

1305 South Riverside Road

Saint Joseph, MO 64507

FOR SALE

Property Summary



Property Description

Development opportunity on South Riverside Road within Mitchell Woods Business Park featuring excellent frontage along South Riverside Road for strong visibility and access. Perfect for QSR or restaurant type development, a large portion of the city's workforce is within a mile radius. Close access to 36 Hwy. The lot is subject to the park's covenants and restrictions, and an annual association fee will apply (amount to be determined). The property is subject to a minor subdivision to separate it from a larger parcel, and annual real estate taxes are to be determined. Potential for "Build to Suit" for an acceptable end user.

Offering Summary

Sale Price:	\$450,000
Lot Size:	1.04 Acres

Adam Stein
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Lonnie Bass
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**Berkshire Hathaway HomeServices
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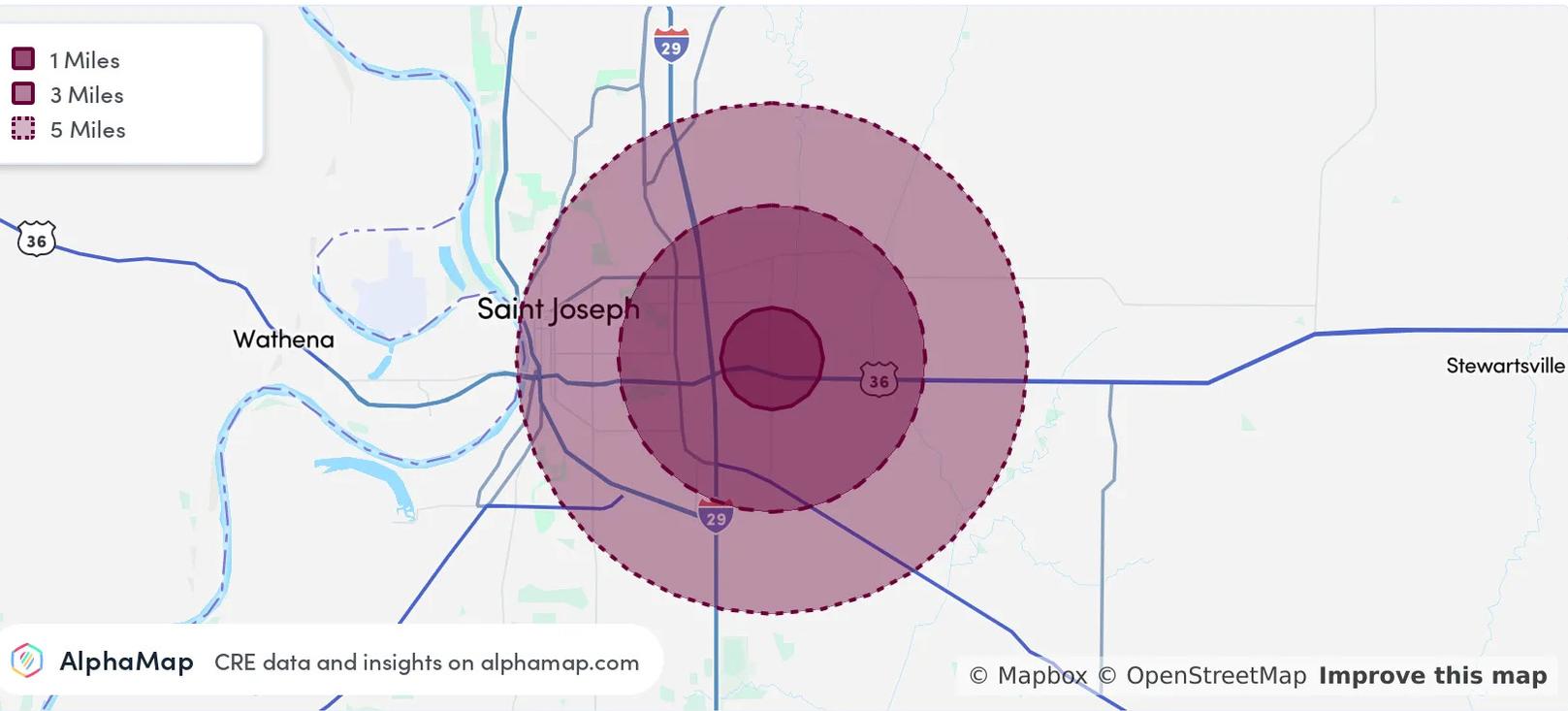
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Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	2,614	24,206	57,386
Average Age	37	41	40
Average Age (Male)	35	39	39
Average Age (Female)	38	43	42

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	847	9,630	23,139
Persons per HH	3.1	2.5	2.5
Average HH Income	\$83,935	\$83,960	\$81,213
Average House Value	\$200,965	\$194,529	\$202,202
Per Capita Income	\$27,075	\$33,584	\$32,485

Map and demographics data derived from AlphaMap

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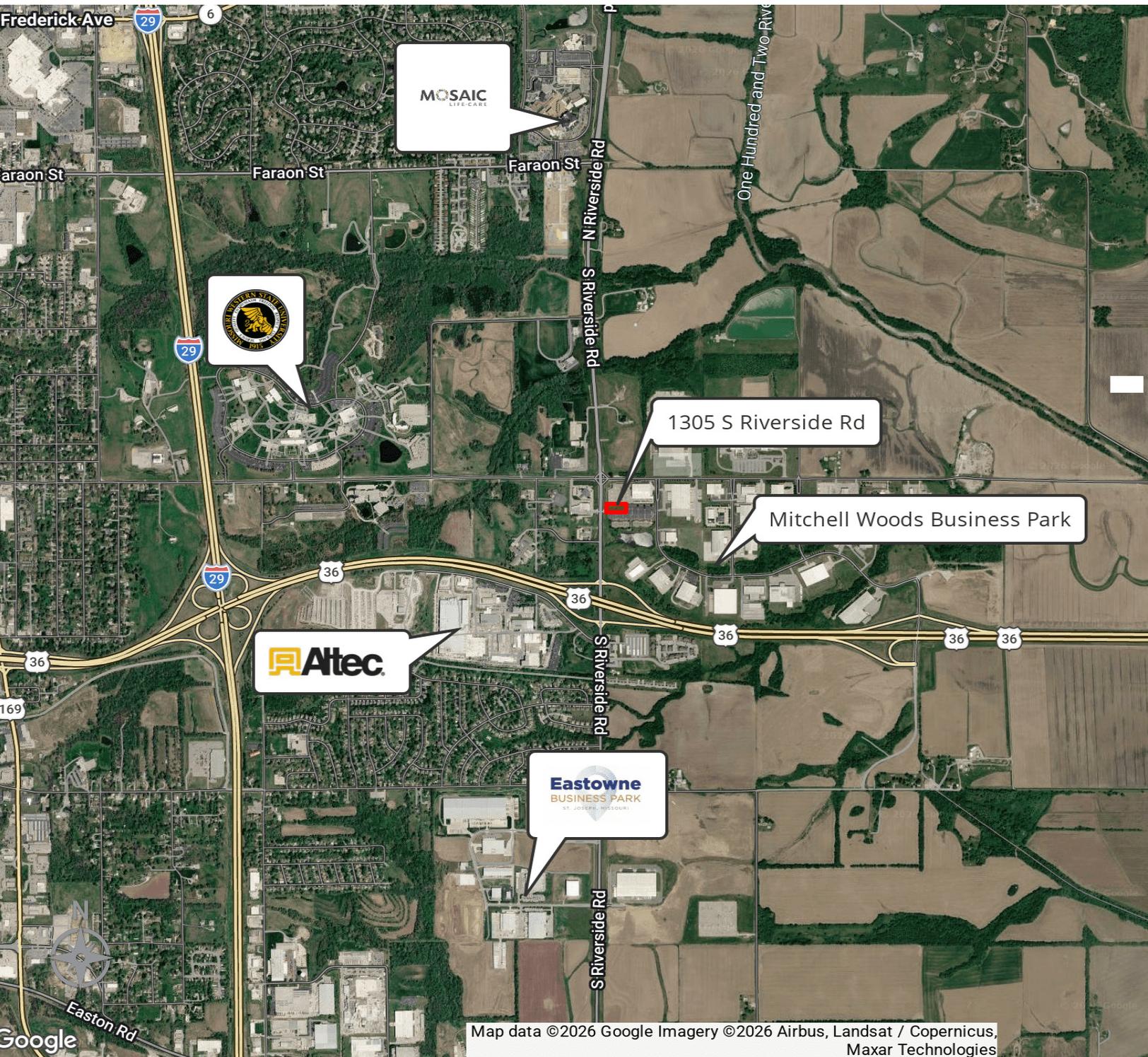
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Retailer Map



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