



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



FOR SALE OR LEASE Fenced Lot Industrial with Office

1510 Penn, St. Joseph, Missouri

www.raysisson.net/1510penn.pdf

Raymond A. Sisson, CCIM
Berkshire Hathaway Home Services,
Stein & Summers Real Estate
1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 233-8780 Cell (816) 390-7478
E-mail: ray@raysisson.net
Web Site: www.raysisson.net



Index

www.raysisson.net/1510penn.pdf

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



Description

- Industrial property has 7,700 SF covered parking, which can be enclosed with existing footings, and offers 2,970 SF office located at 1510 Penn, St. Joseph, Missouri. Adjacent south lot is fenced.
- New roof on the covered parking building.
- Secure locks on gates and doors.
- Zoned M-2 Heavy Industrial.
- Mitchell is a main through street. Penn is one block north.
- 2,970 Sq. Ft. (135'x22') office building with adjacent covered secure parking (7,700 Sq. Ft.).
- Lot is 0.53 acres.
- Office building has five offices and two restrooms.
- Formerly owned by AT&T.
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy (SPIRE)
 - Water: Missouri American Water
 - Sewer: City Sewer

Property Feature Sheet



Office Building: 2,970 SF (135'x22')
Industrial Building: 7,700 SF

- Offers:**
- Adjacent covered secure parking 7,700 SF with new roof and fenced lot (10,735 SF)
 - 0.53 Acres
 - 5 Offices
 - 2 Restrooms

Zoning: M-2 Heavy Industrial

Visible/Accessible: Penn Street and Mitchell

Former Use: AT&T

For Sale: \$265,000.00

For Lease: \$2,250/Mo

Flood Zone: Yes—Floodway

Parking Lot: Covered with secure locks on gates and doors

Taxes: Pending

Water: Missouri American

Gas: Missouri Gas Energy (SPIRE)

Electricity: Evergy

Sewer: City Sewer

CoStar#: 21666129

MLS#: 2254919

Web Site: www.raysisson.net/1510penn.pdf

Raymond A. Sisson, CCIM

Berkshire Hathaway Home Services,
Stein & Summers Real Estate

1007 E St. Maartens, St. Joseph, Missouri 64506

Business (816) 233-8780 Cell (816) 390-7478

E-mail: ray@raysisson.net

Web Site: www.raysisson.net

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.

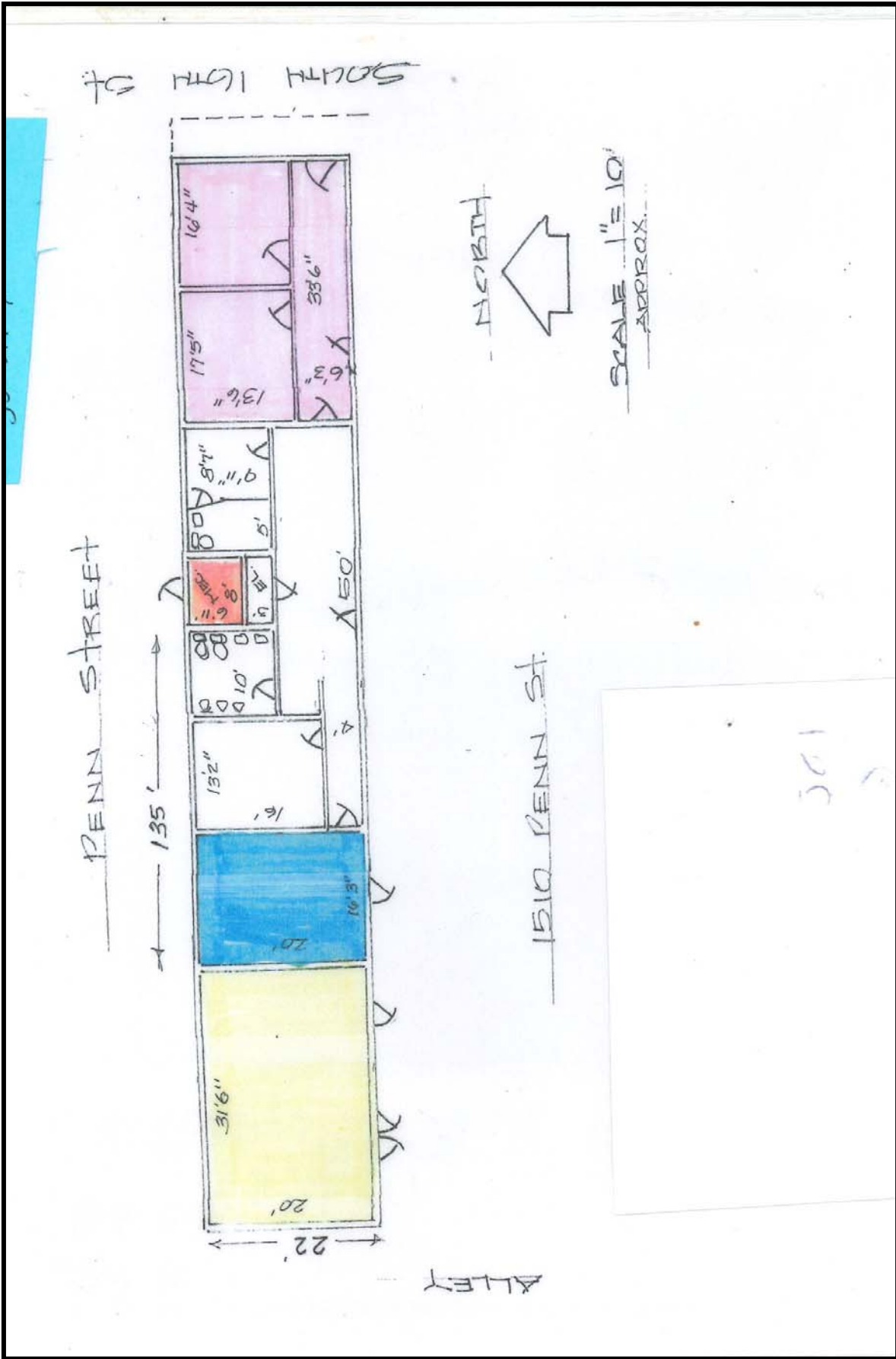


BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES

PHOTOS



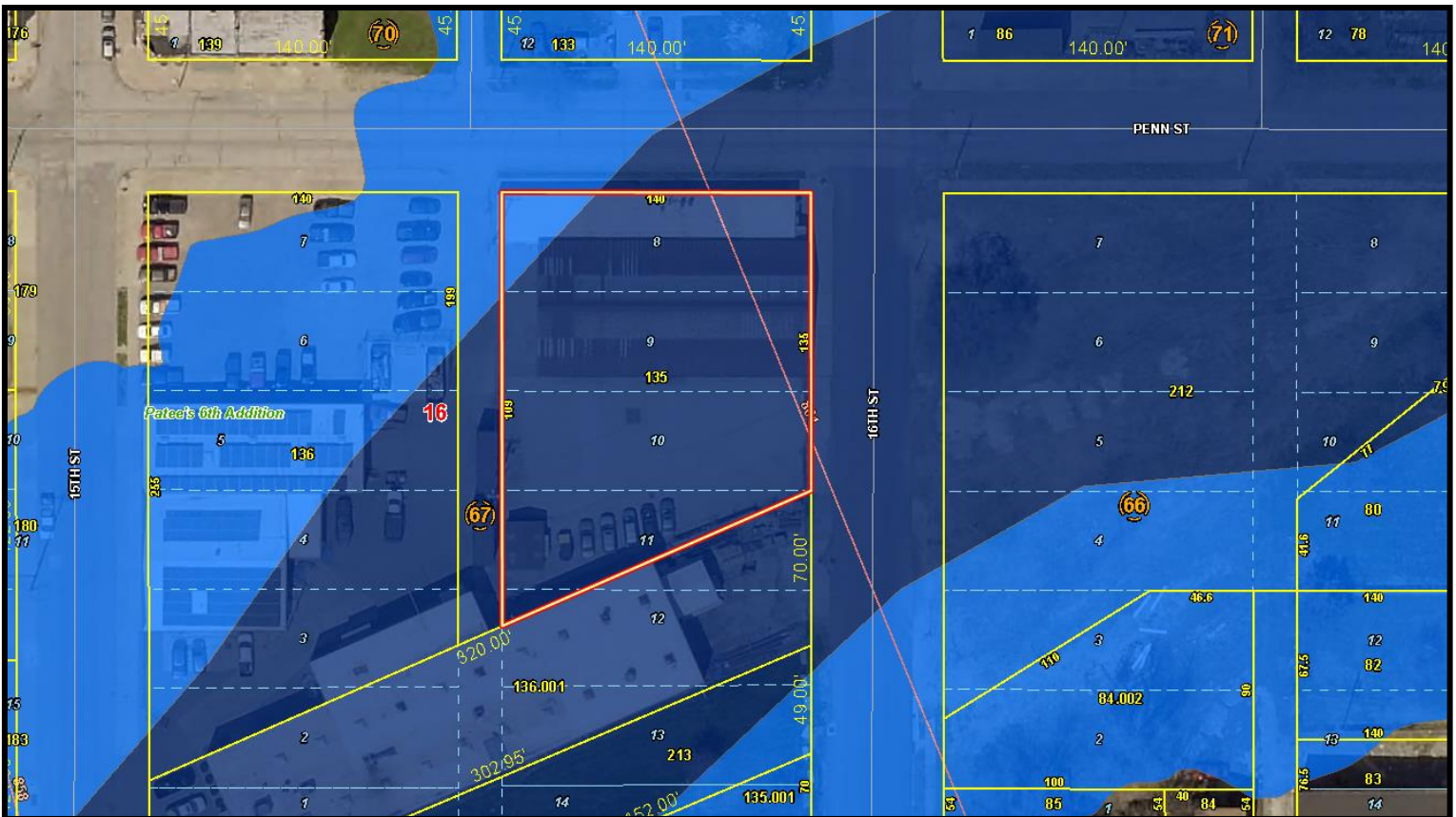
Floor Plan



SITE PLAN



FLOOD PLAN





Executive Summary

1510 Penn St, Saint Joseph, Missouri, 64503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75604
Longitude: -94.84126

	1 mile	3 miles	5 miles
Population			
2000 Population	12,736	51,524	80,078
2010 Population	13,326	52,145	82,710
2020 Population	13,302	51,104	81,689
2025 Population	13,235	50,679	81,207
2000-2010 Annual Rate	0.45%	0.12%	0.32%
2010-2020 Annual Rate	-0.02%	-0.20%	-0.12%
2020-2025 Annual Rate	-0.10%	-0.17%	-0.12%
2020 Male Population	49.9%	51.0%	50.0%
2020 Female Population	50.1%	49.0%	50.0%
2020 Median Age	33.9	36.0	37.6

In the identified area, the current year population is 81,689. In 2010, the Census count in the area was 82,710. The rate of change since 2010 was -0.12% annually. The five-year projection for the population in the area is 81,207 representing a change of -0.12% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	75.9%	82.0%	84.3%
2020 Black Alone	10.6%	8.0%	6.4%
2020 American Indian/Alaska Native Alone	0.8%	0.7%	0.6%
2020 Asian Alone	1.4%	1.2%	1.9%
2020 Pacific Islander Alone	0.9%	0.7%	0.5%
2020 Other Race	5.5%	3.3%	2.6%
2020 Two or More Races	5.0%	4.1%	3.7%
2020 Hispanic Origin (Any Race)	13.1%	9.0%	7.8%

Persons of Hispanic origin represent 7.8% 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 38.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	39	51	67
2000 Households	5,091	20,376	31,334
2010 Households	5,093	20,070	32,048
2020 Total Households	5,064	19,649	31,715
2025 Total Households	5,038	19,479	31,530
2000-2010 Annual Rate	0.00%	-0.15%	0.23%
2010-2020 Annual Rate	-0.06%	-0.21%	-0.10%
2020-2025 Annual Rate	-0.10%	-0.17%	-0.12%
2020 Average Household Size	2.57	2.43	2.44

The household count in this area has changed from 32,048 in 2010 to 31,715 in the current year, a change of -0.10% annually. The five-year projection of households is 31,530, a change of -0.12% 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 19,637 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

1510 Penn St, Saint Joseph, Missouri, 64503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75604
Longitude: -94.84126

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	9.1%	9.3%	10.3%
Median Household Income			
2020 Median Household Income	\$37,665	\$45,563	\$52,105
2025 Median Household Income	\$39,896	\$49,073	\$54,606
2020-2025 Annual Rate	1.16%	1.50%	0.94%
Average Household Income			
2020 Average Household Income	\$50,603	\$59,255	\$67,917
2025 Average Household Income	\$55,145	\$64,597	\$74,530
2020-2025 Annual Rate	1.73%	1.74%	1.88%
Per Capita Income			
2020 Per Capita Income	\$19,328	\$22,660	\$26,505
2025 Per Capita Income	\$21,050	\$24,680	\$29,078
2020-2025 Annual Rate	1.72%	1.72%	1.87%

Households by Income

Current median household income is \$52,105 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,606 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$67,917 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,530 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,505 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,078 in five years, compared to \$37,691 for all U.S. households

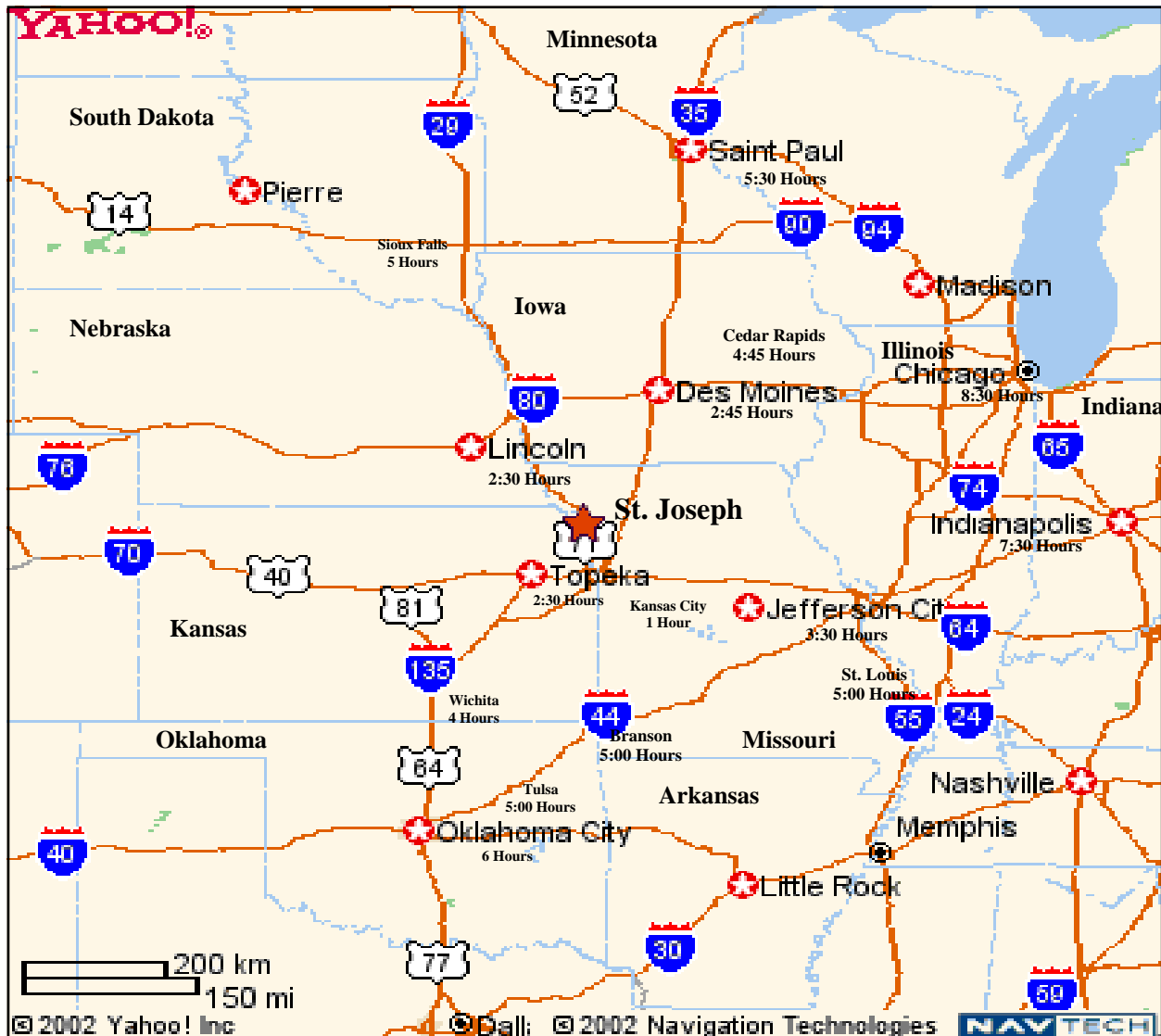
Housing			
2020 Housing Affordability Index	254	245	222
2000 Total Housing Units	5,940	22,574	34,236
2000 Owner Occupied Housing Units	2,840	12,789	20,682
2000 Renter Occupied Housing Units	2,251	7,586	10,653
2000 Vacant Housing Units	849	2,199	2,901
2010 Total Housing Units	6,083	22,764	35,721
2010 Owner Occupied Housing Units	2,462	11,644	19,998
2010 Renter Occupied Housing Units	2,631	8,426	12,050
2010 Vacant Housing Units	990	2,694	3,673
2020 Total Housing Units	6,230	23,062	36,307
2020 Owner Occupied Housing Units	2,491	11,663	20,235
2020 Renter Occupied Housing Units	2,573	7,986	11,480
2020 Vacant Housing Units	1,166	3,413	4,592
2025 Total Housing Units	6,301	23,266	36,642
2025 Owner Occupied Housing Units	2,467	11,565	20,131
2025 Renter Occupied Housing Units	2,572	7,914	11,398
2025 Vacant Housing Units	1,263	3,787	5,112

Currently, 55.7% of the 36,307 housing units in the area are owner occupied; 31.6%, renter occupied; and 12.6% 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 35,721 housing units in the area - 56.0% owner occupied, 33.7% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 0.73%. Median home value in the area is \$128,992, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.24% annually to \$151,301.

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.

Drive Time Map



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

Raymond A. Sisson, CCIM
Berkshire Hathaway Home Services, Stein & Summers Real Estate
1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 233-8780 Fax (816) 233-8204
E-mail: raysisson@stjoseph.net
Web Site: www.raysisson.net



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES

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

