



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



FOR LEASE

6,300 Sq. Ft.
1104 Frederick Avenue
St. Joseph, Missouri

www.raysisson.net/1104frederick.pdf

Raymond A. Sisson, CCIM
Broker

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Description

- Close to downtown and across the street from City Hall, 1104 Frederick Avenue, St. Joseph, Missouri.
- Offers 6,300 Sq. Ft. on main level.
- Owner is utilizing the west end of the floor.
- Parking lot with space for up to 32 cars.
- Space has it's own entrance door and windows.
- Utilities:
 - Electrical: Evergy
 - Gas: Spire
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet FOR LEASE



1104 Frederick, St. Joseph, MO

Available: 6,300 Sq. Ft.

- Offers:**
- Parking lot with up to 34 parking spaces
 - Windows and separate entrance
 - Highly visible
 - Near City Hall

For Lease: \$4.25/SF plus expenses and pro-rata share of utilities

Visible and Accessible: Frederick Avenue

Directions: From I-29, exit at Frederick Avenue, west on Frederick Avenue to property on south side

Highest/Best Use: Retail, second hand or Antique store

Sewer: City of St. Joseph

Water: Missouri American Water

Electricity: Evergy

CoStar: 27232328

MLS#: 2413919

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PHOTOS





Executive Summary

1104 Frederick St, Independence, Missouri, 64050
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.09975
Longitude: -94.40105

	1 mile	3 miles	5 miles
Population			
2010 Population	8,251	62,955	125,936
2020 Population	8,387	64,614	131,633
2022 Population	8,297	64,173	131,767
2027 Population	8,162	63,570	131,000
2010-2020 Annual Rate	0.16%	0.26%	0.44%
2020-2022 Annual Rate	-0.48%	-0.30%	0.05%
2022-2027 Annual Rate	-0.33%	-0.19%	-0.12%
2022 Male Population	48.0%	48.3%	48.4%
2022 Female Population	52.0%	51.7%	51.6%
2022 Median Age	37.7	39.4	40.1

In the identified area, the current year population is 131,767. In 2020, the Census count in the area was 131,633. The rate of change since 2020 was 0.05% annually. The five-year projection for the population in the area is 131,000 representing a change of -0.12% annually from 2022 to 2027. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	71.1%	72.3%	70.0%
2022 Black Alone	8.5%	8.6%	10.2%
2022 American Indian/Alaska Native Alone	1.1%	0.8%	0.8%
2022 Asian Alone	0.8%	0.9%	1.2%
2022 Pacific Islander Alone	1.1%	0.8%	0.7%
2022 Other Race	5.8%	5.4%	6.0%
2022 Two or More Races	11.6%	11.2%	11.1%
2022 Hispanic Origin (Any Race)	12.2%	12.0%	13.0%

Persons of Hispanic origin represent 13.0% of the population in the identified area compared to 19.0% 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 60.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	36	49	56
2010 Households	3,366	26,208	52,392
2020 Households	3,516	27,013	54,531
2022 Households	3,485	26,938	54,473
2027 Households	3,430	26,754	54,249
2010-2020 Annual Rate	0.44%	0.30%	0.40%
2020-2022 Annual Rate	-0.39%	-0.12%	-0.05%
2022-2027 Annual Rate	-0.32%	-0.14%	-0.08%
2022 Average Household Size	2.32	2.34	2.39

The household count in this area has changed from 54,531 in 2020 to 54,473 in the current year, a change of -0.05% annually. The five-year projection of households is 54,249, a change of -0.08% annually from the current year total. Average household size is currently 2.39, compared to 2.39 in the year 2020. The number of families in the current year is 33,065 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

1104 Frederick St, Independence, Missouri, 64050
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.09975
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	17.5%	15.7%	16.3%
Median Household Income			
2022 Median Household Income	\$48,485	\$49,781	\$54,626
2027 Median Household Income	\$57,659	\$59,560	\$65,199
2022-2027 Annual Rate	3.53%	3.65%	3.60%
Average Household Income			
2022 Average Household Income	\$57,238	\$66,048	\$72,471
2027 Average Household Income	\$69,251	\$79,755	\$86,703
2022-2027 Annual Rate	3.88%	3.84%	3.65%
Per Capita Income			
2022 Per Capita Income	\$23,656	\$27,762	\$29,943
2027 Per Capita Income	\$28,631	\$33,594	\$35,875
2022-2027 Annual Rate	3.89%	3.89%	3.68%

Households by Income

Current median household income is \$54,626 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$65,199 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$72,471 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$86,703 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$29,943 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$35,875 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	129	142	137
2010 Total Housing Units	3,924	29,289	58,116
2010 Owner Occupied Housing Units	1,923	15,554	33,634
2010 Renter Occupied Housing Units	1,443	10,653	18,758
2010 Vacant Housing Units	558	3,081	5,724
2020 Total Housing Units	3,924	29,514	59,383
2020 Vacant Housing Units	408	2,501	4,852
2022 Total Housing Units	3,896	29,444	59,271
2022 Owner Occupied Housing Units	1,771	15,180	33,201
2022 Renter Occupied Housing Units	1,714	11,758	21,272
2022 Vacant Housing Units	411	2,506	4,798
2027 Total Housing Units	3,896	29,572	59,594
2027 Owner Occupied Housing Units	1,780	15,437	33,776
2027 Renter Occupied Housing Units	1,650	11,317	20,473
2027 Vacant Housing Units	466	2,818	5,345

Currently, 56.0% of the 59,271 housing units in the area are owner occupied; 35.9%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 59,383 housing units in the area and 8.2% vacant housing units. The annual rate of change in housing units since 2020 is -0.08%. Median home value in the area is \$168,548, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.94% annually to \$214,471.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 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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