



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



INVESTMENT

4,713 Sq. Ft.

**3704 Faraon
St. Joseph, Missouri**

www.raysisson.net/3704faraon.pdf

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Description

- Investment opportunity at 3704 Faraon, St. Joseph, Missouri.
- Tenant's lease ends March 16, 2025.
- Tenant pays percentage rent, taxes, insurance and maintains the property. Lower parking lot maintenance is shared with Pony Express Bank.
- Past five years income available.
- Adjacent to HyVee shopping center with easements connecting to the shopping center.
- Three entrance/exit points.
- Parking for 68 cars.
- The Belt Highway has 20,400 VPD, Faraon has 12,000 VPD at this intersection.
- Nearby businesses in HyVee shopping center includes HyVee, HyVee convenience store, the new 72,000 Sq. Ft. Orschelns coming spring 2019, Big Biscuit, Sally's Beauty Supply, Cricket, Easy Home, AR Workshop, Image Nails, and Weight Watchers.
- Nearby businesses include East Hills Regional Mall, Belt Bowl, and Missouri Western State University.
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet



3704 Faraon, St. Joseph, MO Investment Opportunity

Available: 4,713 Sq. Ft.

Lease: Tenant's lease ends March 16, 2025.
Tenant pays percentage rent, taxes, insurance and maintains the property except the parking lot.

Area: This property is part of HyVee Shopping center, with connecting easements. See plat.

Water: Missouri American Water Co.

Gas: Missouri Gas Energy

Electricity: Evergy

Sewer: City of St. Joseph

Parking: 68 Cars

Area Includes: East Hills Regional Mall, Belt Bowl and Missouri Western State University. Nearby businesses in HyVee shopping center includes HyVee, HyVee convenience store, the new 72,000 Sq. Ft. Orschelns coming spring 2019, Big Biscuit, Sally's Beauty Supply, Cricket, Easy Home, AR Workshop, Image Nails, and Weight Watchers

Cap Rate: 7%

For Sale: \$1,150,000.00

Located on Main Traffic Artery: Belt Highway has 20,400 VPD and Faraon has 12,000 VPD at this intersection

Access: Belt Highway and Faraon Street through HyVee shopping center

Taxes: \$11,686.00

CoStar#: 13976243

MLS #: 2132768

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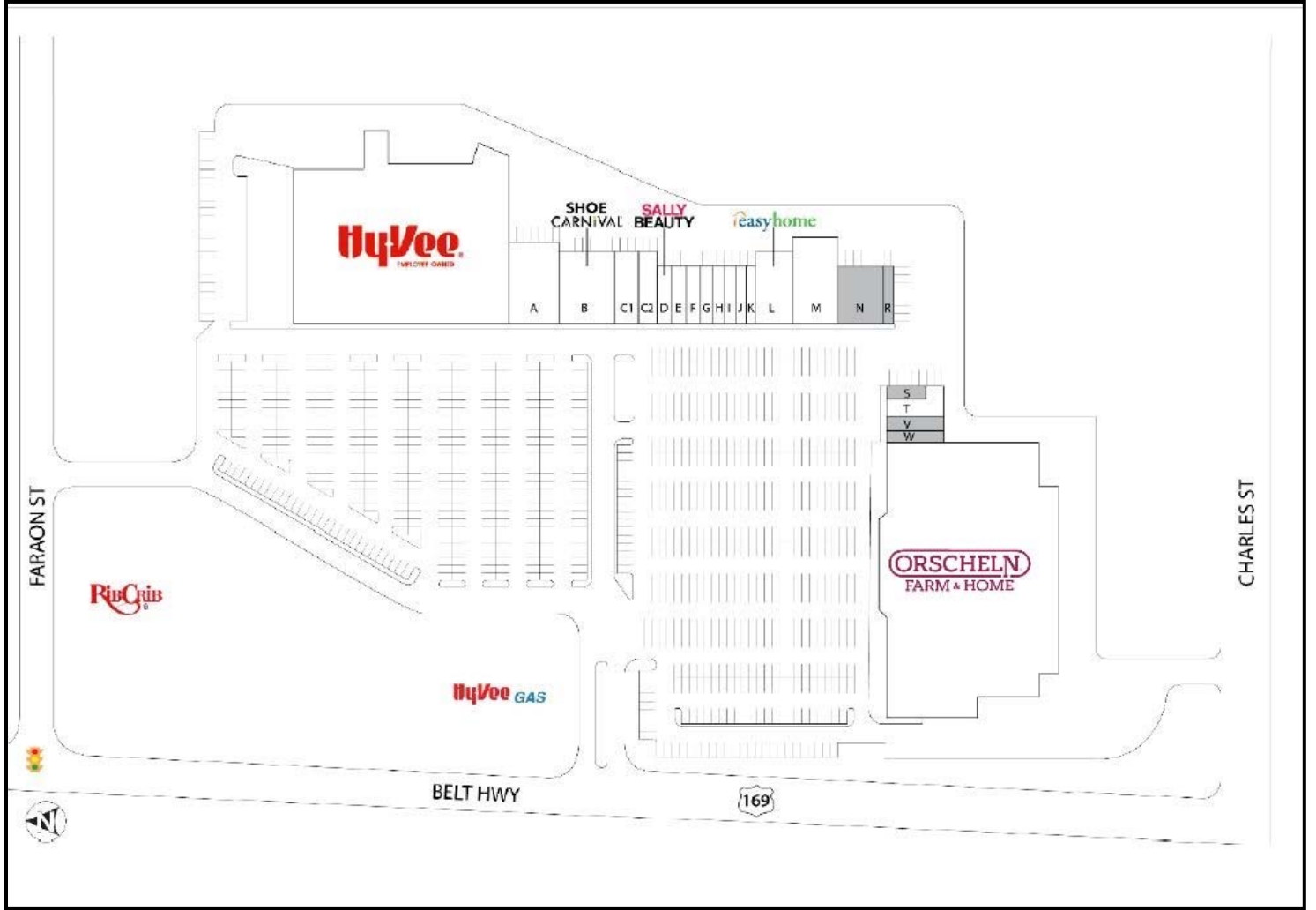


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.



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PLAT

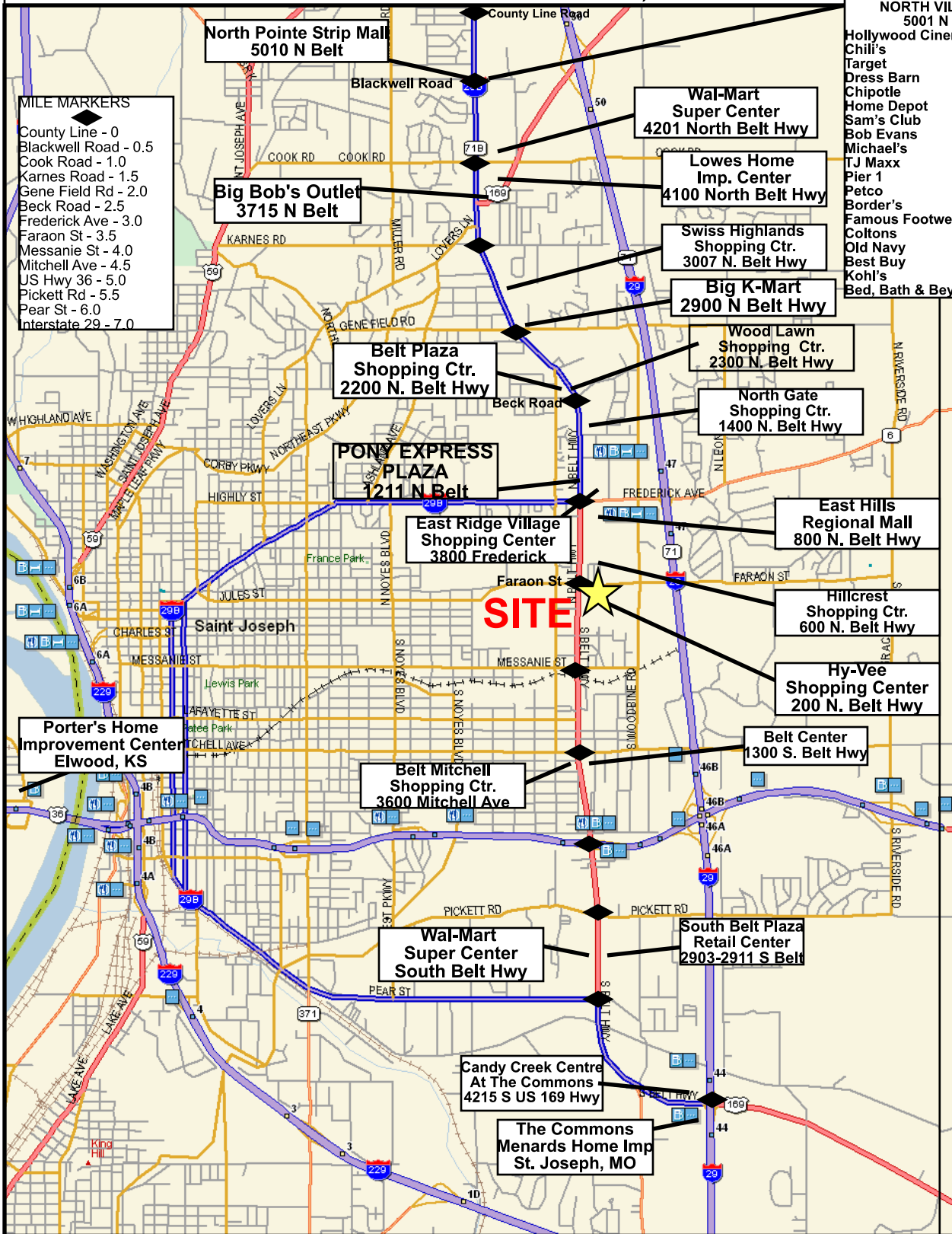


PHOTOS



Retail Map - St. Joseph, MO

Estimated Total Retail Trade Area is 237,961

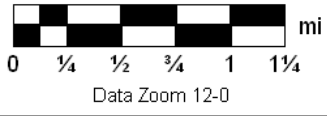


- MILE MARKERS**
- County Line - 0
 - Blackwell Road - 0.5
 - Cook Road - 1.0
 - Karnes Road - 1.5
 - Gene Field Rd - 2.0
 - Beck Road - 2.5
 - Frederick Ave - 3.0
 - Faraon St - 3.5
 - Messanie St - 4.0
 - Mitchell Ave - 4.5
 - US Hwy 36 - 5.0
 - Pickett Rd - 5.5
 - Pear St - 6.0
 - Interstate 29 - 7.0

- SHOPPES AT NORTH VILLAGE**
5001 N Belt
- Hollywood Cinema
 - Chili's
 - Target
 - Dress Barn
 - Chipotle
 - Home Depot
 - Sam's Club
 - Bob Evans
 - Michael's
 - TJ Maxx
 - Pier 1
 - Petco
 - Border's
 - Famous Footwear
 - Coltons
 - Old Navy
 - Best Buy
 - Kohl's
 - Bed, Bath & Beyond



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www.delorme.com



St. Joseph is located approximately 30 minutes north of the KCI Airport



Executive Summary

3704 Faraon St, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.76965
Longitude: -94.80250

	1 mile	3 miles	5 miles
Population			
2000 Population	6,645	58,700	75,788
2010 Population	6,953	61,276	78,719
2018 Population	6,860	60,535	77,847
2023 Population	6,778	59,632	76,723
2000-2010 Annual Rate	0.45%	0.43%	0.38%
2010-2018 Annual Rate	-0.16%	-0.15%	-0.13%
2018-2023 Annual Rate	-0.24%	-0.30%	-0.29%
2018 Male Population	61.8%	50.0%	50.0%
2018 Female Population	38.2%	50.0%	50.0%
2018 Median Age	34.6	36.6	37.1

In the identified area, the current year population is 77,847. In 2010, the Census count in the area was 78,719. The rate of change since 2010 was -0.13% annually. The five-year projection for the population in the area is 76,723 representing a change of -0.29% annually from 2018 to 2023. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	78.2%	83.6%	85.1%
2018 Black Alone	16.1%	7.5%	6.6%
2018 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2018 Asian Alone	1.4%	2.0%	1.7%
2018 Pacific Islander Alone	0.0%	0.5%	0.4%
2018 Other Race	1.3%	2.6%	2.4%
2018 Two or More Races	2.5%	3.3%	3.3%
2018 Hispanic Origin (Any Race)	4.5%	7.3%	7.1%

Persons of Hispanic origin represent 7.1% of the population in the identified area compared to 18.3% 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 36.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,061	23,056	29,533
2010 Households	2,104	23,780	30,401
2018 Total Households	2,067	23,343	29,901
2023 Total Households	2,028	22,919	29,390
2000-2010 Annual Rate	0.21%	0.31%	0.29%
2010-2018 Annual Rate	-0.21%	-0.22%	-0.20%
2018-2023 Annual Rate	-0.38%	-0.37%	-0.34%
2018 Average Household Size	2.07	2.40	2.45

The household count in this area has changed from 30,401 in 2010 to 29,901 in the current year, a change of -0.20% annually. The five-year projection of households is 29,390, a change of -0.34% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2010. The number of families in the current year is 18,676 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

3704 Faraon St, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.76965
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$40,122	\$44,539	\$46,281
2023 Median Household Income	\$49,396	\$52,082	\$53,672
2018-2023 Annual Rate	4.25%	3.18%	3.01%
Average Household Income			
2018 Average Household Income	\$56,184	\$60,719	\$62,455
2023 Average Household Income	\$66,837	\$71,210	\$73,637
2018-2023 Annual Rate	3.53%	3.24%	3.35%
Per Capita Income			
2018 Per Capita Income	\$21,200	\$24,588	\$24,956
2023 Per Capita Income	\$24,004	\$28,557	\$29,193
2018-2023 Annual Rate	2.52%	3.04%	3.19%

Current median household income is \$46,281 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$53,672 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,455 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$73,637 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,956 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$29,193 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,170	25,320	32,237
2000 Owner Occupied Housing Units	1,149	14,377	19,352
2000 Renter Occupied Housing Units	912	8,679	10,181
2000 Vacant Housing Units	109	2,264	2,704
2010 Total Housing Units	2,251	26,600	33,827
2010 Owner Occupied Housing Units	1,074	14,032	18,875
2010 Renter Occupied Housing Units	1,030	9,748	11,526
2010 Vacant Housing Units	147	2,820	3,426
2018 Total Housing Units	2,268	26,734	34,042
2018 Owner Occupied Housing Units	1,031	13,509	18,236
2018 Renter Occupied Housing Units	1,036	9,833	11,666
2018 Vacant Housing Units	201	3,391	4,141
2023 Total Housing Units	2,286	26,938	34,331
2023 Owner Occupied Housing Units	1,003	13,272	17,949
2023 Renter Occupied Housing Units	1,025	9,647	11,441
2023 Vacant Housing Units	258	4,019	4,941

Currently, 53.6% of the 34,042 housing units in the area are owner occupied; 34.3%, renter occupied; and 12.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 33,827 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 0.28%. Median home value in the area is \$124,606, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.98% annually to \$144,344.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. 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

