

FOR LEASE

1,200 - 2,800 SF

Hy-Vee Shadow Anchored Center

Hy-Vee Shops

SEC Belt Highway & Faraon St. Joseph, Missouri



- 1,200—2,800 SF Available
- Hy-Vee Anchored Center
- Monument Signage Available
- \$12/SF, NNN \$4/SF
- Excellent access and visibility in dominant retail corridor



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All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior lease or withdraw without notice.

Hy-Vee Shops

SEC Belt Highway & Faraon
St. Joseph, Missouri



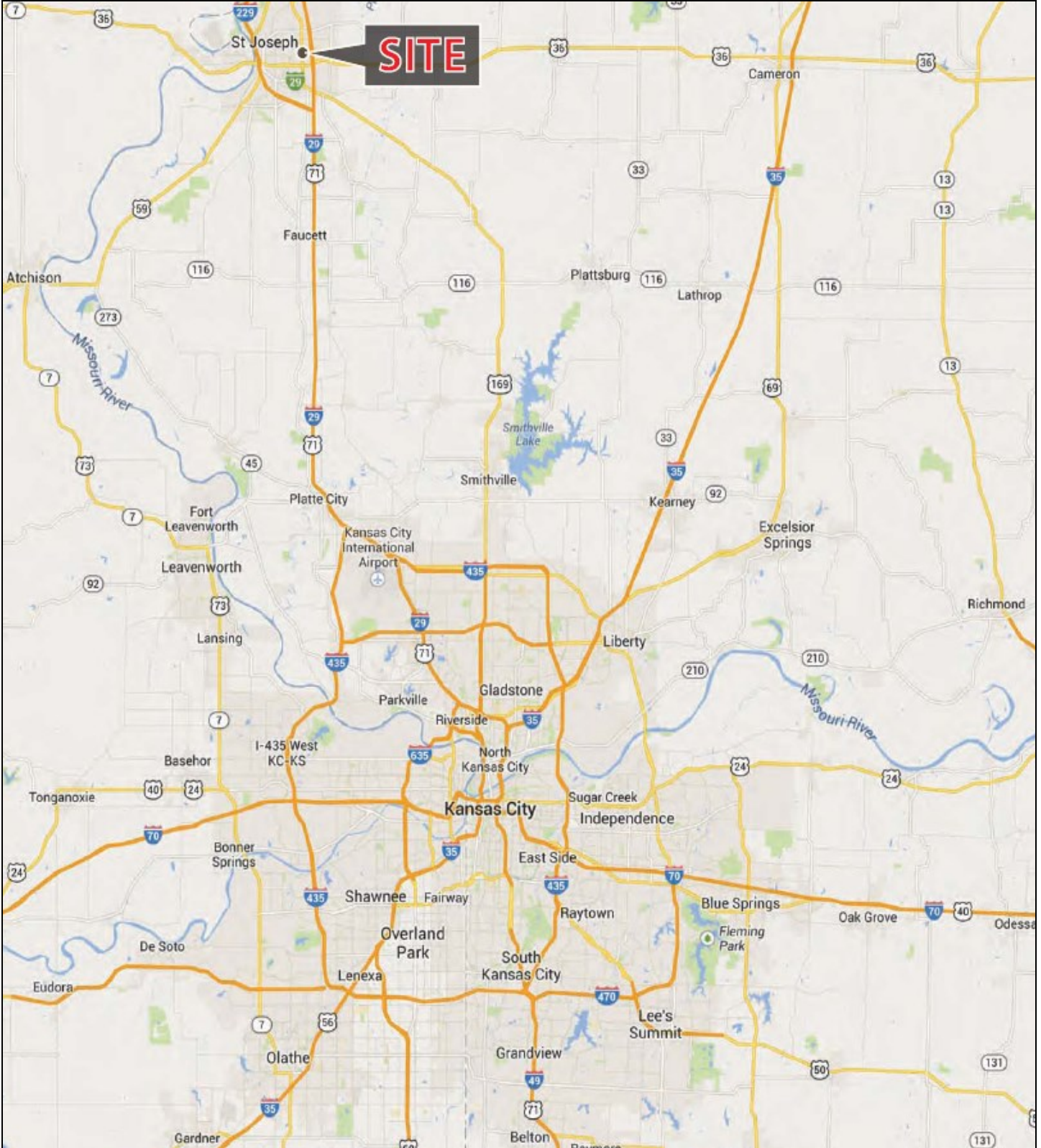
Hy-Vee Shops

SEC Belt Highway & Faraon St. Joseph, Missouri



Hy-Vee Shops

SEC Belt Highway & Faraon
St. Joseph, Missouri



SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections
Calculated using Proportional Block Groups

Rubenstein

REAL ESTATE CO., LC

Lat/Lon: 39.7697/-94.8035

RS1

N Belt Hwy & Faraon St Joseph, MO 64506		1 mi radius	3 mi radius	5 mi radius
POPULATION	2013 Estimated Population	7,492	58,639	78,478
	2018 Projected Population	7,685	60,674	81,181
	2010 Census Population	7,457	57,407	76,825
	2000 Census Population	7,210	55,017	73,956
	Projected Annual Growth 2013 to 2018	0.5%	0.7%	0.7%
	Historical Annual Growth 2000 to 2013	0.3%	0.5%	0.5%
	2013 Median Age	34.6	35.1	35.6
HOUSEHOLDS	2013 Estimated Households	2,347	22,642	30,335
	2018 Projected Households	2,418	23,324	31,245
	2010 Census Households	2,296	22,148	29,687
	2000 Census Households	2,270	21,578	28,859
	Projected Annual Growth 2013 to 2018	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2013	0.3%	0.4%	0.4%
RACE AND ETHNICITY	2013 Estimated White	83.8%	86.8%	88.1%
	2013 Estimated Black or African American	12.0%	6.8%	5.8%
	2013 Estimated Asian or Pacific Islander	0.8%	1.2%	1.1%
	2013 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2013 Estimated Other Races	3.1%	4.7%	4.5%
	2013 Estimated Hispanic	4.0%	6.2%	6.2%
INCOME	2013 Estimated Average Household Income	\$56,581	\$56,186	\$57,319
	2013 Estimated Median Household Income	\$44,934	\$44,813	\$45,950
	2013 Estimated Per Capita Income	\$21,490	\$22,454	\$22,735
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	3.3%	4.6%	4.6%
	2013 Estimated Some High School (Grade Level 9 to 11)	9.2%	8.6%	9.2%
	2013 Estimated High School Graduate	38.6%	36.9%	36.6%
	2013 Estimated Some College	22.9%	23.3%	23.3%
	2013 Estimated Associates Degree Only	3.8%	5.2%	5.4%
	2013 Estimated Bachelors Degree Only	14.9%	14.0%	13.6%
	2013 Estimated Graduate Degree	7.3%	7.4%	7.2%
BUSINESS	2013 Estimated Total Businesses	519	2,567	3,201
	2013 Estimated Total Employees	10,315	40,528	51,066
	2013 Estimated Employee Population per Business	19.9	15.8	16.0
	2013 Estimated Residential Population per Business	14.4	22.8	24.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.