



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Office Space Available

1,109 Sq. Ft.

2243 N. Belt Hwy

St. Joseph, Missouri

www.raysisson.net/2243nbelt.pdf

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www.raysisson.net/2243nbelt.pdf

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Description

- Woodlawn Shopping Center offers 1,109 Sq. Ft. of Retail or Office Space.
- Very desirable location in the Woodlawn Shopping Center at the intersection of the Belt Hwy and Beck Road, St. Joseph, Missouri. Across Beck Road from Price Chopper.
- Open space ready for new retail or office.
- The surrounding area includes Price Chopper, Albright Buick Dealership, Belt Plaza, Anderson Ford Dealership, and many others.
- Woodlawn Shopping Center includes: Baskin Robbins, Sun Loan, Pizza Shoppe, Dr. Rosenak's Optical Options, The Mark-It, State Farm Insurance, Edward Jones, ResCare Workforce Services, Quality Hearing, Dominos Pizza, Speedy's Convenience Store, Missouri Farm Bureau Insurance, and Niche of Time Jewelers.
- Access available from N. Belt Hwy and Beck Road.
- City Traffic Count: 16,280 AADT on the Belt Hwy.
- Zoned C-3.
- Utilities:
 - Electrical: Evergy
 - Gas: Spire
 - Water: Missouri American Water
 - Sewer: City Sewers

Property Feature Sheet



2243 N Belt Highway, St. Joseph, MO

Square Foot Available: 1,109 Sq. Ft.

Parking: Adjacent - Paved

St. Joseph Traffic Count: N. Belt Hwy - 16,280

Signal Light/Stop Sign: Corner of Belt & Beck

Posted MPH Speed: 40 mph

Street Classification: Arterial

Highway: North Belt Hwy - 5 Lanes

Left turn allowed: Yes

Water: Missouri American Water Co.

Gas: Spire

Electricity: Evergy

Sewer: City of St. Joseph

Area Growing: Yes

Wood Lawn Shopping Center Tenants: Baskin Robbins, Sun Loan, Pizza Shoppe, Dr. Rosenak's Optical Options, The Mark-It, State Farm Insurance, Edward Jones, ResCare Workforce Services, Quality Hearing, Dominos Pizza, Speedy's Convenience Store, Missouri Farm Bureau Insurance, and Niche of Time Jewelers.

Area Includes: Price Chopper, Albright Buick Dealership, Belt Plaza Shopping Center, Anderson Ford Dealership, & several others.

Zoning: C-3

Access: N. Belt Hwy and Beck Road

Lease: \$12.00/SF Incl. Taxes/Ins - CAM \$1.00/SF

Available: Yes

CoStar #: 20006718

MLS #: 2357703

Web Site: www.stjoseph.net/cb/2243nbelt.pdf

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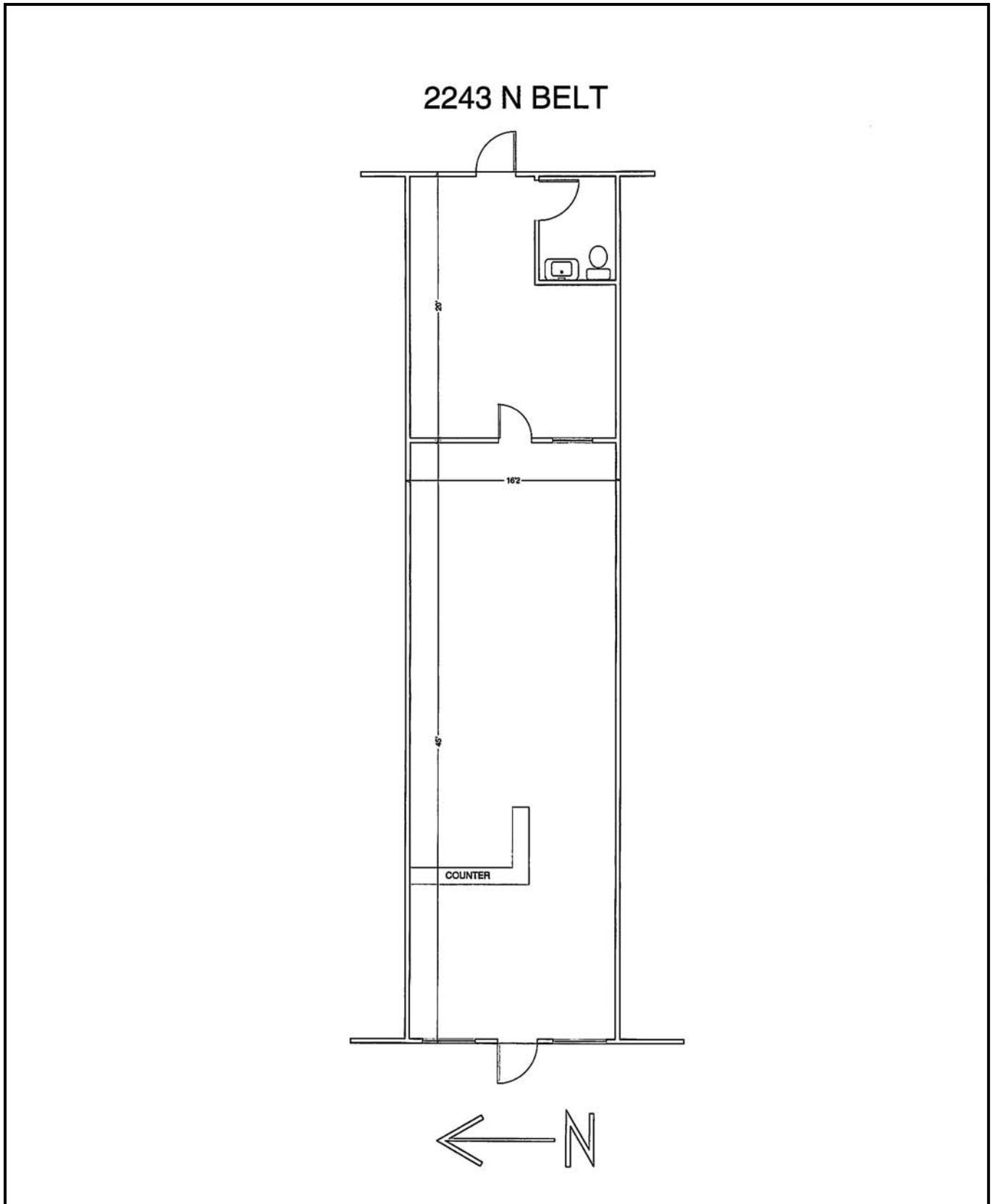
Web Site: www.raysisson.net



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.



FLOOR PLAN



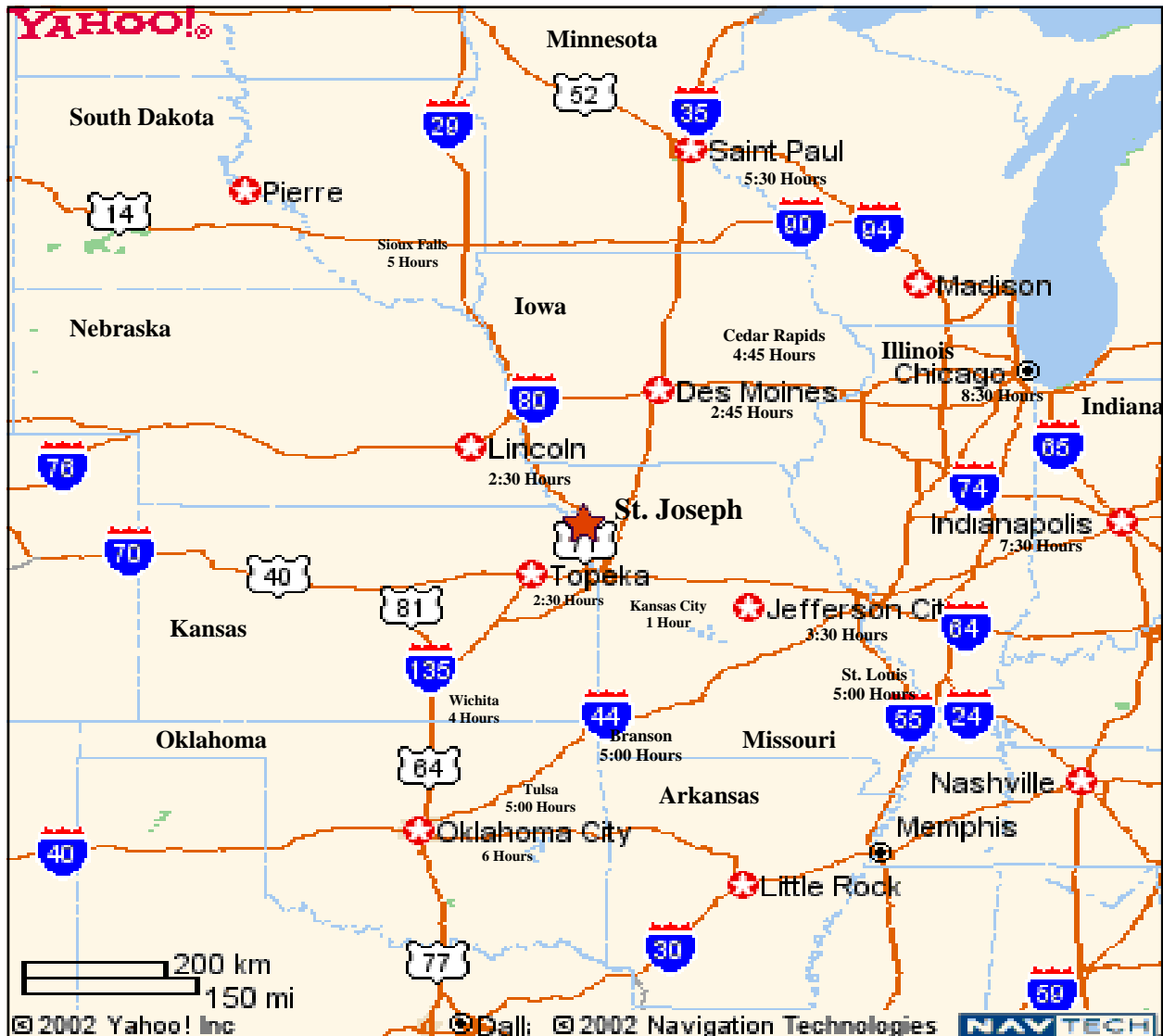
INTERIOR PHOTOS



Aerials



Drive Time Map



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

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Executive Summary

2243 N Belt Hwy, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.78654
Longitude: -94.80455

	1 mile	3 miles	5 miles
Population			
2000 Population	8,742	54,460	71,899
2010 Population	9,507	56,402	74,663
2021 Population	9,631	55,243	73,631
2026 Population	9,631	54,807	73,184
2000-2010 Annual Rate	0.84%	0.35%	0.38%
2010-2021 Annual Rate	0.12%	-0.18%	-0.12%
2021-2026 Annual Rate	0.00%	-0.16%	-0.12%
2021 Male Population	56.0%	50.1%	49.9%
2021 Female Population	44.0%	49.9%	50.1%
2021 Median Age	39.6	37.4	37.8

In the identified area, the current year population is 73,631. In 2010, the Census count in the area was 74,663. The rate of change since 2010 was -0.12% annually. The five-year projection for the population in the area is 73,184 representing a change of -0.12% annually from 2021 to 2026. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	80.5%	82.6%	84.1%
2021 Black Alone	11.1%	7.8%	6.9%
2021 American Indian/Alaska Native Alone	0.4%	0.7%	0.6%
2021 Asian Alone	3.4%	2.1%	1.8%
2021 Pacific Islander Alone	0.1%	0.7%	0.6%
2021 Other Race	1.6%	2.5%	2.5%
2021 Two or More Races	3.0%	3.6%	3.5%
2021 Hispanic Origin (Any Race)	5.3%	7.6%	7.5%

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 18.9% 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 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	67	64	62
2000 Households	3,031	21,273	28,084
2010 Households	3,345	21,689	28,928
2021 Total Households	3,396	21,141	28,458
2026 Total Households	3,390	20,939	28,254
2000-2010 Annual Rate	0.99%	0.19%	0.30%
2010-2021 Annual Rate	0.13%	-0.23%	-0.15%
2021-2026 Annual Rate	-0.04%	-0.19%	-0.14%
2021 Average Household Size	2.24	2.42	2.44

The household count in this area has changed from 28,928 in 2010 to 28,458 in the current year, a change of -0.15% annually. The five-year projection of households is 28,254, a change of -0.14% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2010. The number of families in the current year is 17,493 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

2243 N Belt Hwy, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.78654
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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	16.0%	12.7%	12.4%
Median Household Income			
2021 Median Household Income	\$47,471	\$45,766	\$46,281
2026 Median Household Income	\$52,143	\$51,397	\$51,689
2021-2026 Annual Rate	1.90%	2.35%	2.23%
Average Household Income			
2021 Average Household Income	\$65,292	\$64,404	\$63,774
2026 Average Household Income	\$72,742	\$72,310	\$71,598
2021-2026 Annual Rate	2.18%	2.34%	2.34%
Per Capita Income			
2021 Per Capita Income	\$24,827	\$24,962	\$24,888
2026 Per Capita Income	\$27,530	\$27,944	\$27,884
2021-2026 Annual Rate	2.09%	2.28%	2.30%

Households by Income

Current median household income is \$46,281 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$51,689 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$63,774 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,598 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,888 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,884 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	144	180	186
2000 Total Housing Units	3,248	23,223	30,644
2000 Owner Occupied Housing Units	1,737	13,263	18,246
2000 Renter Occupied Housing Units	1,294	8,010	9,838
2000 Vacant Housing Units	217	1,950	2,560
2010 Total Housing Units	3,631	24,101	32,169
2010 Owner Occupied Housing Units	1,740	12,986	17,830
2010 Renter Occupied Housing Units	1,605	8,703	11,098
2010 Vacant Housing Units	286	2,412	3,241
2021 Total Housing Units	3,770	23,907	32,207
2021 Owner Occupied Housing Units	1,767	12,483	17,332
2021 Renter Occupied Housing Units	1,628	8,658	11,126
2021 Vacant Housing Units	374	2,766	3,749
2026 Total Housing Units	3,801	24,049	32,421
2026 Owner Occupied Housing Units	1,793	12,583	17,481
2026 Renter Occupied Housing Units	1,597	8,356	10,774
2026 Vacant Housing Units	411	3,110	4,167

Currently, 53.8% of the 32,207 housing units in the area are owner occupied; 34.5%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 32,169 housing units in the area - 55.4% owner occupied, 34.5% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.05%. Median home value in the area is \$136,399, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.39% annually to \$153,475.

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 2021 and 2026. Esri converted Census 2000 data into 2010 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

