



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



South Belt Plaza Retail Space Available

1,596 SF
Space Available
2911 S. Belt Hwy
St. Joseph, Missouri

www.raysisson.net/2911sbelt.pdf

Raymond A. Sisson, CCIM

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Index

www.raysisson.net/2911sbelt.pdf

I) Overview	Page
a) Description	3
II) Property	
a) Feature Sheet	4
b) Floor Plan	5
c) Site Plan	6
III) Photos	
a) Aerial Photos	7
IV) St. Joseph, Missouri	
a) Retail Map	8
c) Drive Time Map	9
d) Demographics	10-11
V) Miscellaneous	
a) Community Internet Sites	12



Description

- South Belt Plaza has 1,596 SF office or retail space available.
- Will be white boxed by landlord.
- Space mostly open with 2 offices and a restroom.
- Ceiling - 9'
- Heat and Air Conditioning.
- The surrounding area includes WalMart Super Center, Tractor Supply Co., and Walgreens.
- Adjacent Tenants include: Edward Jones, AIS Insurance, World Finance, H&R Block, Fantastic Sams, Weber Speech Clinic and Cricket Mobile.
- Located just south of US Hwy 36 & Belt Highway Interchange.
- High traffic counts on the South Belt - 12,400 AADT
- Demographics - 4,000 people within one mile and 41,000 within 3 miles
- Zoned C-3.
- Utilities:
 - Electrical: Evergy
 - Gas: SPIRE
 - Water: Missouri American Water
 - Sewer: City Sewers

Property Feature Sheet



South Belt Plaza Retail Center 2911 S. Belt Hwy 20,400 SF GLA

Square Foot Available: 1,596 SF

Space offers: Mostly open with 2 offices and a restroom. Will be white boxed by landlord

Parking: Adjacent - Paved

MoDOT Traffic Count: 12,400 AADT

Ceilings: 9' Plus

Setback Restrictions: 72'

Street Classification: Arterial

Highway: North Belt Hwy - 5 Lanes

Left turn allowed: Yes

Water: Missouri American Water Co.

Gas: SPIRE

Electricity: Evergy

Sewer: City of St. Josenh

Area Growing: Yes

Located on Main Traffic Artery: South Belt Hwy

Adjacent Tenant: Tractor Supply Co.

Area Anchor: WalMart Super Center and new Aldi's

Zoning: C-3

Access: South Belt Hwy

Taxes: \$1.25 SF

Insurance: \$0.35 SF

CAM: \$0.65 SF

Base Rent: \$13.25/SF Plus Taxes/Ins/CAM

CoStar#: Pending

MLS #: 2319964

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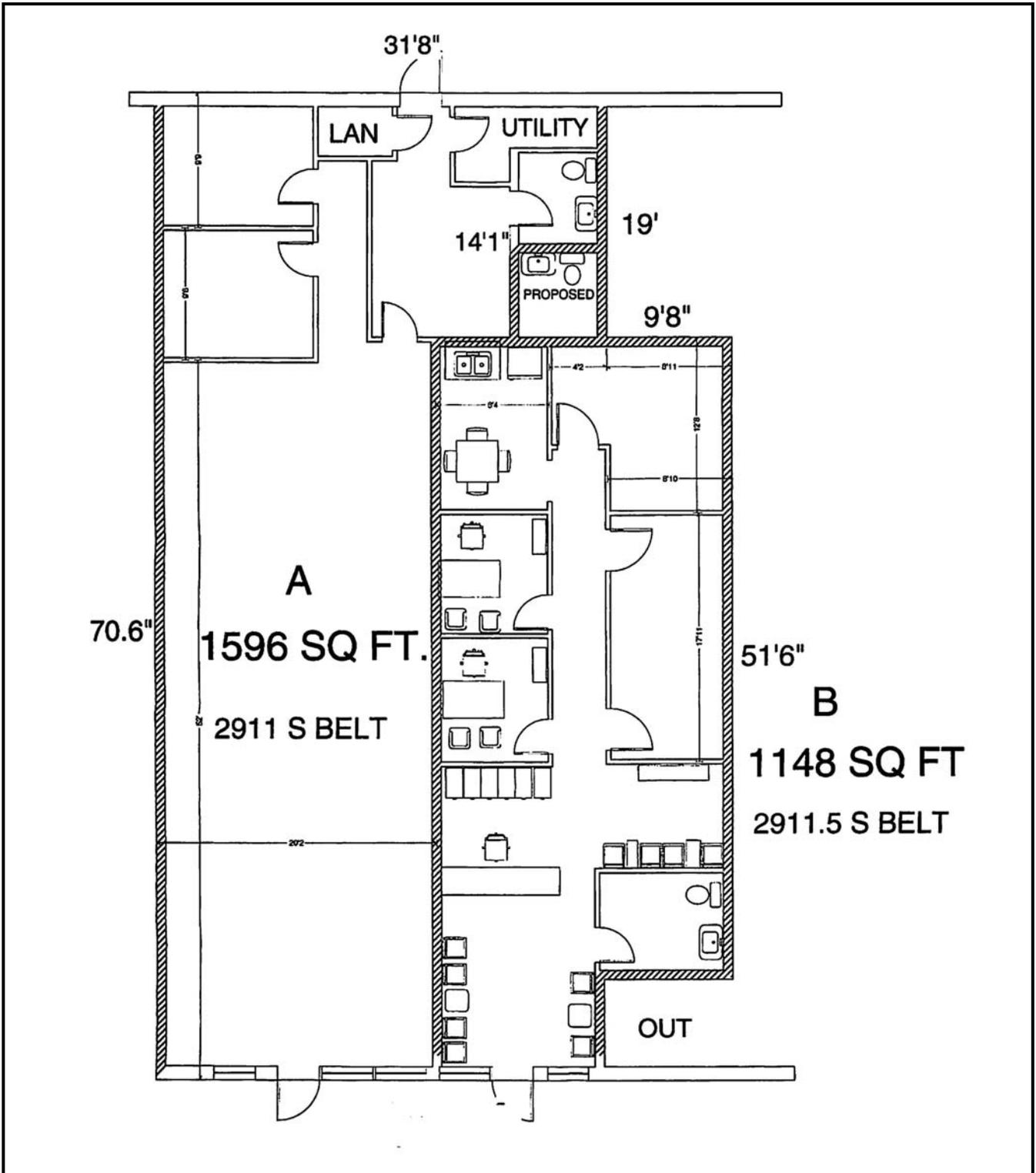
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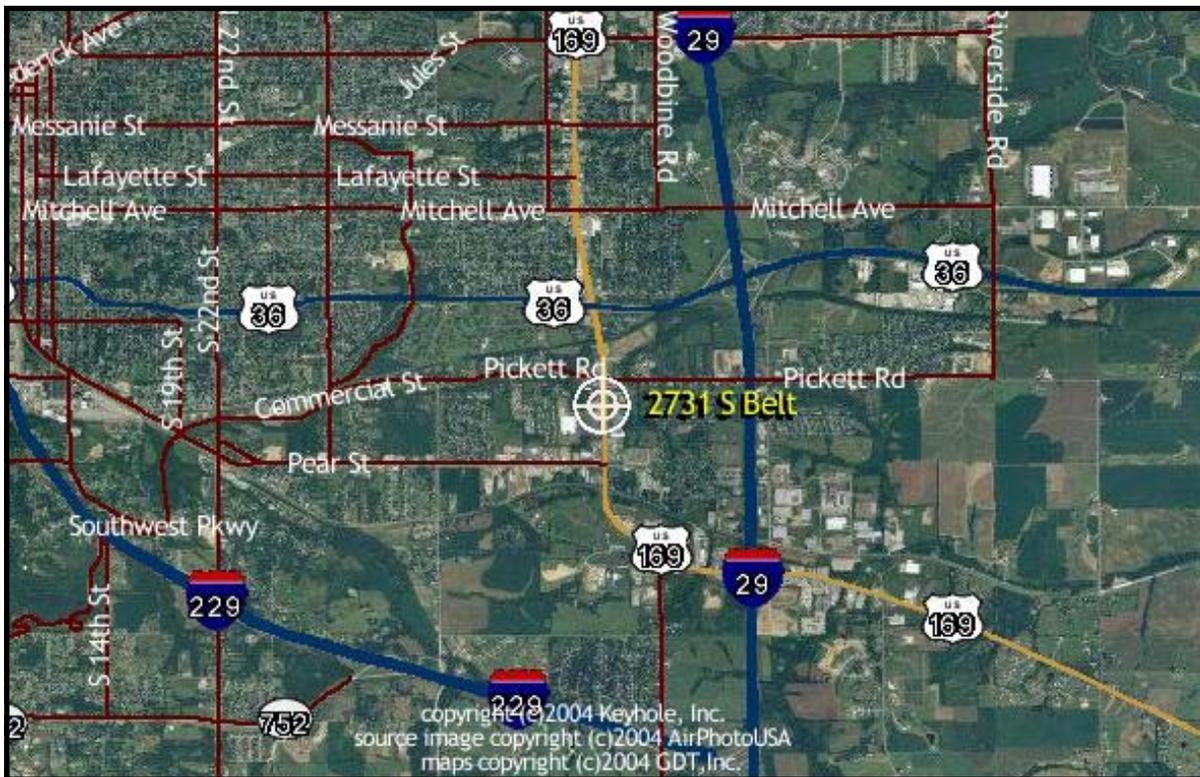
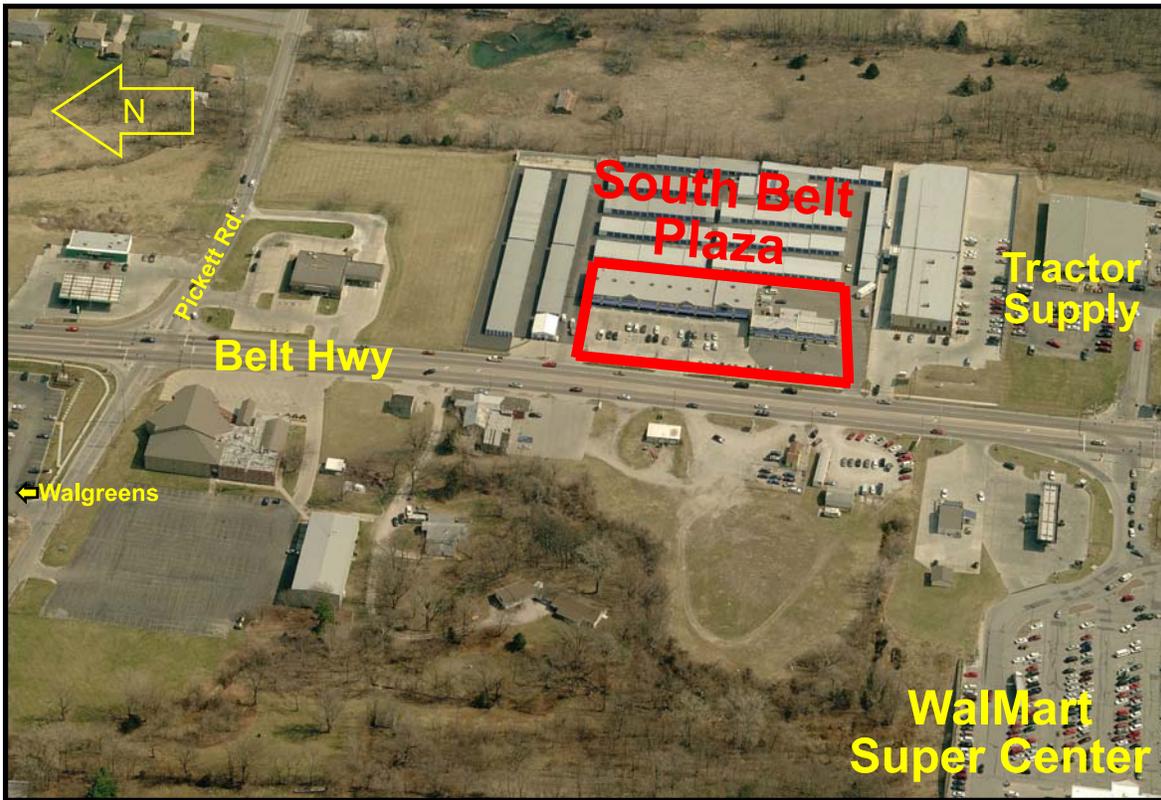
The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.



Floor Plan

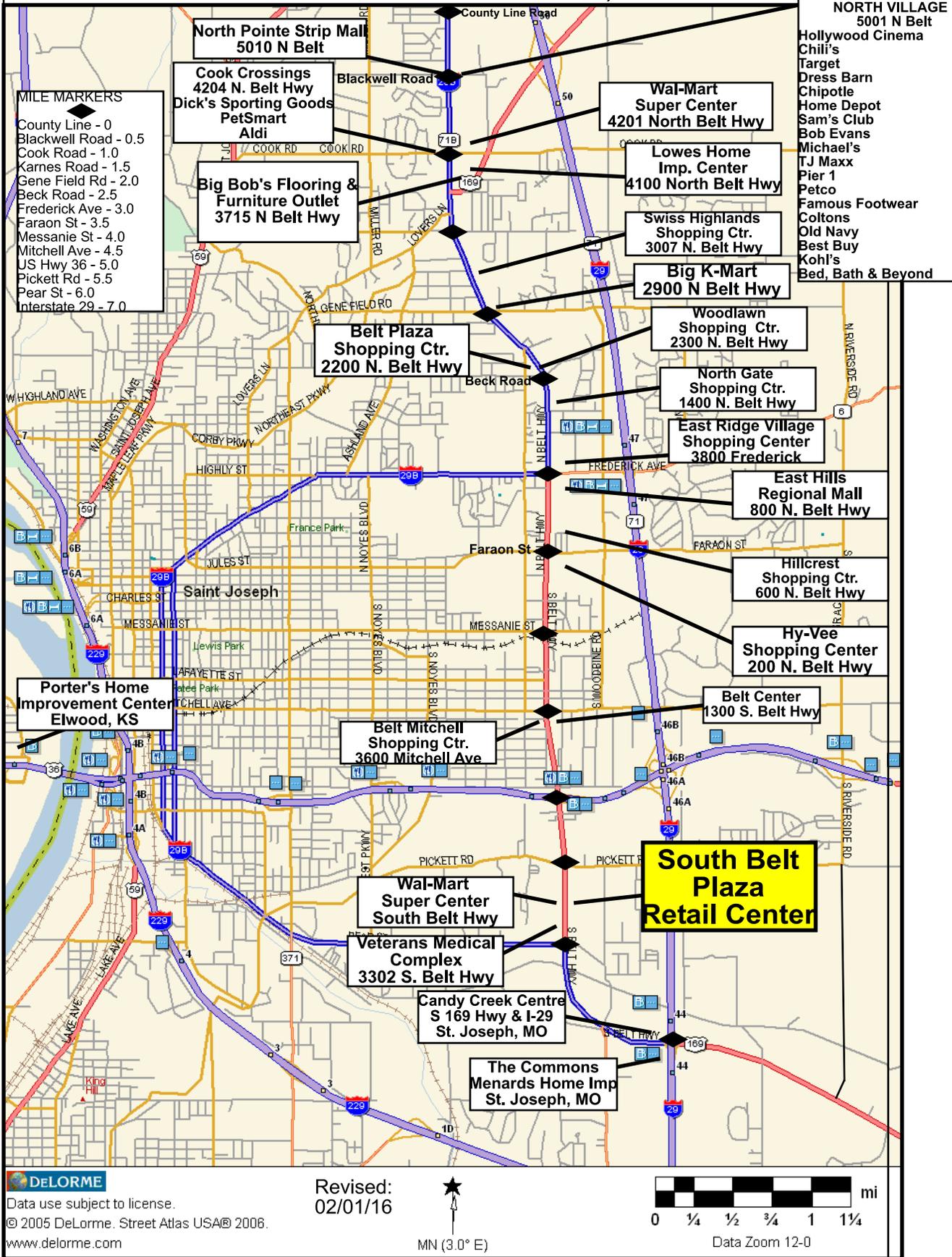


Aerials



Retail Map - St. Joseph, MO

Estimated Total Retail Trade Area is 237,961



St. Joseph is located approximately 30 minutes north of the KCI Airport

Drive Time Map



Drive Times to St. Joseph, Missouri are all approximate.

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Executive Summary

2901 S Belt Hwy, Saint Joseph, Missouri, 64503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.73888
Longitude: -94.80054

	1 mile	3 miles	5 miles
Population			
2000 Population	3,998	40,115	74,423
2010 Population	4,017	41,735	77,283
2020 Population	4,002	41,345	76,315
2025 Population	3,993	41,142	75,838
2000-2010 Annual Rate	0.05%	0.40%	0.38%
2010-2020 Annual Rate	-0.04%	-0.09%	-0.12%
2020-2025 Annual Rate	-0.05%	-0.10%	-0.13%
2020 Male Population	48.0%	51.1%	50.1%
2020 Female Population	52.0%	48.9%	49.9%
2020 Median Age	39.7	36.3	37.5

In the identified area, the current year population is 76,315. In 2010, the Census count in the area was 77,283. The rate of change since 2010 was -0.12% annually. The five-year projection for the population in the area is 75,838 representing a change of -0.13% annually from 2020 to 2025. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 39.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	90.3%	82.9%	83.7%
2020 Black Alone	2.5%	8.1%	6.6%
2020 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2020 Asian Alone	1.0%	1.4%	2.0%
2020 Pacific Islander Alone	0.4%	0.4%	0.5%
2020 Other Race	2.0%	2.9%	2.8%
2020 Two or More Races	3.2%	3.7%	3.7%
2020 Hispanic Origin (Any Race)	5.6%	8.2%	8.0%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	53	61	68
2000 Households	1,764	15,230	29,081
2010 Households	1,793	15,498	29,881
2020 Total Households	1,798	15,362	29,554
2025 Total Households	1,795	15,281	29,365
2000-2010 Annual Rate	0.16%	0.17%	0.27%
2010-2020 Annual Rate	0.03%	-0.09%	-0.11%
2020-2025 Annual Rate	-0.03%	-0.11%	-0.13%
2020 Average Household Size	2.22	2.46	2.44

The household count in this area has changed from 29,881 in 2010 to 29,554 in the current year, a change of -0.11% annually. The five-year projection of households is 29,365, a change of -0.13% annually from the current year total. Average household size is currently 2.44, compared to 2.44 in the year 2010. The number of families in the current year is 18,147 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

2901 S Belt Hwy, Saint Joseph, Missouri, 64503
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.8%	9.3%	10.3%
Median Household Income			
2020 Median Household Income	\$44,644	\$52,313	\$52,018
2025 Median Household Income	\$50,066	\$54,744	\$54,542
2020-2025 Annual Rate	2.32%	0.91%	0.95%
Average Household Income			
2020 Average Household Income	\$59,399	\$65,383	\$68,237
2025 Average Household Income	\$65,963	\$71,413	\$74,996
2020-2025 Annual Rate	2.12%	1.78%	1.91%
Per Capita Income			
2020 Per Capita Income	\$26,586	\$24,562	\$26,560
2025 Per Capita Income	\$29,535	\$26,802	\$29,174
2020-2025 Annual Rate	2.13%	1.76%	1.90%

Households by Income

Current median household income is \$52,018 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,542 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$68,237 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,996 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,560 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,174 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	194	246	222
2000 Total Housing Units	1,858	16,573	31,843
2000 Owner Occupied Housing Units	1,224	10,170	19,010
2000 Renter Occupied Housing Units	540	5,059	10,071
2000 Vacant Housing Units	94	1,344	2,762
2010 Total Housing Units	1,897	17,212	33,357
2010 Owner Occupied Housing Units	1,195	9,732	18,438
2010 Renter Occupied Housing Units	598	5,766	11,443
2010 Vacant Housing Units	104	1,714	3,476
2020 Total Housing Units	1,912	17,448	33,882
2020 Owner Occupied Housing Units	1,229	9,880	18,667
2020 Renter Occupied Housing Units	569	5,482	10,887
2020 Vacant Housing Units	114	2,086	4,328
2025 Total Housing Units	1,928	17,604	34,183
2025 Owner Occupied Housing Units	1,229	9,828	18,558
2025 Renter Occupied Housing Units	566	5,452	10,807
2025 Vacant Housing Units	133	2,323	4,818

Currently, 55.1% of the 33,882 housing units in the area are owner occupied; 32.1%, renter occupied; and 12.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 33,357 housing units in the area - 55.3% owner occupied, 34.3% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 0.70%. Median home value in the area is \$128,679, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.35% annually to \$151,705.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

COMMUNITY INTERNET SITES

St. Joseph Metro Chamber

www.saintjoseph.com

City of St. Joseph

www.ci.st-joseph.mo.us

St. Joseph Convention and Visitors Bureau

www.stjomo.com

Demographic Web Site:

www.nwmoinfo.org

Buchanan County

www.co.buchanan.mo.us

St. Joseph News Press

www.newspressnow.com

St. Joseph School District

www.sjsd.k12.mo.us

Missouri Western State University

www.missouriwestern.edu

Albrecht-Kemper

www.albrecht-kemper.org

Allied Arts Council

www.stjoearts.org

St. Joseph Museum

www.stjosephmuseum.org

Areaguide Saint Joseph

<http://saintjosephmo.areaguides.net>

Patee House Museum

www.ponyexpressjessejames.com



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