



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



FOR SALE OR LEASE

**1,100 Sq. Ft.
2524 St. Joseph Avenue
St. Joseph, Missouri**

www.raysisson.net/2524stjosephave.pdf

Raymond A. Sisson, CCIM
Broker

Berkshire Hathaway Home Services, Stein & Summers Real Estate,
1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-8780 Fax (816) 233-8204

E-mail: raysisson@stjoseph.net

Web Site: www.raysisson.net



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www.stjoseph.net/cb/2425stjosephave.pdf

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Description

- Now available for lease, 1,100 Sq. Ft. building at 2425 St. Joseph Avenue, St. Joseph, Missouri.
- This would be an ideal office or small retail business.
- Newly Remodeled.
- Paved parking in rear for 2 cars and on-street parking in front.
- Well located, stand-alone building.
- Utilities:
 - Electrical: Evergy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet
Available For Sale or Lease



2425 St. Joseph Avenue, St. Joseph, MO

Available: 1,100 Square Foot

For Sale or Lease: \$110,000 or \$12.00/SF

Parking: Paved parking in rear for 2 cars and on-street parking in front

Other: Newly remodeled

Best Use: Ideal for office or small retail business

MLS: 2366446

CoStar: 25104672

Sewer: City of St. Joseph

Water: Missouri American Water Co.

Electricity: Evergy

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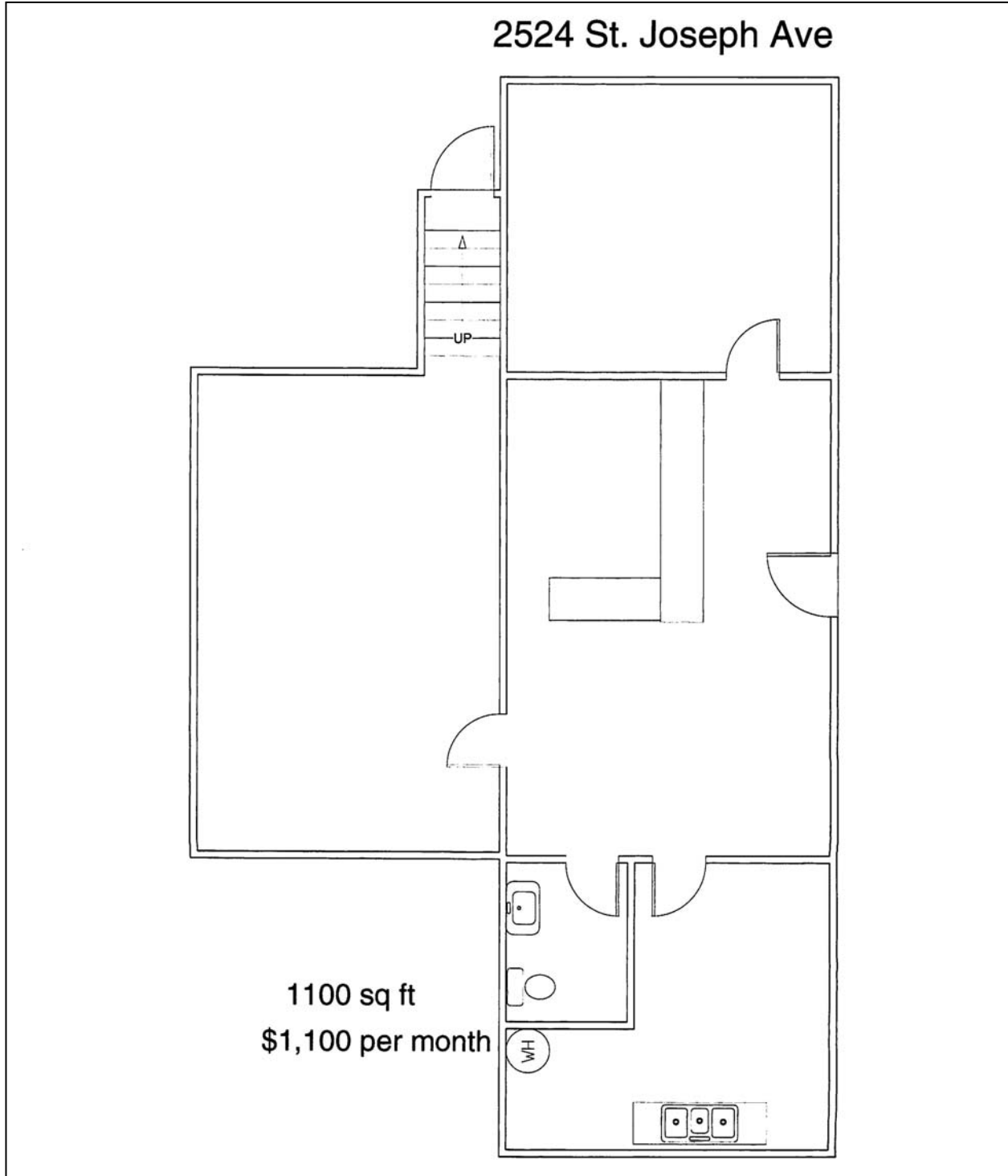


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FLOOR PLAN



Site Plan





Executive Summary

2524 Saint Joseph Ave, Saint Joseph, Missouri, 64505
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.78727
Longitude: -94.84994

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 8,755 | 47,669 | 72,594 |
| 2010 Population | 8,449 | 48,304 | 74,876 |
| 2021 Population | 7,913 | 47,135 | 73,668 |
| 2026 Population | 7,768 | 46,699 | 73,177 |
| 2000-2010 Annual Rate | -0.36% | 0.13% | 0.31% |
| 2010-2021 Annual Rate | -0.58% | -0.22% | -0.14% |
| 2021-2026 Annual Rate | -0.37% | -0.19% | -0.13% |
| 2021 Male Population | 48.9% | 51.0% | 50.0% |
| 2021 Female Population | 51.1% | 49.0% | 50.0% |
| 2021 Median Age | 35.7 | 36.6 | 37.7 |

In the identified area, the current year population is 73,668. In 2010, the Census count in the area was 74,876. The rate of change since 2010 was -0.14% annually. The five-year projection for the population in the area is 73,177 representing a change of -0.13% annually from 2021 to 2026. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2021 White Alone | 84.9% | 81.6% | 83.9% |
| 2021 Black Alone | 5.0% | 8.3% | 6.9% |
| 2021 American Indian/Alaska Native Alone | 1.1% | 0.7% | 0.7% |
| 2021 Asian Alone | 0.7% | 1.5% | 1.8% |
| 2021 Pacific Islander Alone | 1.4% | 0.8% | 0.6% |
| 2021 Other Race | 2.7% | 3.0% | 2.6% |
| 2021 Two or More Races | 4.2% | 4.0% | 3.6% |
| 2021 Hispanic Origin (Any Race) | 8.1% | 8.6% | 7.7% |

Persons of Hispanic origin represent 7.7% 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 39.2 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2021 Wealth Index | 37 | 46 | 60 |
| 2000 Households | 3,377 | 18,769 | 28,364 |
| 2010 Households | 3,204 | 18,601 | 28,979 |
| 2021 Total Households | 2,982 | 18,040 | 28,440 |
| 2026 Total Households | 2,922 | 17,842 | 28,220 |
| 2000-2010 Annual Rate | -0.52% | -0.09% | 0.21% |
| 2010-2021 Annual Rate | -0.64% | -0.27% | -0.17% |
| 2021-2026 Annual Rate | -0.41% | -0.22% | -0.16% |
| 2021 Average Household Size | 2.60 | 2.45 | 2.44 |

The household count in this area has changed from 28,979 in 2010 to 28,440 in the current year, a change of -0.17% annually. The five-year projection of households is 28,220, a change of -0.16% 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 17,439 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

2524 Saint Joseph Ave, Saint Joseph, Missouri, 64505
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.78727
Longitude: -94.84994

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2021 Percent of Income for Mortgage | 12.6% | 13.3% | 12.3% |
| Median Household Income | | | |
| 2021 Median Household Income | \$35,457 | \$39,379 | \$45,458 |
| 2026 Median Household Income | \$40,176 | \$44,528 | \$51,133 |
| 2021-2026 Annual Rate | 2.53% | 2.49% | 2.38% |
| Average Household Income | | | |
| 2021 Average Household Income | \$49,878 | \$55,284 | \$62,883 |
| 2026 Average Household Income | \$57,528 | \$62,169 | \$70,632 |
| 2021-2026 Annual Rate | 2.89% | 2.38% | 2.35% |
| Per Capita Income | | | |
| 2021 Per Capita Income | \$18,942 | \$21,376 | \$24,507 |
| 2026 Per Capita Income | \$21,802 | \$23,961 | \$27,469 |
| 2021-2026 Annual Rate | 2.85% | 2.31% | 2.31% |

Households by Income

Current median household income is \$45,458 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$51,133 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$62,883 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$70,632 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,507 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,469 in five years, compared to \$39,378 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2021 Housing Affordability Index | 183 | 173 | 186 |
| 2000 Total Housing Units | 3,755 | 20,743 | 31,017 |
| 2000 Owner Occupied Housing Units | 2,125 | 11,412 | 18,381 |
| 2000 Renter Occupied Housing Units | 1,251 | 7,357 | 9,983 |
| 2000 Vacant Housing Units | 379 | 1,974 | 2,653 |
| 2010 Total Housing Units | 3,682 | 21,095 | 32,290 |
| 2010 Owner Occupied Housing Units | 1,909 | 10,486 | 17,782 |
| 2010 Renter Occupied Housing Units | 1,295 | 8,115 | 11,197 |
| 2010 Vacant Housing Units | 478 | 2,494 | 3,311 |
| 2021 Total Housing Units | 3,491 | 20,858 | 32,268 |
| 2021 Owner Occupied Housing Units | 1,740 | 9,997 | 17,241 |
| 2021 Renter Occupied Housing Units | 1,242 | 8,043 | 11,199 |
| 2021 Vacant Housing Units | 509 | 2,818 | 3,828 |
| 2026 Total Housing Units | 3,504 | 20,994 | 32,482 |
| 2026 Owner Occupied Housing Units | 1,745 | 10,081 | 17,381 |
| 2026 Renter Occupied Housing Units | 1,177 | 7,761 | 10,838 |
| 2026 Vacant Housing Units | 582 | 3,152 | 4,262 |

Currently, 53.4% of the 32,268 housing units in the area are owner occupied; 34.7%, renter occupied; and 11.9% 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 32,290 housing units in the area - 55.1% owner occupied, 34.7% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is -0.03%. Median home value in the area is \$133,222, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.22% annually to \$148,651.

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.

Drive Time Map



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

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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



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