



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
COMMERCIAL SERVICES



## ***OFFICE SPACE***

**1,300 Sq. Ft. Available**  
**1202 Village Dr. - Suite A**  
**St. Joseph, Missouri**

[www.stjoseph.net/cb/1202villagelease.pdf](http://www.stjoseph.net/cb/1202villagelease.pdf)

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# Description

- Office space available at 1202 Village Dr., St. Joseph, Missouri.
- Building: 4,700 Sq. Ft.
- Lot: 20,473 Sq. Ft.
- 1,300 Sq. Ft. available.
- This office space is now available and has 3 professional offices, 1 conference room and 1 training room.
- Paved parking lot for 32 cars.
- Lease 1,300 Sq. Ft. - \$13/SF, taxes \$1.85/SF, insurance \$0.44/SF and CAM \$1.75/SF. (\$1,835/mo)
- Dr. Hoerath, DDS and Advance Services are adjacent tenants.
- Access to basement for storage and for use to all tenants.
- Zoned: C-3
- Utilities:
  - Water: City of St. Joseph
  - Gas: Spire
  - Electric: Evergy
  - Sewer: City of St. Joseph
  - Fiber: Available

# Property Feature Sheet

## Office Space For Lease



### 1202 Village Dr. Suite A, St. Joseph, Missouri

**Building:** 4,700 Sq. Ft.  
**Suite Available:** 1,300 Sq. Ft.

**Lease:** \$13/SF, taxes \$1.85/SF, insurance  
\$0.44/SF and CAM \$1.75/SF  
Total: \$1,835/mo

**Possession:** Immediate

**Area Includes:** East Hills Regional Mall, East Ridge  
Village, McAlister's Deli, &  
Firestone

**Free Standing Building:** Yes

**Building Type:** Office

**Parking:** Adjacent - Paved - 32/cars

**Left turn allowed:** Yes, stop light at Village Drive and  
Frederick Avenue

**Water:** Missouri American Water Co.

**Gas:** Spire Available

**Electricity:** Evergy

**Sewer:** City of St. Joseph

**Nearest Interstate 29 and  
Highway:** North Belt Hwy - 5 Lanes

**Zoning:** C3-Commercial

**Access:** Just off Village Drive & Frederick Avenue

**CoStar #:** 27072523

**MLS #:** 2411603

**Web Site:** [www.stjoseph.net/cb/e1202villagelease.pdf](http://www.stjoseph.net/cb/e1202villagelease.pdf)

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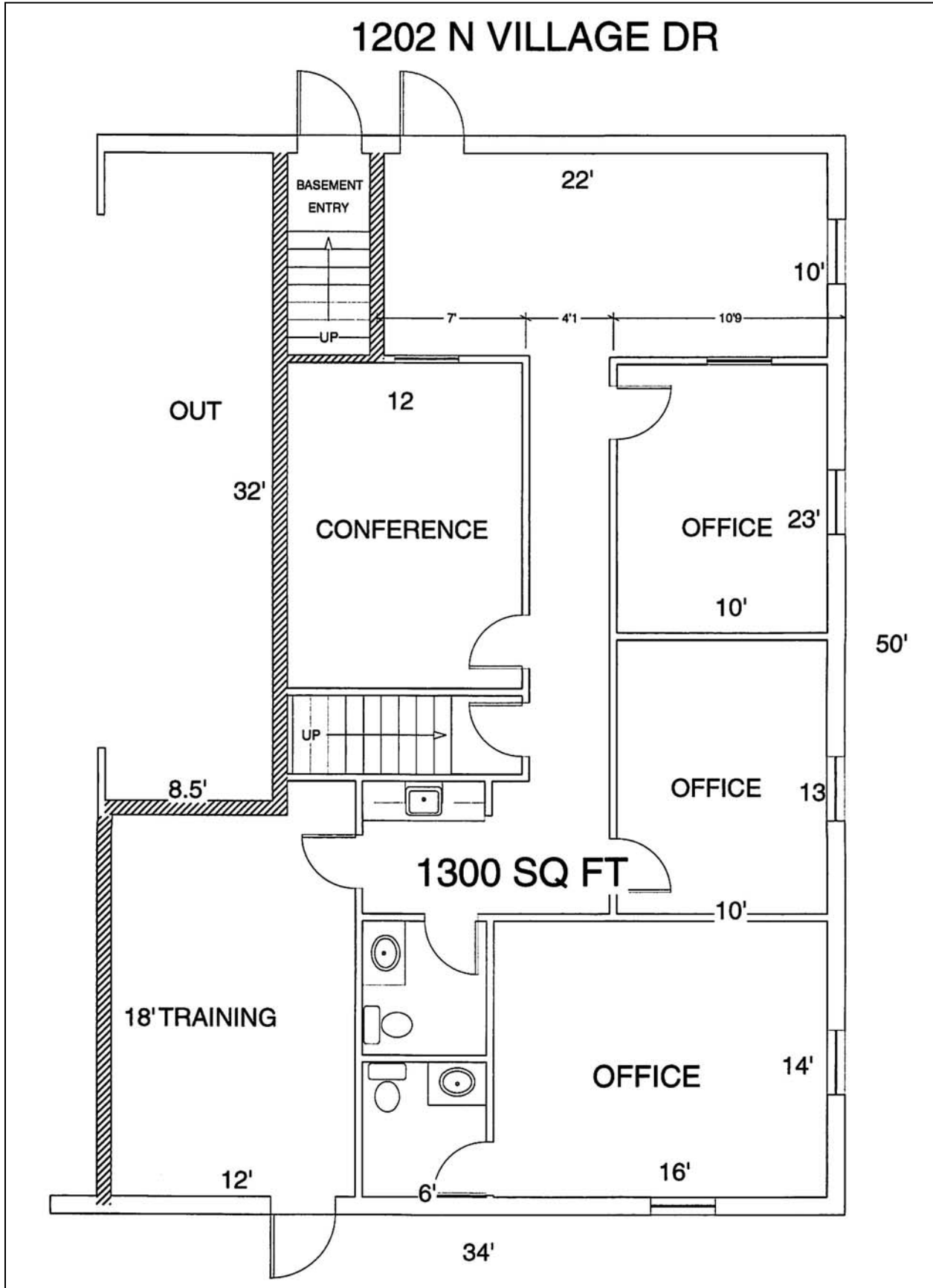


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

# Photos



# Floor Plan



# Drive Time Map



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

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# Executive Summary

1202 Village Dr, Saint Joseph, Missouri, 64506  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.77775  
Longitude: -94.80064

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,405	58,223	76,879
2020 Population	6,813	55,389	73,368
2022 Population	6,714	54,997	72,835
2027 Population	6,647	54,172	71,778
2010-2020 Annual Rate	-0.83%	-0.50%	-0.47%
2020-2022 Annual Rate	-0.65%	-0.32%	-0.32%
2022-2027 Annual Rate	-0.20%	-0.30%	-0.29%
2022 Male Population	55.2%	49.5%	49.6%
2022 Female Population	44.8%	50.5%	50.4%
2022 Median Age	41.0	37.5	38.0

In the identified area, the current year population is 72,835. In 2020, the Census count in the area was 73,368. The rate of change since 2020 was -0.32% annually. The five-year projection for the population in the area is 71,778 representing a change of -0.29% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	76.8%	79.7%	81.2%
2022 Black Alone	11.5%	6.8%	5.9%
2022 American Indian/Alaska Native Alone	0.3%	0.5%	0.6%
2022 Asian Alone	2.6%	1.8%	1.5%
2022 Pacific Islander Alone	2.2%	0.6%	0.5%
2022 Other Race	1.0%	2.3%	2.3%
2022 Two or More Races	5.5%	8.2%	8.0%
2022 Hispanic Origin (Any Race)	4.6%	6.8%	6.6%

Persons of Hispanic origin represent 6.6% 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 41.3 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	62	60	61
2010 Households	2,546	22,635	29,742
2020 Households	2,477	22,226	29,282
2022 Households	2,463	22,086	29,131
2027 Households	2,431	21,813	28,791
2010-2020 Annual Rate	-0.27%	-0.18%	-0.16%
2020-2022 Annual Rate	-0.25%	-0.28%	-0.23%
2022-2027 Annual Rate	-0.26%	-0.25%	-0.23%
2022 Average Household Size	2.04	2.32	2.37

The household count in this area has changed from 29,282 in 2020 to 29,131 in the current year, a change of -0.23% annually. The five-year projection of households is 28,791, a change of -0.23% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2020. The number of families in the current year is 17,900 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.





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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	23.2%	15.4%	15.1%
<b>Median Household Income</b>			
2022 Median Household Income	\$40,286	\$50,186	\$51,475
2027 Median Household Income	\$50,246	\$58,006	\$59,689
2022-2027 Annual Rate	4.52%	2.94%	3.01%
<b>Average Household Income</b>			
2022 Average Household Income	\$67,459	\$71,133	\$72,080
2027 Average Household Income	\$79,639	\$83,655	\$84,745
2022-2027 Annual Rate	3.38%	3.30%	3.29%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$25,702	\$28,805	\$29,121
2027 Per Capita Income	\$29,937	\$33,864	\$34,271
2022-2027 Annual Rate	3.10%	3.29%	3.31%

### Households by Income

Current median household income is \$51,475 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$59,689 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$72,080 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$84,745 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$29,121 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$34,271 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	103	155	158
2010 Total Housing Units	2,624	25,184	33,023
2010 Owner Occupied Housing Units	1,250	13,427	18,450
2010 Renter Occupied Housing Units	1,296	9,208	11,291
2010 Vacant Housing Units	78	2,549	3,281
2020 Total Housing Units	2,627	25,221	33,050
2020 Vacant Housing Units	150	2,995	3,768
2022 Total Housing Units	2,629	25,228	33,098
2022 Owner Occupied Housing Units	1,144	12,645	17,461
2022 Renter Occupied Housing Units	1,319	9,441	11,670
2022 Vacant Housing Units	166	3,142	3,967
2027 Total Housing Units	2,606	25,023	32,866
2027 Owner Occupied Housing Units	1,161	12,719	17,551
2027 Renter Occupied Housing Units	1,270	9,093	11,240
2027 Vacant Housing Units	175	3,210	4,075

Currently, 52.8% of the 33,098 housing units in the area are owner occupied; 35.3%, renter occupied; and 12.0% 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 33,050 housing units in the area and 11.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.06%. Median home value in the area is \$147,563, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.88% annually to \$178,471.

**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](http://www.saintjoseph.com)

City of St. Joseph  
[www.ci.st-joseph.mo.us](http://www.ci.st-joseph.mo.us)

St. Joseph Convention and Visitors Bureau  
[www.stjomo.com](http://www.stjomo.com)

Demographic Web Site:  
[www.nwmoinfo.org](http://www.nwmoinfo.org)

Buchanan County  
[www.co.buchanan.mo.us](http://www.co.buchanan.mo.us)

St. Joseph News Press  
[www.newspressnow.com](http://www.newspressnow.com)

St. Joseph School District  
[www.sjsd.k12.mo.us](http://www.sjsd.k12.mo.us)

Missouri Western State University  
[www.missouriwestern.edu](http://www.missouriwestern.edu)

Allied Arts Council  
[www.stjoearts.org](http://www.stjoearts.org)

St. Joseph Museum  
[www.stjosephmuseum.org](http://www.stjosephmuseum.org)

Areaguide Saint Joseph  
<http://saintjosephmo.areaguides.net>

Patee House Museum  
[www.ponyexpressjessejames.com](http://www.ponyexpressjessejames.com)



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