



**BERKSHIRE  
HATHAWAY**  
HomeServices

Stein & Summers  
Real Estate



## JUST OFF I-29 HWY

Property:  
4301 North 169 Highway,  
St. Joseph, MO 64506

FOR MORE INFORMATION,  
PLEASE CONTACT:

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BERKSHIRE HATHAWAY

HomeServices

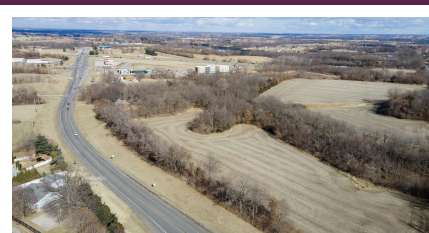
Stein & Summers Real Estate

J U S T   O F F   I - 2 9   H W Y

# COMMERCIAL PROPERTY AVAILABLE

LISTING  
PRICE

**\$1,075,000**



## ABOUT THE PROPERTY

20.12 Acres of prime development land at North 169 Highway and Cook Rd in Saint Joseph, MO. Zoned Commercial (P-5) Tuscan Village Precise Plan adjacent to Interstate 29 and surrounded by many commercial uses such as: Target, Home Depot, Walmart, Sam's Club, BWW's, Hotel Franchises, several QSR's, Convenient Stores, and other new development projects currently under construction. 800 feet of frontage on N 169 hwy and 1200 feet of frontage on Cook Rd.

## PROPERTY DETAIL



20.12 ACRES



ZONED P-5



MLS ID: 2364912



# JUST OFF I-29 HWY

4301 NORTH 169 HIGHWAY, ST. JOSEPH, MO 64506



## HIGHLIGHTS

- ✓ COMMERCIAL PROPERTY
- ✓ 20.12 ACRES
- ✓ 7,000 VEHICLES PER DAY
- ✓ 800 FEET OF FRONTAGE ON N 169
- ✓ 1200 FEET OF FRONTAGE ON COOK RD.
- ✓ 1/4 MILE FROM BELT HWY





## RETAIL ENVIRONMENT

- Urgent Care Express
- Fairfield Inn & Suites
- Sinclair
- Subway
- Holiday Inn Express
- Candlewood Suites
- Regal Hollywood
- Kohl's
- Buffalo Wild Wings
- Best Buy
- T. J. Maxx
- Starbucks
- Ulta
- Sport Clips
- Chick-fil-a
- Panda Express
- Target
- Michaels
- Kirklands
- Five Below
- AT&T
- Chipotle
- 54th. Street Bar & Grill
- Sam's Club
- The Home Depot
- Petco
- Olive Garden
- Chili's
- Cheddar's
- KFC
- Citizen's Bank & Trust
- Bed Bath & Beyond
- Famous Footwear
- The Home Depot
- Wal-Mart



## TRADE AREA

# ST. JOSEPH, MO



### Retail Market

- 579 Existing Buildings
- 7,865,577 Existing SF
- 4.60% Vacancy Rate
- 176,897 12-Month Absorption Rate

### Office Market

- 226 Existing Buildings
- 2,893,325 Existing SF
- 7.80% Vacancy Rate
- -40,326 12-Month Absorption Rate

### Industrial Market

- 215 Existing Buildings
- 9,427,347 Existing SF
- 2.90% Vacancy Rate
- -110,213 12-Month Absorption Rate

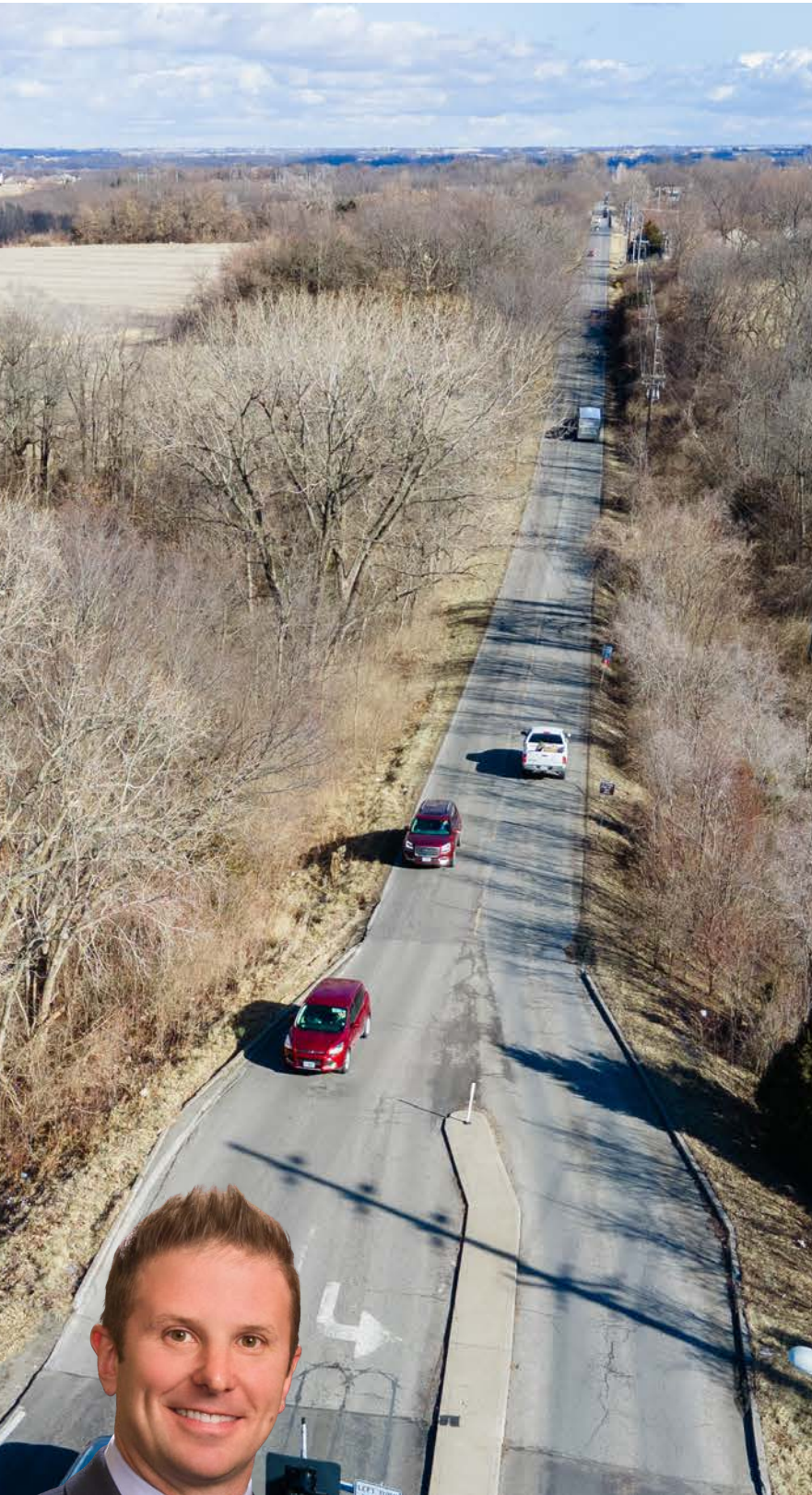
St. Joseph has captivated national and global audiences with its' achievements in industries such as skilled manufacturing, agricultural sciences, and healthcare. Employment leaders including; Mosaic Health, Triumph Foods, and Boehringer Ingelheim recently completed a 150-million-dollar expansion within city limits.

St. Joseph boasts an impressive and thriving retail market with a strong vacancy rate at just over 4.5% and has absorbed more than 176,000 SF of space in the last 12 months. Customers are largely defined by top employers and more than 2,800,000 SF of office space. St. Joseph is also home to Missouri Western State University that welcomes more than 5,500 students each fall.

At the center of the retail market is a corridor that stretches 2-miles on the N. Belt Hwy, the most trafficked intersection at Frederick Avenue accounting for 45,000 average daily car count. Highlighted by East Hills Mall, a 93,000 SF shopping center anchored by JcPenney, Dillards, and Rally House, the corridor is also home to numerous other credit tenants. Located just one block west, Frederick Place offers future tenants a premier hard-corner with signalized traffic access, and 23,000 average daily traffic.



# DEMOGRAPHICS



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## POPULATION 2022

1 MILE: 8,157  
3 MILES: 60,432  
5 MILES: 76,310

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## 2017 AGE/SEX

MALE: 50%  
FEMALE: 50%  
MEDIAN AGE: 37.1

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## RACE & ETHNICITY

CAUCASIAN: 85.2%  
BLACK: 7.1%  
AMERICAN INDIAN: .6%  
ASIAN: 1.4%  
OTHER: 2.3%

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## HOUSEHOLDS

2010: 30,205  
2017: 29,827  
2022: 29,264

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## INCOME 2022

MEDIAN: \$50,467  
AVERAGE: \$69,301  
PER CAPITA: \$27,544

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