



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



## ***Medical / Office Space Available***

**For Lease**  
**1314 N. 36th, Lower Level**  
**St. Joseph, Missouri**

*[www.raysisson.net/1314n36lowerlevel.pdf](http://www.raysisson.net/1314n36lowerlevel.pdf)*

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# Description

- Medical/office space now available at 1314 N. 36th, St. Joseph, Missouri on the walk out lower level.
- Freestanding brick office building offers 4,665 Sq. Ft for lease and can be divided.
- Space is vacant and available for immediate occupancy.
- Offers lots of windows and is an ideal location for medical or non-competing dental offices. Former medical space.
- Will lease “as is”, \$9.00/SF with expenses estimated at approximately \$2.50/SF. Landlord may amortize tenant improvements over lease term.
- Parking: Paved Lot with 31 parking spaces.
- Pediatric dentist is on the main level.
- Zoned C-1.
- Utilities:
  - Electrical: Evergy
  - Gas: Missouri Gas Energy
  - Water: Missouri American Water
  - Sewer: City of St. Joseph

# Property Feature Sheet



## 1314 N 36th, St. Joseph, MO Medical / Office Space Available

**Square Foot Available:** 4,665 Sq. Ft.

**Lot:** 1.3 Acre - 170' x 275'

**Parking:** Adjacent - Paved

**Signal Light/Stop Sign:** No

**Nearest Highway:** Belt Hwy - One Block East

**Left turn allowed:** Yes

**Water:** Missouri American Water Co.

**Gas:** Missouri Gas Energy

**Electricity:** Evergy

**Sewer:** City of St. Joseph

**Located on Main Traffic Artery:** N. Belt Hwy

**Other Tenant:** Pediatric Dental Office

**Zoning:** C1—Neighborhood

**Access:** N. 36th Street

**Lease:** \$9.00/SF plus expenses

**Expenses:** \$2.50/SF approximately (\$1.25/SF taxes, \$0.35/SF insurance, & \$0.90/SF CAM)

**Available:** Immediately

**Costar #:** 20419261

**MLS #:** 2232729

### Demographics

**by County:** Total MSA: 237,961

**Web Site:** [www.raysisson.net/1314n36lowerlevel.pdf](http://www.raysisson.net/1314n36lowerlevel.pdf)

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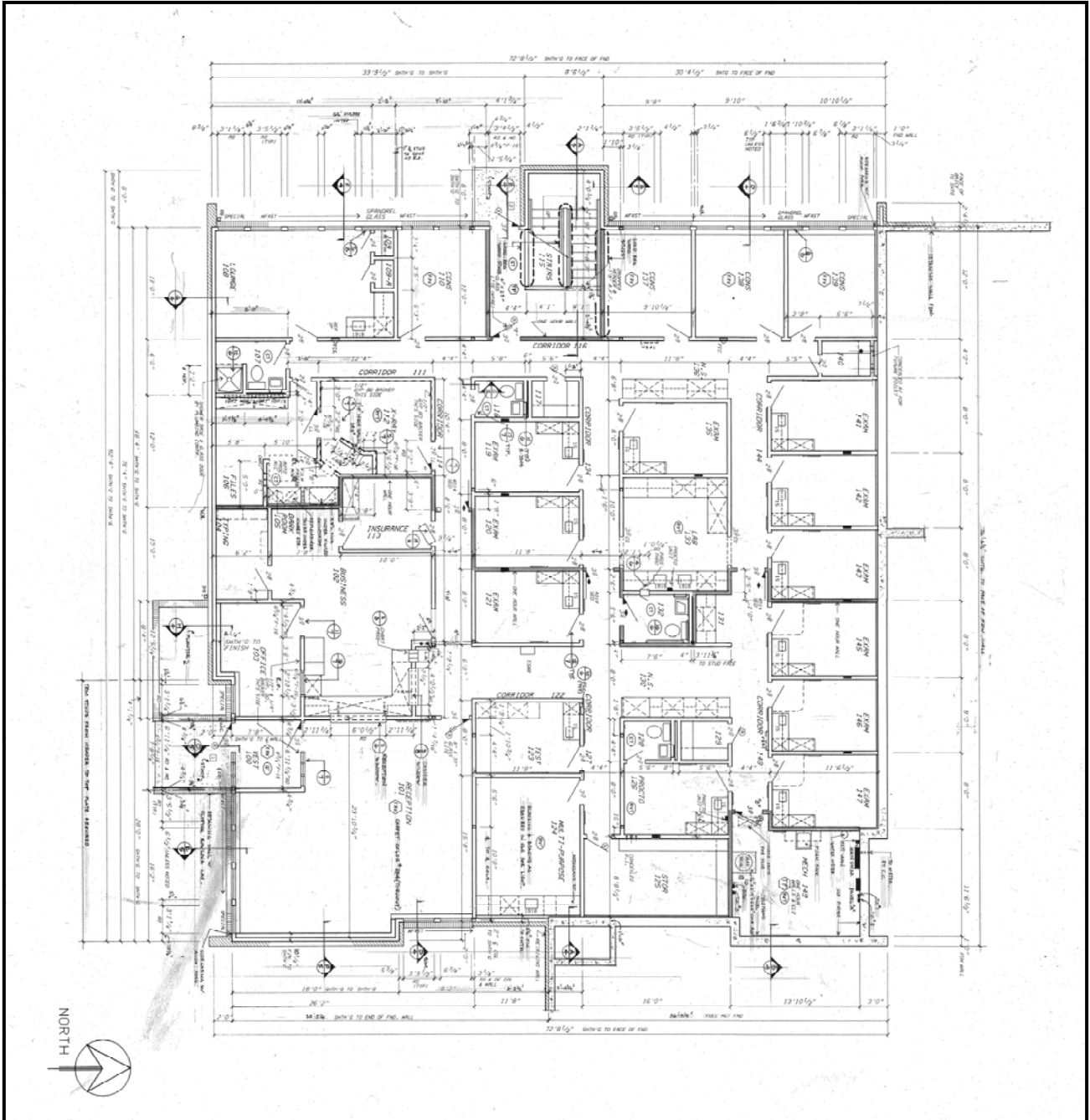
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

# Floor Plan





# Photos



# Drive Time Map



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

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# Executive Summary

1314 N 36th St, Saint Joseph, Missouri, 64506  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.77979  
Longitude: -94.80669

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,363	58,329	73,900
2010 Population	7,973	60,581	76,821
2020 Population	7,938	59,784	76,247
2025 Population	7,922	59,408	75,918
2000-2010 Annual Rate	0.80%	0.38%	0.39%
2010-2020 Annual Rate	-0.04%	-0.13%	-0.07%
2020-2025 Annual Rate	-0.04%	-0.13%	-0.09%
2020 Male Population	59.3%	50.0%	49.9%
2020 Female Population	40.7%	50.0%	50.1%
2020 Median Age	38.1	37.0	37.5

In the identified area, the current year population is 76,247. In 2010, the Census count in the area was 76,821. The rate of change since 2010 was -0.07% annually. The five-year projection for the population in the area is 75,918 representing a change of -0.09% annually from 2020 to 2025. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.5.

<b>Race and Ethnicity</b>			
2020 White Alone	78.8%	82.5%	84.0%
2020 Black Alone	13.7%	7.6%	6.7%
2020 American Indian/Alaska Native Alone	0.4%	0.6%	0.6%
2020 Asian Alone	2.3%	2.2%	1.9%
2020 Pacific Islander Alone	0.1%	0.6%	0.5%
2020 Other Race	1.7%	2.7%	2.5%
2020 Two or More Races	3.0%	3.7%	3.6%
2020 Hispanic Origin (Any Race)	5.0%	7.8%	7.6%

Persons of Hispanic origin represent 7.6% 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 39.0 in the identified area, compared to 65.1 for the U.S. as a whole.

<b>Households</b>			
2020 Wealth Index	80	70	70
2000 Households	2,568	22,924	28,823
2010 Households	2,763	23,468	29,700
2020 Total Households	2,765	23,177	29,552
2025 Total Households	2,753	23,021	29,429
2000-2010 Annual Rate	0.73%	0.23%	0.30%
2010-2020 Annual Rate	0.01%	-0.12%	-0.05%
2020-2025 Annual Rate	-0.09%	-0.13%	-0.08%
2020 Average Household Size	2.05	2.40	2.43

The household count in this area has changed from 29,700 in 2010 to 29,552 in the current year, a change of -0.05% annually. The five-year projection of households is 29,429, a change of -0.08% annually from the current year total. Average household size is currently 2.43, compared to 2.44 in the year 2010. The number of families in the current year is 18,342 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

1314 N 36th St, Saint Joseph, Missouri, 64506  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	14.0%	10.9%	10.8%
<b>Median Household Income</b>			
2020 Median Household Income	\$53,007	\$52,255	\$53,148
2025 Median Household Income	\$53,903	\$54,505	\$55,675
2020-2025 Annual Rate	0.34%	0.85%	0.93%
<b>Average Household Income</b>			
2020 Average Household Income	\$71,943	\$69,009	\$69,512
2025 Average Household Income	\$77,622	\$75,475	\$76,247
2020-2025 Annual Rate	1.53%	1.81%	1.87%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$24,430	\$26,870	\$27,090
2025 Per Capita Income	\$26,232	\$29,357	\$29,707
2020-2025 Annual Rate	1.43%	1.79%	1.86%

### Households by Income

Current median household income is \$53,148 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$55,675 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$69,512 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$76,247 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,090 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,707 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	165	211	213
2000 Total Housing Units	2,714	25,106	31,463
2000 Owner Occupied Housing Units	1,437	14,326	18,849
2000 Renter Occupied Housing Units	1,132	8,598	9,974
2000 Vacant Housing Units	145	2,182	2,640
2010 Total Housing Units	2,930	26,197	33,039
2010 Owner Occupied Housing Units	1,370	13,949	18,428
2010 Renter Occupied Housing Units	1,393	9,519	11,272
2010 Vacant Housing Units	167	2,729	3,339
2020 Total Housing Units	2,987	26,589	33,655
2020 Owner Occupied Housing Units	1,431	14,106	18,759
2020 Renter Occupied Housing Units	1,334	9,072	10,793
2020 Vacant Housing Units	222	3,412	4,103
2025 Total Housing Units	3,012	26,822	33,987
2025 Owner Occupied Housing Units	1,440	14,006	18,708
2025 Renter Occupied Housing Units	1,313	9,015	10,721
2025 Vacant Housing Units	259	3,801	4,558

Currently, 55.7% of the 33,655 housing units in the area are owner occupied; 32.1%, renter occupied; and 12.2% 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 33,039 housing units in the area - 55.8% owner occupied, 34.1% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.82%. Median home value in the area is \$136,813, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.19% annually to \$160,045.

**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](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)

Albrecht-Kemper

[www.albrecht-kemper.org](http://www.albrecht-kemper.org)

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)

