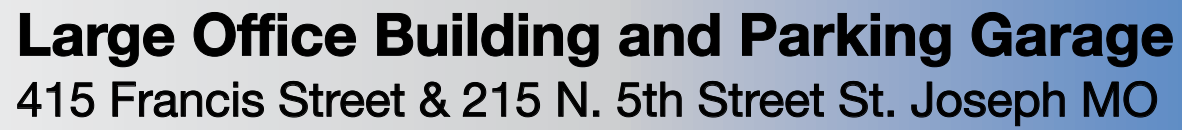
For More Information Contact:

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

Exclusive Agent

PHOTOS





FLOOR PLANS

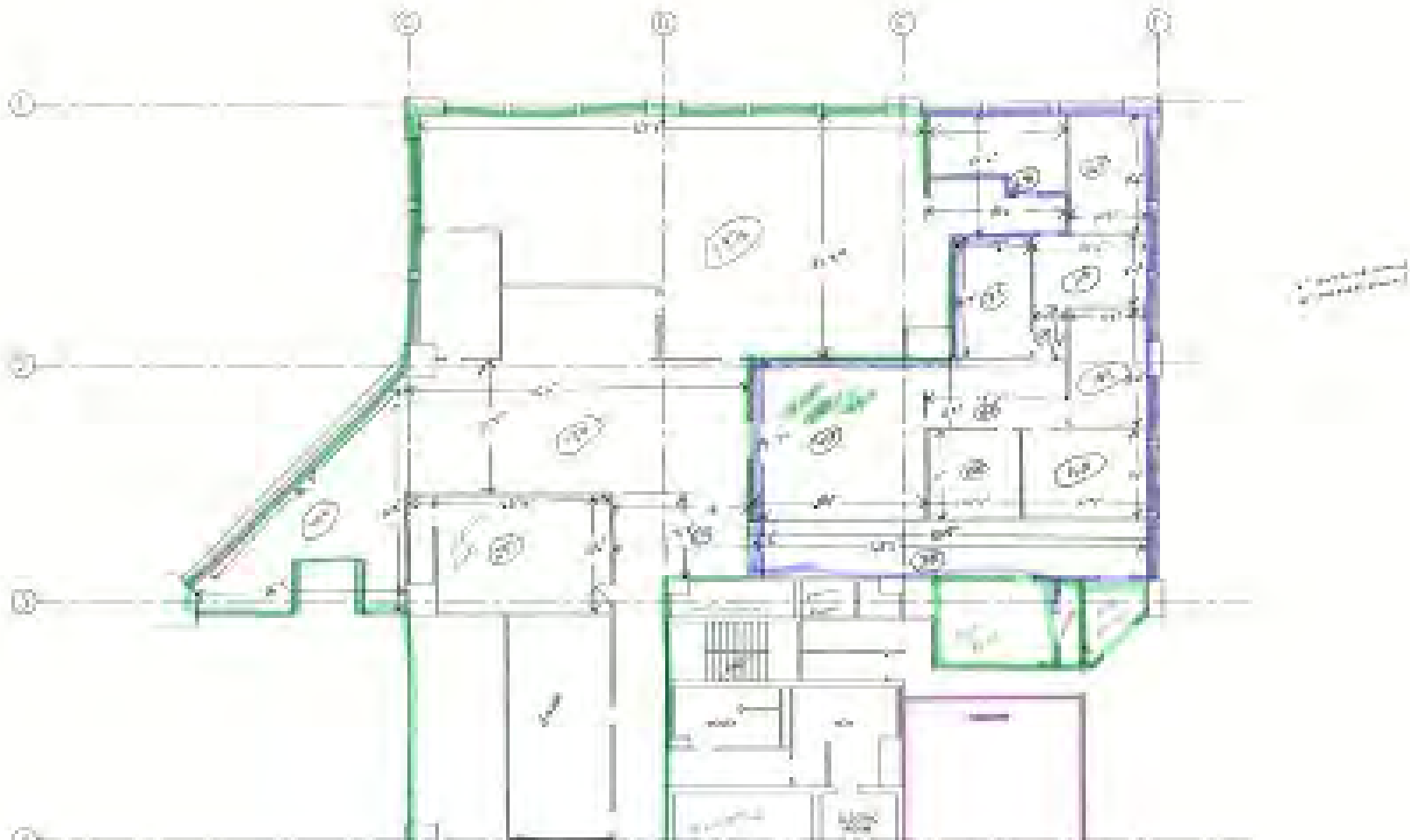




Large Office Building and Parking Garage

415 Francis Street & 215 N. 5th Street St. Joseph MO

FLOOR PLANS

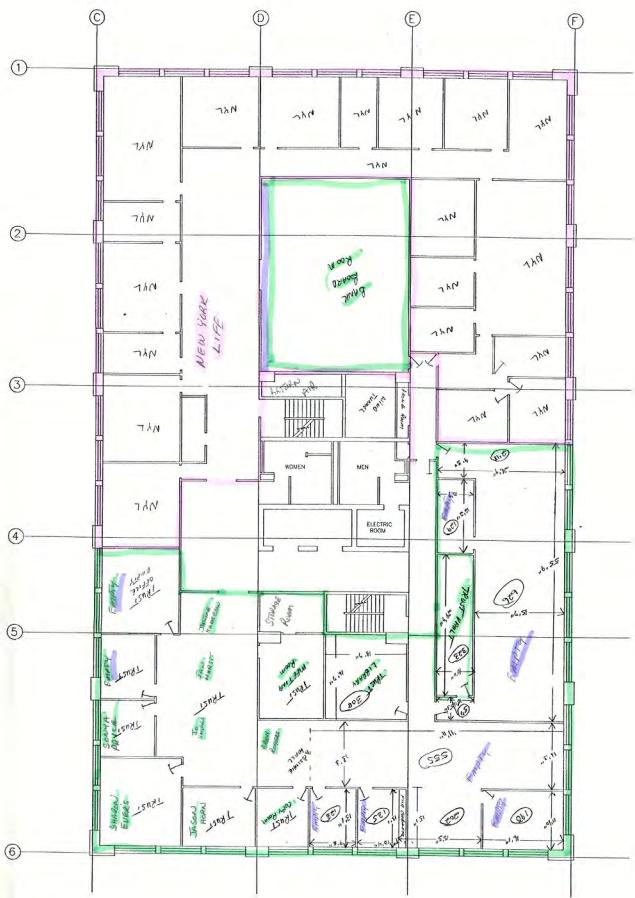




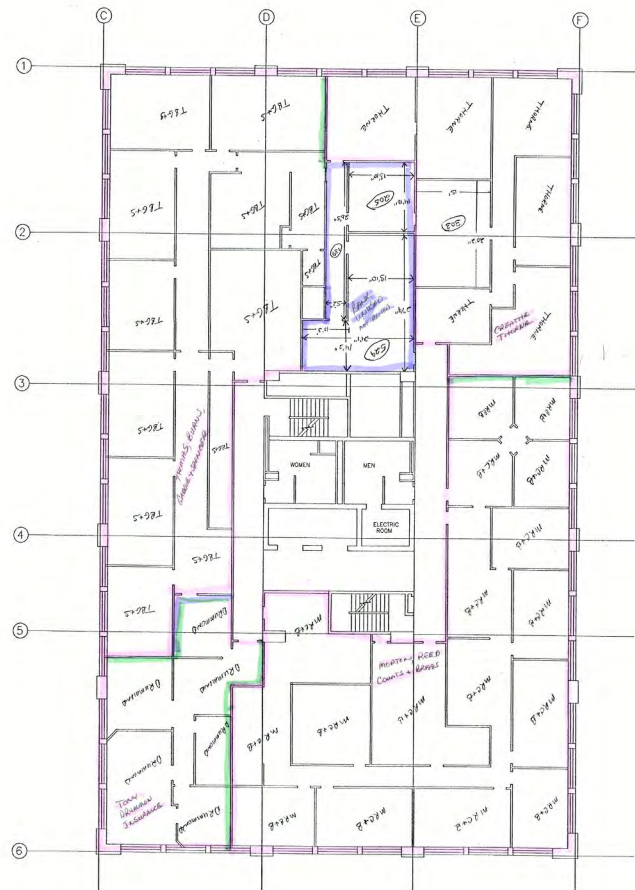
Large Office Building and Parking Garage

415 Francis Street & 215 N. 5th Street St. Joseph MO

FLOOR PLANS



SECOND FLOOR PLAN - MECHANICAL
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN - MECHANICAL
SCALE: 1/8" = 1'-0"

REV.	DESCRIPTION	BY	CHK.	DATE
1	REVISED MECHANICAL			5/97
2	SystemAire, Inc.			
3	MERCANTILE BANK			
4	ST. JOSEPH, MO			
5				
6				
7				
8				
9				
10				



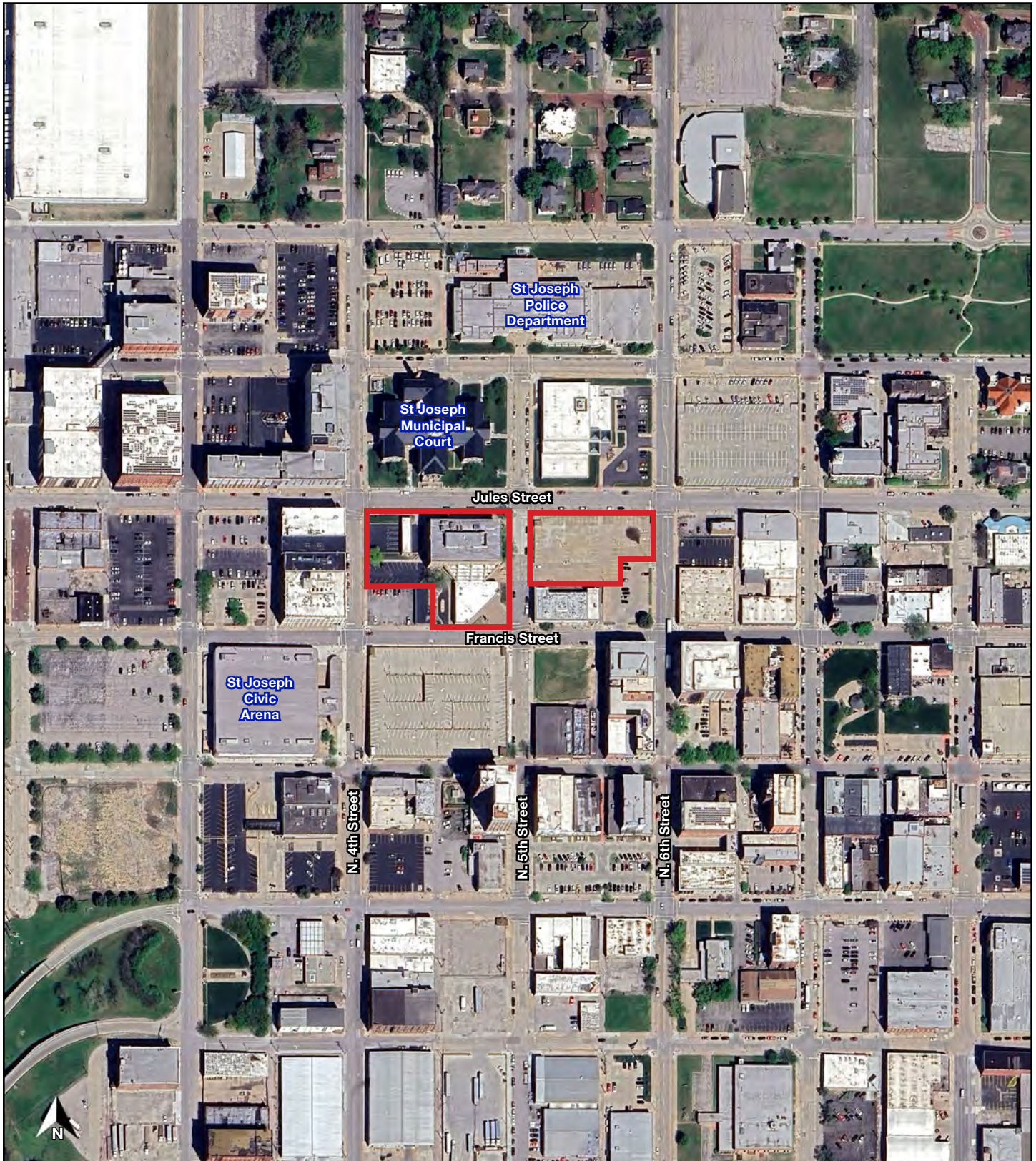
FLOOR PLANS



Large Office Building and Parking Garage

415 Francis Street & 215 N. 5th Street St. Joseph MO

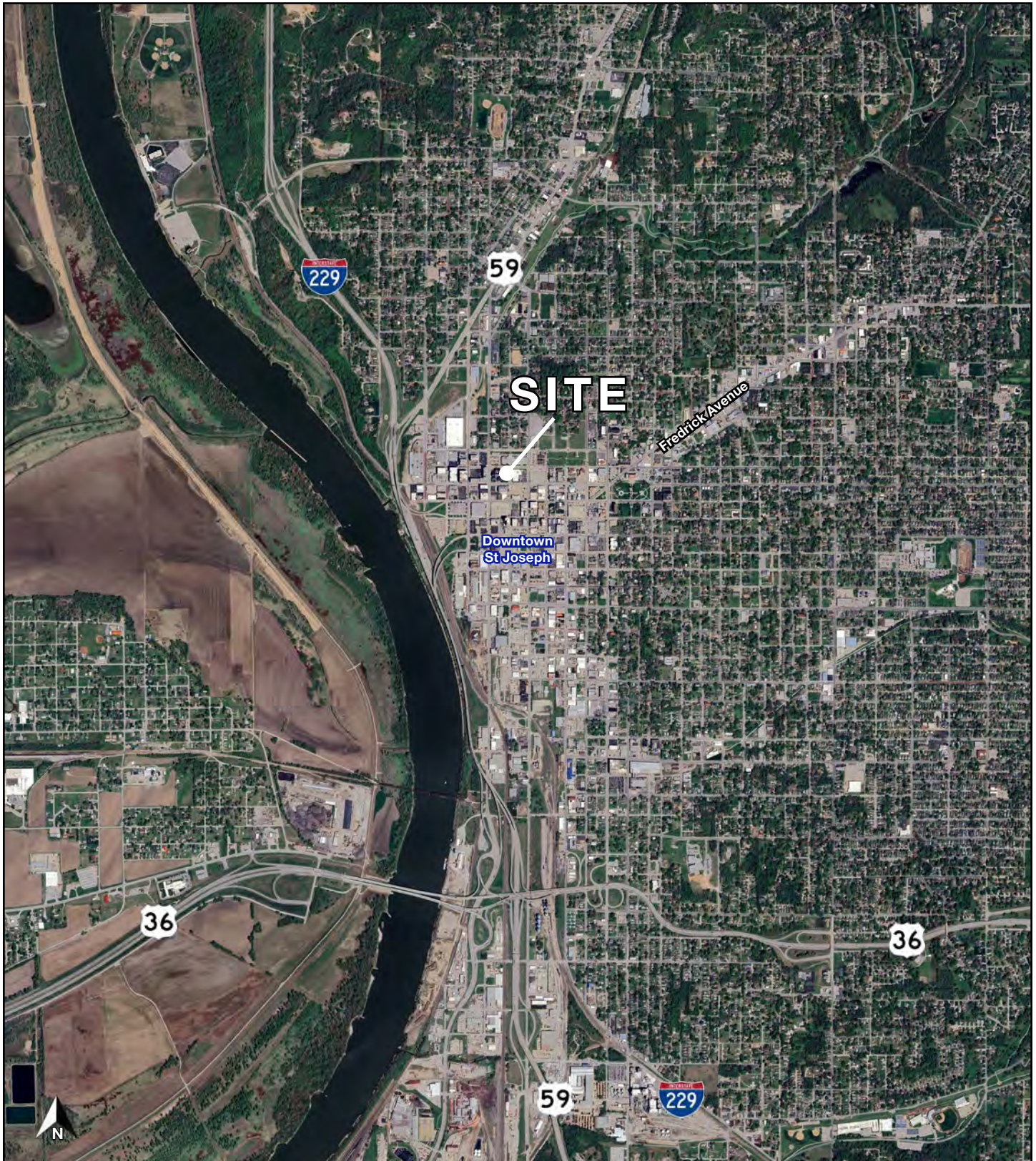
AERIAL



Large Office Building and Parking Garage

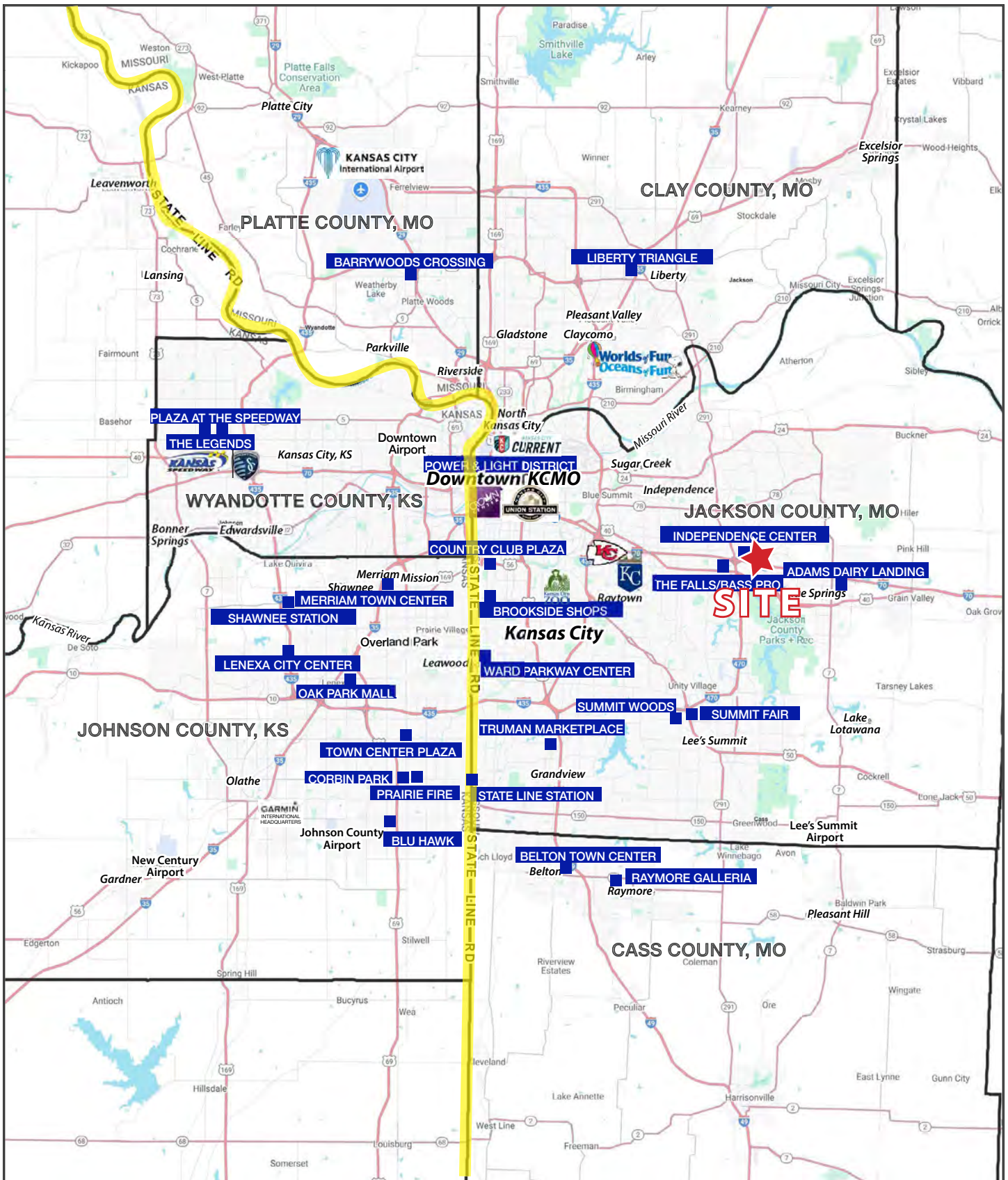
415 Francis Street & 215 N. 5th Street St. Joseph MO

AERIAL



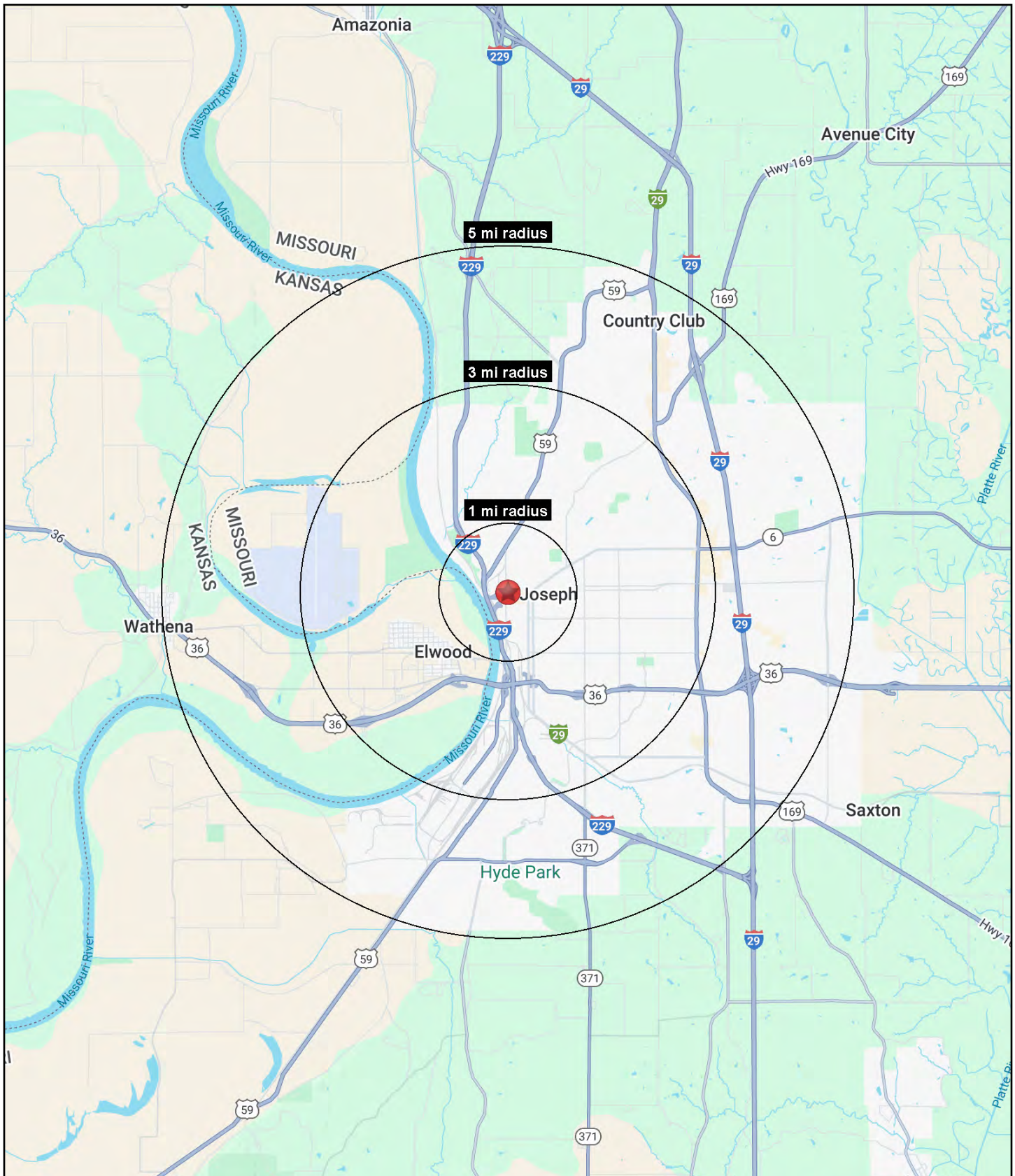
Large Office Building and Parking Garage

415 Francis Street & 215 N. 5th Street St. Joseph MO



Large Office Building and Parking Garage

415 Francis Street & 215 N. 5th Street St. Joseph MO





Large Office Building and Parking Garage

415 Francis Street & 215 N. 5th Street St. Joseph MO

415 Francis Street St Joseph, MO 64501	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,508	42,124	77,535
2030 Projected Population	8,534	42,053	77,122
2020 Census Population	8,493	42,728	78,426
2010 Census Population	9,292	46,363	82,810
Projected Annual Growth 2025 to 2030	-	-	-0.1%
Historical Annual Growth 2010 to 2025	-0.6%	-0.6%	-0.4%
2025 Median Age	34.6	36.5	37.7
Households			
2025 Estimated Households	3,588	17,090	31,521
2030 Projected Households	3,611	17,060	31,447
2020 Census Households	3,330	16,922	31,413
2010 Census Households	3,574	17,582	32,109
Projected Annual Growth 2025 to 2030	0.1%	-	-
Historical Annual Growth 2010 to 2025	-	-0.2%	-0.1%
Race and Ethnicity			
2025 Estimated White	76.2%	80.7%	81.8%
2025 Estimated Black or African American	10.6%	7.7%	6.7%
2025 Estimated Asian or Pacific Islander	1.4%	1.7%	2.1%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2025 Estimated Other Races	11.1%	9.5%	8.9%
2025 Estimated Hispanic	10.9%	9.0%	8.8%
Income			
2025 Estimated Average Household Income	\$51,384	\$72,262	\$85,562
2025 Estimated Median Household Income	\$37,950	\$54,852	\$64,046
2025 Estimated Per Capita Income	\$22,088	\$29,471	\$34,965
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.9%	4.2%	3.6%
2025 Estimated Some High School (Grade Level 9 to 11)	7.4%	7.3%	6.7%
2025 Estimated High School Graduate	45.2%	40.5%	37.5%
2025 Estimated Some College	22.2%	22.4%	21.9%
2025 Estimated Associates Degree Only	3.2%	6.2%	6.7%
2025 Estimated Bachelors Degree Only	11.5%	12.9%	16.0%
2025 Estimated Graduate Degree	3.6%	6.6%	7.6%
Business			
2025 Estimated Total Businesses	483	1,570	2,756
2025 Estimated Total Employees	5,496	21,562	46,291
2025 Estimated Employee Population per Business	11.4	13.7	16.8
2025 Estimated Residential Population per Business	17.6	26.8	28.1

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1