



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
HomeServices



Now Available For Sale or Lease:

**Class A Office Suite
3715 Beck Rd, Bldg. F
St. Joseph, Missouri**

www.raysisson.net/3715beckbldgf.pdf

Contact:

Raymond A. Sisson, CCIM
Berkshire Hathaway Home Services, Stein & Summers Real
Estate 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-2000 Fax (816) 233-8204
E-mail: raysisson@stjoseph.net
Web Site: www.raysisson.net



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www.raysisson.net/3715beckbldgf.pdf

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Description

- Medical office building available at 3715 Beck Road, Building F, St. Joseph, Missouri.
- Medical office building offers 7,282 Sq. Ft. located in the Woodlawn Office Condos.
- For sale: \$910,250
- For lease: \$11.50/SF plus taxes \$2.32/SF, insurance \$0.40/SF and CAM \$1.40/SF
- Some additional upper floor space is unfinished, could be finished for extra square footage. 6,600 Sq. Ft. floor plate can be expanded.
- Association charges of about \$2.50/SF billed quarterly. Common area maintained by association.
- Conveniently located off Beck Road, just east of the Belt Hwy or west of Woodbine Road near Price Chopper.
- Large parking lot.
- Area includes: Internal Medicine Associates, AG Edwards, Hershewe CPA, First American Title Company, Wood Lawn Shopping Center, Merrill Lynch, Tom Watkins, Attorney and many other Professional Businesses.
- Utilities:
 - Water: MO American Water Co.
 - Gas: None - Total Electric
 - Electric: Evergy
 - Sewer: City of St. Joseph

Property Feature Sheet
Medical Office Building



3715 Beck Rd, Building F, St. Joseph, Missouri

3715 Beck Road,
Building F: 7,282 SF
Expandable: Some additional upper floor space is unfinished, could be finished for extra square footage. 6,600 SF
Floor plate can be expanded.
For Sale: \$910,250.00
For Lease: \$11.50/SF plus taxes \$2.32/SF, insurance \$0.40/SF, CAM \$1.40/SF
Access: Beck Road
Free Standing Building: Yes
Building: Medical Office
Zoning: C-3
Parking: Adjacent - Paved
Nearest Highway: North Belt Hwy - 5 Lanes
Flood Plain: No

Association: Association charges of about \$2.50/SF billed quarterly. Common area maintained by association.

Water: MO American Water Co.

Gas: None - Total Electric

Electricity: Everyg

Sewer: City of St. Joseph

Area Includes: Internal Medicine Associates, Hershewe CPA, First American Title Company, Wood Lawn Shopping Center, Merrill Lynch, Tom Watkins, Attorney and many other Professional Businesses.

Costar #: Pending

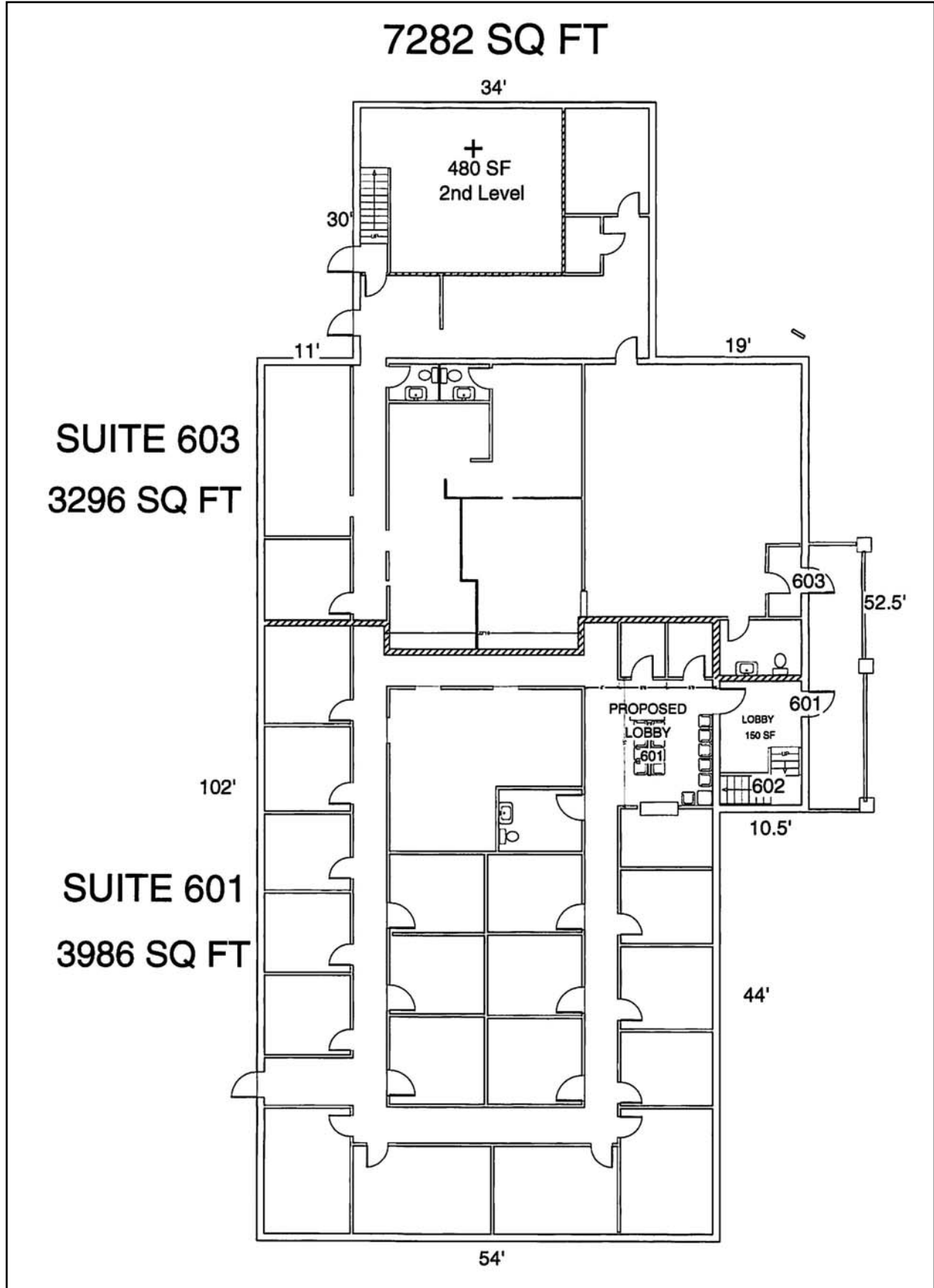
MLS #: 2244586

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Divided Floor Plan



Floor Plan



<p>PROJECT NUMBER: 06-183</p> <p>SHEET NUMBER: A-1</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> </table> <p>DRAWN BY: NCE CHECKED BY: STS DATE: 7/20/06</p>	1		2		3		4		<p>RENOVATION FOR INTERNAL MEDICINE ASSOC. OF ST. JOSEPH 376 BECK RD. ST. JOSEPH, MO 64506</p>	<p>CREAL CLARK & SEIFERT ARCHITECTS / ENGINEERS, INC. 919 Corby Street • Saint Joseph, Missouri 64501 Phone: 816-364-2435 • Fax: 816-364-1273</p>
1											
2											
3											
4											

Aerials



Drive Time Map



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

Raymond A. Sisson, CCIM
Berkshire Hathaway Home Services, Stein & Summers Real Estate
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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



Executive Summary

3715 Beck Rd, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.78836
Longitude: -94.80301

	1 mile	3 miles	5 miles
Population			
2000 Population	6,996	52,315	71,461
2010 Population	7,565	54,160	74,186
2020 Population	7,760	53,479	73,675
2025 Population	7,774	53,182	73,376
2000-2010 Annual Rate	0.79%	0.35%	0.37%
2010-2020 Annual Rate	0.25%	-0.12%	-0.07%
2020-2025 Annual Rate	0.04%	-0.11%	-0.08%
2020 Male Population	47.4%	50.1%	49.9%
2020 Female Population	52.6%	49.9%	50.1%
2020 Median Age	42.3	37.1	37.4

In the identified area, the current year population is 73,675. In 2010, the Census count in the area was 74,186. The rate of change since 2010 was -0.07% annually. The five-year projection for the population in the area is 73,376 representing a change of -0.08% annually from 2020 to 2025. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	82.7%	82.5%	83.9%
2020 Black Alone	6.9%	7.8%	6.9%
2020 American Indian/Alaska Native Alone	0.3%	0.6%	0.6%
2020 Asian Alone	4.7%	2.3%	2.0%
2020 Pacific Islander Alone	0.1%	0.6%	0.5%
2020 Other Race	1.9%	2.5%	2.5%
2020 Two or More Races	3.5%	3.7%	3.6%
2020 Hispanic Origin (Any Race)	5.7%	7.5%	7.6%

Persons of Hispanic origin represent 7.6% 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 39.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	85	74	70
2000 Households	3,049	20,469	27,917
2010 Households	3,360	20,874	28,748
2020 Total Households	3,442	20,629	28,623
2025 Total Households	3,441	20,503	28,510
2000-2010 Annual Rate	0.98%	0.20%	0.29%
2010-2020 Annual Rate	0.24%	-0.12%	-0.04%
2020-2025 Annual Rate	-0.01%	-0.12%	-0.08%
2020 Average Household Size	2.12	2.40	2.42

The household count in this area has changed from 28,748 in 2010 to 28,623 in the current year, a change of -0.04% annually. The five-year projection of households is 28,510, a change of -0.08% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2010. The number of families in the current year is 17,647 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

3715 Beck Rd, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

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Latitude: 39.78836
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	14.0%	11.1%	10.8%
Median Household Income			
2020 Median Household Income	\$55,861	\$53,637	\$52,909
2025 Median Household Income	\$56,907	\$55,913	\$55,347
2020-2025 Annual Rate	0.37%	0.83%	0.91%
Average Household Income			
2020 Average Household Income	\$75,367	\$71,342	\$69,317
2025 Average Household Income	\$81,630	\$77,969	\$75,933
2020-2025 Annual Rate	1.61%	1.79%	1.84%
Per Capita Income			
2020 Per Capita Income	\$32,926	\$27,681	\$27,078
2025 Per Capita Income	\$35,601	\$30,219	\$29,652
2020-2025 Annual Rate	1.57%	1.77%	1.83%

Households by Income

Current median household income is \$52,909 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$55,347 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$69,317 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,933 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,078 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,652 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	164	207	212
2000 Total Housing Units	3,261	22,319	30,472
2000 Owner Occupied Housing Units	1,753	12,766	18,107
2000 Renter Occupied Housing Units	1,296	7,702	9,810
2000 Vacant Housing Units	212	1,851	2,555
2010 Total Housing Units	3,644	23,162	31,978
2010 Owner Occupied Housing Units	1,752	12,540	17,686
2010 Renter Occupied Housing Units	1,608	8,334	11,062
2010 Vacant Housing Units	284	2,288	3,230
2020 Total Housing Units	3,765	23,522	32,578
2020 Owner Occupied Housing Units	1,878	12,716	18,018
2020 Renter Occupied Housing Units	1,564	7,914	10,605
2020 Vacant Housing Units	323	2,893	3,955
2025 Total Housing Units	3,800	23,732	32,901
2025 Owner Occupied Housing Units	1,889	12,649	17,970
2025 Renter Occupied Housing Units	1,552	7,854	10,540
2025 Vacant Housing Units	359	3,229	4,391

Currently, 55.3% of the 32,578 housing units in the area are owner occupied; 32.6%, renter occupied; and 12.1% 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 31,978 housing units in the area - 55.3% owner occupied, 34.6% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.83%. Median home value in the area is \$137,038, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.20% annually to \$160,393.

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.

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

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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