



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
HomeServices



***AVAILABLE***

**1,750 Sq. Ft. Building  
404 South 71 Hwy  
Savannah, Missouri**

**[www.raysisson.net/404s71hwy.pdf](http://www.raysisson.net/404s71hwy.pdf)**

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# Description

- Building for lease located at 404 S 71 Hwy, Savannah, Missouri (Andrew County) offers 1,750 Sq. Ft.
- Former pizza restaurant on Business 71 in Savannah, Missouri.
- East one third of building is completely remodeled.
- Hood, cooler and freezer of former restaurant still in place.
- Potential for drive-up (window) on south side of building.
- 135' frontage on business 71.
- Parking for approximately 30 cars in paved lot.
- Ideal for restaurant - fast food or sit down dining, business service, internet sales, retail, dental or medical office, professional office, and auto sales.
- Retail - Free standing near credit union, bank, and grocery store.
- For Lease: \$1,150/MO plus taxes and insurance
- For Sale: \$145,000.00

# Property Feature Sheet

## For Sale or Lease



**404 S 71 Hwy, Savannah, Missouri**

**Building:** 1,750 Sq. Ft.

**Lot:** 0.50 Acres - 135' frontage on Business 71

**Highest/Best Use:** Retail - fast food or sit down dining, business service, internet sales, retail, dental or medical office, professional office, or auto sales.

**For Sale:** \$145,000.00

**For Lease:** \$1,150/MO plus taxes & insurance

**Taxes 2019:** \$1,053.00

**Building:** Freestanding with new roof, new HVAC system, & east one third of building is completely remodeled.

**Parking lot:** Approximately 30 cars in paved lot

**Water:** City Water

**Electricity:** KCP&L

**County:** Andrew County

**Former** Hood, cooler, and freezer in place

**Pizza** Potential for drive-up window on

**Restaurant:** south side

**Directions:** From St. Joseph, Hwy 71 north to Savannah. Property on the east side of Hwy 71 just south of Savannah city limits.

**Costar #:** 19689647

**MLS #:** 2222522

**Web Site:** [www.raysisson.net/404s71hwy.pdf](http://www.raysisson.net/404s71hwy.pdf)

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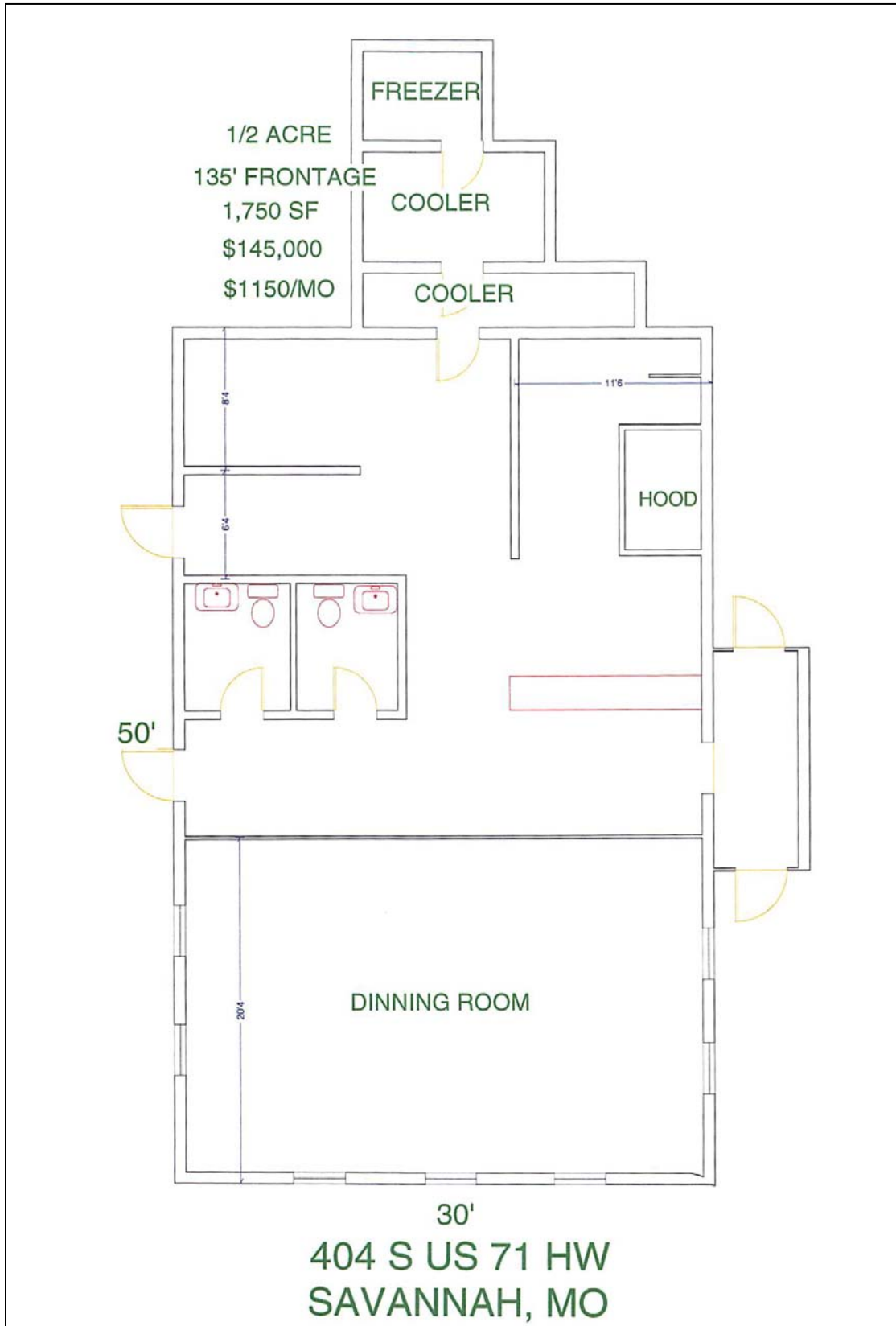


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

# PHOTOS



# Floor Plan



# SITE PLAN



# Drive Time Map



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

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COMMERCIAL SERVICES





# Executive Summary

404 S US-71, Savannah, Missouri, 64485  
 Ring Bands: 0-1, 1-3, 3-10 mile radii

Prepared by Esri  
 Latitude: 39.93757  
 Longitude: -94.82206

	0 - 1 mile	1 - 3 mile	3 - 10 mile
<b>Population</b>			
2000 Population	3,887	2,194	19,087
2010 Population	4,358	2,388	20,136
2019 Population	4,165	2,289	20,985
2024 Population	4,091	2,253	21,251
2000-2010 Annual Rate	1.15%	0.85%	0.54%
2010-2019 Annual Rate	-0.49%	-0.46%	0.45%
2019-2024 Annual Rate	-0.36%	-0.32%	0.25%
2019 Male Population	47.0%	47.3%	49.1%
2019 Female Population	53.0%	52.7%	50.9%
2019 Median Age	41.4	40.9	42.1

In the identified area, the current year population is 20,985. In 2010, the Census count in the area was 20,136. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 21,251 representing a change of 0.25% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 41.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	96.7%	96.6%	91.6%
2019 Black Alone	0.6%	0.8%	2.4%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.4%
2019 Asian Alone	0.6%	0.6%	2.5%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	0.4%	0.4%	0.8%
2019 Two or More Races	1.5%	1.4%	2.3%
2019 Hispanic Origin (Any Race)	2.3%	2.3%	4.1%

Persons of Hispanic origin represent 4.1% of the population in the identified area compared to 18.6% 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 22.6 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	53	56	93
2000 Households	1,572	811	7,288
2010 Households	1,762	880	7,830
2019 Total Households	1,686	845	8,137
2024 Total Households	1,657	833	8,232
2000-2010 Annual Rate	1.15%	0.82%	0.72%
2010-2019 Annual Rate	-0.48%	-0.44%	0.42%
2019-2024 Annual Rate	-0.35%	-0.29%	0.23%
2019 Average Household Size	2.41	2.67	2.55

The household count in this area has changed from 7,830 in 2010 to 8,137 in the current year, a change of 0.42% annually. The five-year projection of households is 8,232, a change of 0.23% annually from the current year total. Average household size is currently 2.55, compared to 2.55 in the year 2010. The number of families in the current year is 5,867 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

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	0 - 1 mile	1 - 3 mile	3 - 10 mile
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.3%	13.3%	15.1%
<b>Median Household Income</b>			
2019 Median Household Income	\$45,929	\$47,913	\$59,444
2024 Median Household Income	\$54,470	\$54,127	\$65,771
2019-2024 Annual Rate	3.47%	2.47%	2.04%
<b>Average Household Income</b>			
2019 Average Household Income	\$61,110	\$62,688	\$79,557
2024 Average Household Income	\$71,965	\$71,812	\$89,593
2019-2024 Annual Rate	3.32%	2.75%	2.40%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$23,986	\$24,615	\$31,408
2024 Per Capita Income	\$28,244	\$28,302	\$35,315
2019-2024 Annual Rate	3.32%	2.83%	2.37%

### Households by Income

Current median household income is \$59,444 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$65,771 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$79,557 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$89,593 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$31,408 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$35,315 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	161	173	156
2000 Total Housing Units	1,661	852	7,716
2000 Owner Occupied Housing Units	1,133	609	5,622
2000 Renter Occupied Housing Units	439	201	1,665
2000 Vacant Housing Units	89	42	429
2010 Total Housing Units	1,892	931	8,525
2010 Owner Occupied Housing Units	1,232	639	5,985
2010 Renter Occupied Housing Units	530	241	1,845
2010 Vacant Housing Units	130	51	695
2019 Total Housing Units	1,892	939	8,854
2019 Owner Occupied Housing Units	1,140	597	6,109
2019 Renter Occupied Housing Units	546	248	2,028
2019 Vacant Housing Units	206	94	717
2024 Total Housing Units	1,892	942	9,005
2024 Owner Occupied Housing Units	1,129	592	6,226
2024 Renter Occupied Housing Units	528	240	2,006
2024 Vacant Housing Units	235	109	773

Currently, 69.0% of the 8,854 housing units in the area are owner occupied; 22.9%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 8,525 housing units in the area - 70.2% owner occupied, 21.6% renter occupied, and 8.2% vacant. The annual rate of change in housing units since 2010 is 1.70%. Median home value in the area is \$183,267, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 5.58% annually to \$240,391.

**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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

# COMMUNITY INTERNET SITES

Savannah Chamber of Commerce

[www.2chambers.com/savannah\\_missouri.htm](http://www.2chambers.com/savannah_missouri.htm)

City of Savannah

[www.savannahmo.net](http://www.savannahmo.net)

Demographic Web Site:

[www.nwmoinfo.org](http://www.nwmoinfo.org)

Andrew County

[www.co.andrew.mo.us](http://www.co.andrew.mo.us)

St. Joseph News Press

[www.stjoenews-press.com](http://www.stjoenews-press.com)

Savannah School District

[www.savannahmo.net/education](http://www.savannahmo.net/education)

Missouri Western State University

[www.missouriwestern.edu](http://www.missouriwestern.edu)

Historic Savannah

[www.savannahmo.net/historic](http://www.savannahmo.net/historic)

Andrew County Museum

[www.savannahmo.net/museum](http://www.savannahmo.net/museum)



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