



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



## ***Office Space Available***

**1,647 Sq. Ft.**

**2247 N. Belt Hwy**

**St. Joseph, Missouri**

*[www.raysisson.net/2247nbelt.pdf](http://www.raysisson.net/2247nbelt.pdf)*

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# Description

- Woodlawn Shopping Center offers 1,647 Sq. Ft. of Retail or Office Space.
- Formerly PBE Toys.
- The surrounding area includes Price Chopper, Albright Buick Dealership, Belt Plaza, Anderson Ford Dealership, and many others.
- Woodlawn Shopping Center includes: Baskin Robbins, Money on Time Payday Loan, Sun Loan, Pizza Shoppe, Dr. Rosenak's Optical Options, Baskin Robbins, The Mark-It, State Farm Insurance, Edward Jones, Mommy Towne, ResCare Workforce Services, Quality Hearing, Dominos Pizza, Speedy's Convenience Store, and Niche of Time Jewelers.
- Located at the corner of N. Belt Hwy and Beck Road across from the new Price Chopper Grocery Store.
- Access available from N. Belt Hwy and Beck Road.
- 2018 City Traffic Count: N. Belt Hwy - 25,290 and Beck Road - 3,000
- Zoned C-3.
- Utilities:
  - Electrical: Evergy
  - Gas: Missouri Gas Energy
  - Water: Missouri American Water
  - Sewer: City Sewers

# Property Feature Sheet



## 2247 N Belt Highway, St. Joseph, MO

**Square Foot Available:** 1,647 Sq. Ft.

**Parking:** Adjacent - Paved

**2018 St. Joseph Traffic** N. Belt Hwy - 25,290  
**Count:** Beck Road - 3,000

**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:** Missouri Gas Energy

**Electricity:** Evergy

**Sewer:** City of St. Joseph

**Area Growing:** Yes

**Wood Lawn Shopping Center Tenants:** Baskin Robbins, Money on Time Payday Loan, Sun Loan, Pizza Shoppe, Dr. Rosenak's Optical Options, Baskin Robbins, The Mark-It, State Farm Insurance, Edward Jones, Mommy Towne, ResCare Workforce Services, Quality Hearing, Dominos Pizza, Speedy's Convenience Store, 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:** \$10.50/SF Incl. Taxes/Ins/CAM

**Available:** Yes

**CoStar #:** 20006718

**MLS #:** 2227173

**Web Site:** [www.stjoseph.net/cb/2247nbelt.pdf](http://www.stjoseph.net/cb/2247nbelt.pdf)

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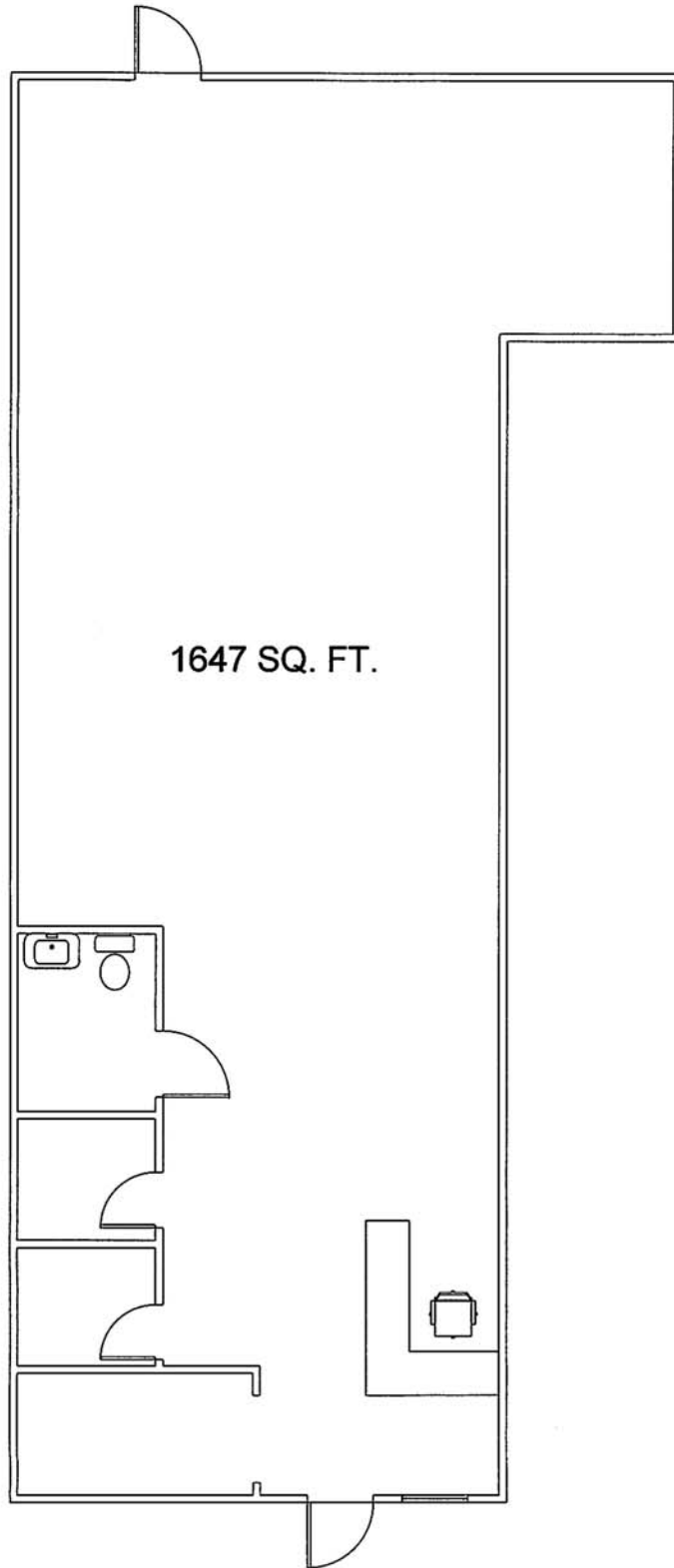
The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.



# FLOOR PLAN

2247 N Belt Highway

1647 SQ. FT.



# Aerials



# 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)

