



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



## ***OFFICE SPACE***

**4,700 Sq. Ft. Building**  
**1,445 Sq. Ft Sub Lease Available**  
**1202 Village Dr.**  
**St. Joseph, Missouri**

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

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[www.stjoseph.net/cb/1202villagedr.pdf](http://www.stjoseph.net/cb/1202villagedr.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.
- Three Office Suites and one is currently available to sublease offering 1,445 Sq. Ft.
- Build out was completed in 2015, very nice office space with 18 months remaining on lease. Tenant will sublease for his cost. Possession is negotiable, but could be immediate.
- Paved parking lot for 32 cars.
- Lease 1,445 Sq. Ft. - \$17.30/SF includes CAM, Insurance, and Taxes.
- Space available can be subdivided
- Utilities:
  - Water: City of St. Joseph
  - Gas: Missouri Gas Energy
  - Electric: KCP&L
  - Sewer: City of St. Joseph

# Property Feature Sheet

## Office Space For Lease



### **1202 Village Dr., St. Joseph, Missouri**

**Building:** 4,700 Sq. Ft.  
**Suite Available:** 1,445 Sq. Ft.

**Sub Lease:** \$17.30/SF includes taxes, insurance and CAM

**Possession:** Negotiable, but could be immediate

**Area Includes:** East Hills Regional Mall

**Free Standing Building:** Yes

**Building Type:** Office

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

**Left turn allowed:** Yes

**Water:** Missouri American Water Co.

**Gas:** No - Missouri Gas Engery Available

**Electricity:** KCP&L

**Sewer:** City of St. Joseph

**Nearest Highway:** North Belt Hwy - 5 Lanes

**Zoning:** C3-Commercial

**Access:** Just off N. Belt Hwy on Village Dr.

**CoStar #:** 14243370

**MLS #:** 2136754

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

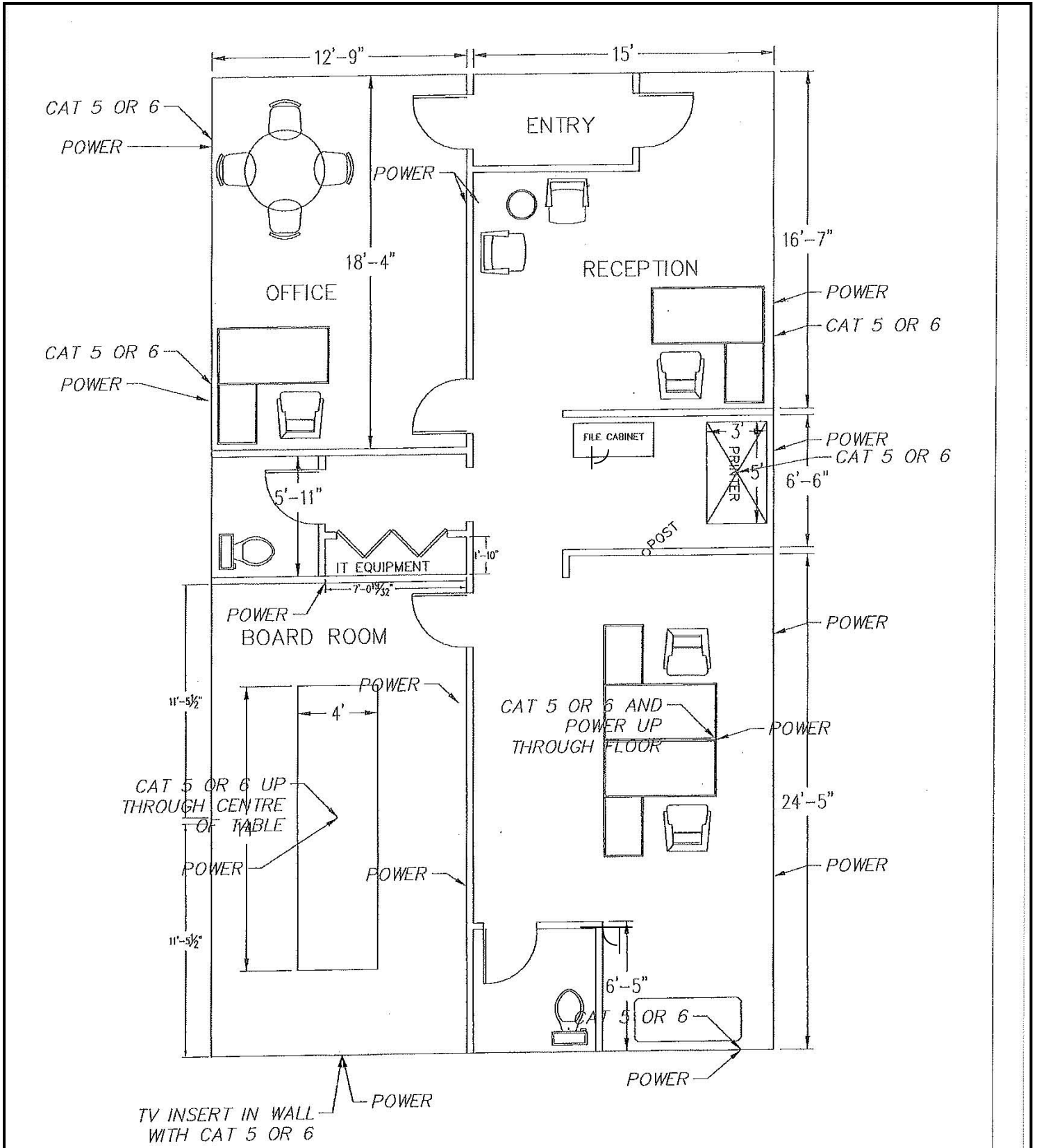
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

# Floor Plan



# Drive Time Map



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

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# Executive Summary

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

Prepared by Esri  
 Latitude: 39.77707  
 Longitude: -94.80001

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,909	55,141	73,905
2010 Population	7,378	57,578	76,886
2015 Population	7,378	57,429	77,002
2020 Population	7,400	57,703	77,578
2000-2010 Annual Rate	0.66%	0.43%	0.40%
2010-2015 Annual Rate	0.00%	-0.05%	0.03%
2015-2020 Annual Rate	0.06%	0.10%	0.15%
2015 Male Population	59.1%	50.0%	49.9%
2015 Female Population	40.9%	50.0%	50.1%
2015 Median Age	38.7	36.1	36.7

In the identified area, the current year population is 77,002. In 2010, the Census count in the area was 76,886. The rate of change since 2010 was 0.03% annually. The five-year projection for the population in the area is 77,578 representing a change of 0.15% annually from 2015 to 2020. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 38.7, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	80.7%	84.4%	86.0%
2015 Black Alone	14.4%	8.0%	7.0%
2015 American Indian/Alaska Native Alone	0.3%	0.5%	0.5%
2015 Asian Alone	1.4%	1.5%	1.3%
2015 Pacific Islander Alone	0.0%	0.4%	0.3%
2015 Other Race	1.1%	2.3%	2.1%
2015 Two or More Races	2.0%	2.9%	2.9%
2015 Hispanic Origin (Any Race)	3.8%	6.5%	6.4%

Persons of Hispanic origin represent 6.4% of the population in the identified area compared to 17.6% 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 34.6 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	2,310	21,713	28,825
2010 Households	2,509	22,359	29,727
2015 Total Households	2,523	22,275	29,734
2020 Total Households	2,533	22,355	29,929
2000-2010 Annual Rate	0.83%	0.29%	0.31%
2010-2015 Annual Rate	0.11%	-0.07%	0.00%
2015-2020 Annual Rate	0.08%	0.07%	0.13%
2015 Average Household Size	2.01	2.39	2.44

The household count in this area has changed from 29,727 in 2010 to 29,734 in the current year, a change of 0.00% annually. The five-year projection of households is 29,929, 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 18,645 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2015 Median Household Income	\$39,536	\$42,444	\$43,465
2020 Median Household Income	\$45,483	\$50,157	\$50,838
2015-2020 Annual Rate	2.84%	3.40%	3.18%
<b>Average Household Income</b>			
2015 Average Household Income	\$56,331	\$56,368	\$57,129
2020 Average Household Income	\$64,771	\$64,452	\$65,446
2015-2020 Annual Rate	2.83%	2.72%	2.76%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$22,052	\$22,538	\$22,662
2020 Per Capita Income	\$24,899	\$25,641	\$25,859
2015-2020 Annual Rate	2.46%	2.61%	2.67%

Current median household income is \$43,465 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$50,838 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$57,129 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$65,446 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$22,662 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$25,859 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,392	23,787	31,454
2000 Owner Occupied Housing Units	1,247	13,509	18,868
2000 Renter Occupied Housing Units	1,063	8,205	9,957
2000 Vacant Housing Units	82	2,073	2,629
2010 Total Housing Units	2,589	24,929	33,057
2010 Owner Occupied Housing Units	1,196	13,284	18,471
2010 Renter Occupied Housing Units	1,313	9,075	11,256
2010 Vacant Housing Units	80	2,570	3,330
2015 Total Housing Units	2,620	25,193	33,439
2015 Owner Occupied Housing Units	1,189	13,077	18,278
2015 Renter Occupied Housing Units	1,334	9,198	11,456
2015 Vacant Housing Units	97	2,918	3,705
2020 Total Housing Units	2,631	25,302	33,658
2020 Owner Occupied Housing Units	1,196	13,134	18,424
2020 Renter Occupied Housing Units	1,337	9,222	11,505
2020 Vacant Housing Units	98	2,947	3,729

Currently, 54.7% of the 33,439 housing units in the area are owner occupied; 34.3%, renter occupied; and 11.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 33,057 housing units in the area - 55.9% owner occupied, 34.1% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.51%. Median home value in the area is \$135,495, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.33% annually to \$175,638.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 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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