



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



***"Opportunity Zone"***

**21,484 Sq. Ft. Industrial  
502 Sylvania  
St. Joseph, Missouri**

**[www.raysisson.net/502sylvania.pdf](http://www.raysisson.net/502sylvania.pdf)**

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[www.raysisson.net/502sylvanie.pdf](http://www.raysisson.net/502sylvanie.pdf)

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# Description

- Industrial building now available at 502 Sylvania, St. Joseph, Missouri.
- Offers 21,484 Sq. Ft.
- Zoned M-2 Heavy Industrial
- Electrical: 3 Phase, 480
- 12,000 Sq. Ft. fenced outdoor lot adjacent to building
- 17,600 Sq. Ft. on the Main Floor - Showroom/Warehouse
- 3,400 Sq. Ft. Loft Apartment
- 660 Sq. Ft. basement
- Overhead Door - 14'x14'
- Dock Bay - 12'x12'
- 3 Overhead Doors - 9'x9'
- Building is in St. Joseph's Opportunity Zone

# Property Feature Sheet

## Industrial Building



### 502 Sylvania, St. Joseph, Missouri

**Industrial Building:** 21,484 Sq. Ft.

**Lot:** 0.83 Acres

**Building offers:** 17,600 Sq. Ft. on the Main Floor -  
Showroom/Warehouse  
3,400 Sq. Ft. Loft Apartment  
660 Sq. Ft. basement

**Overhead/dock doors:** Overhead Door - 14'x14'  
Dock Bay - 12'x12'  
3 Overhead Doors - 9'x9'

**Location:** Take North 9th Street to Sylvania  
Street

**Zoned:** M-2 Heavy Industrial

**For Sale:** \$540,000.00

**Ceiling:** 11'-15' & 16'-20'

**Parking lot:** 12,000 Sq. Ft. fenced outdoor lot  
adjacent to building

**Water:** City Water

**Electricity:** Evergy - 3 Phase - 480

**County:** Buchanan

**Building is in:** St. Joseph's Opportunity Zone

**Taxes 2018:** \$2,192.00

**Other:** 3 full baths, 2 half baths  
Fire Alarm  
Security lighting  
Display window

**Loopnet #:** 9638092

**MLS #:** 116349

**Web Site:** [www.raysisson.net/502sylvania.pdf](http://www.raysisson.net/502sylvania.pdf)

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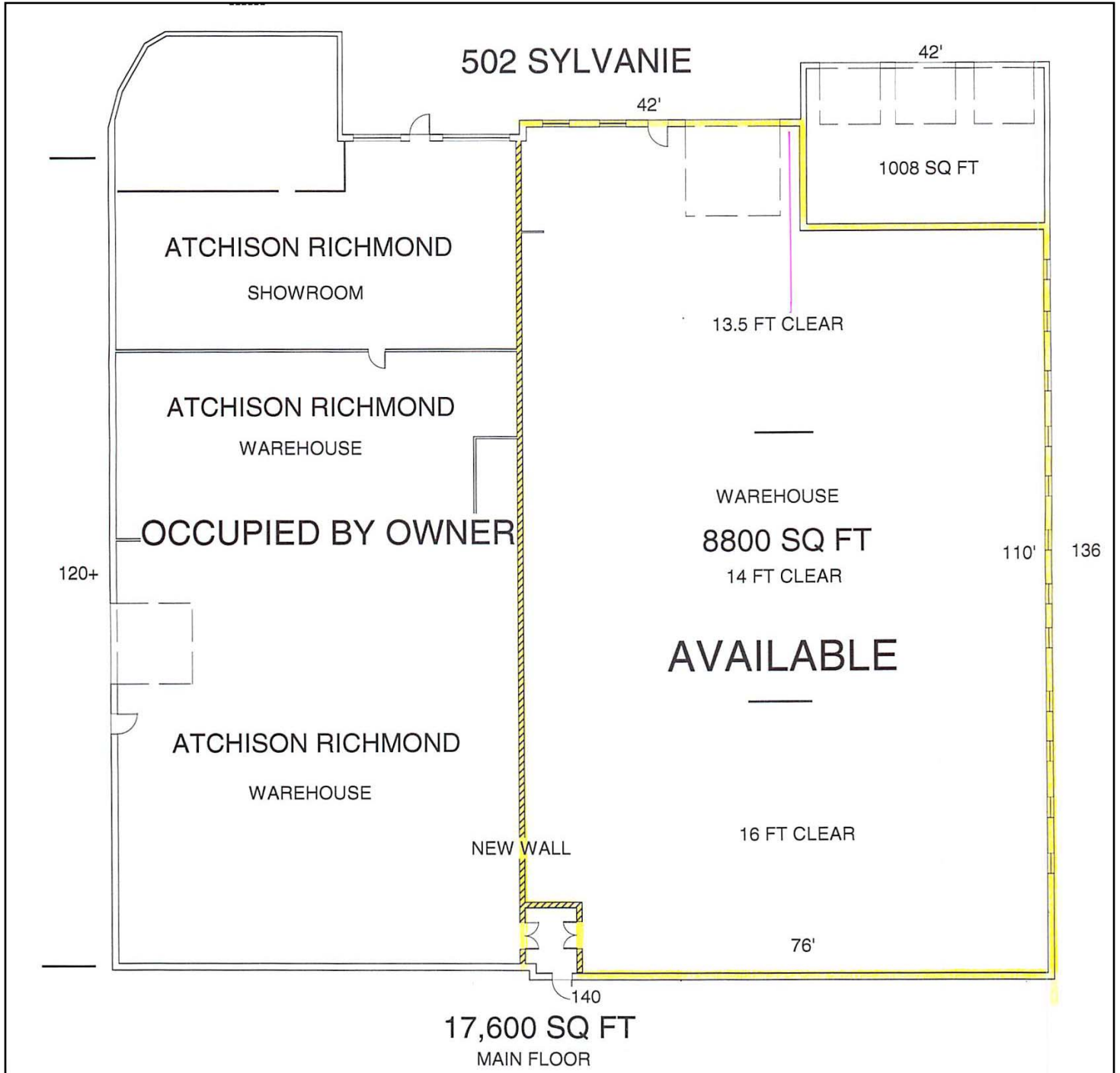
# PHOTOS



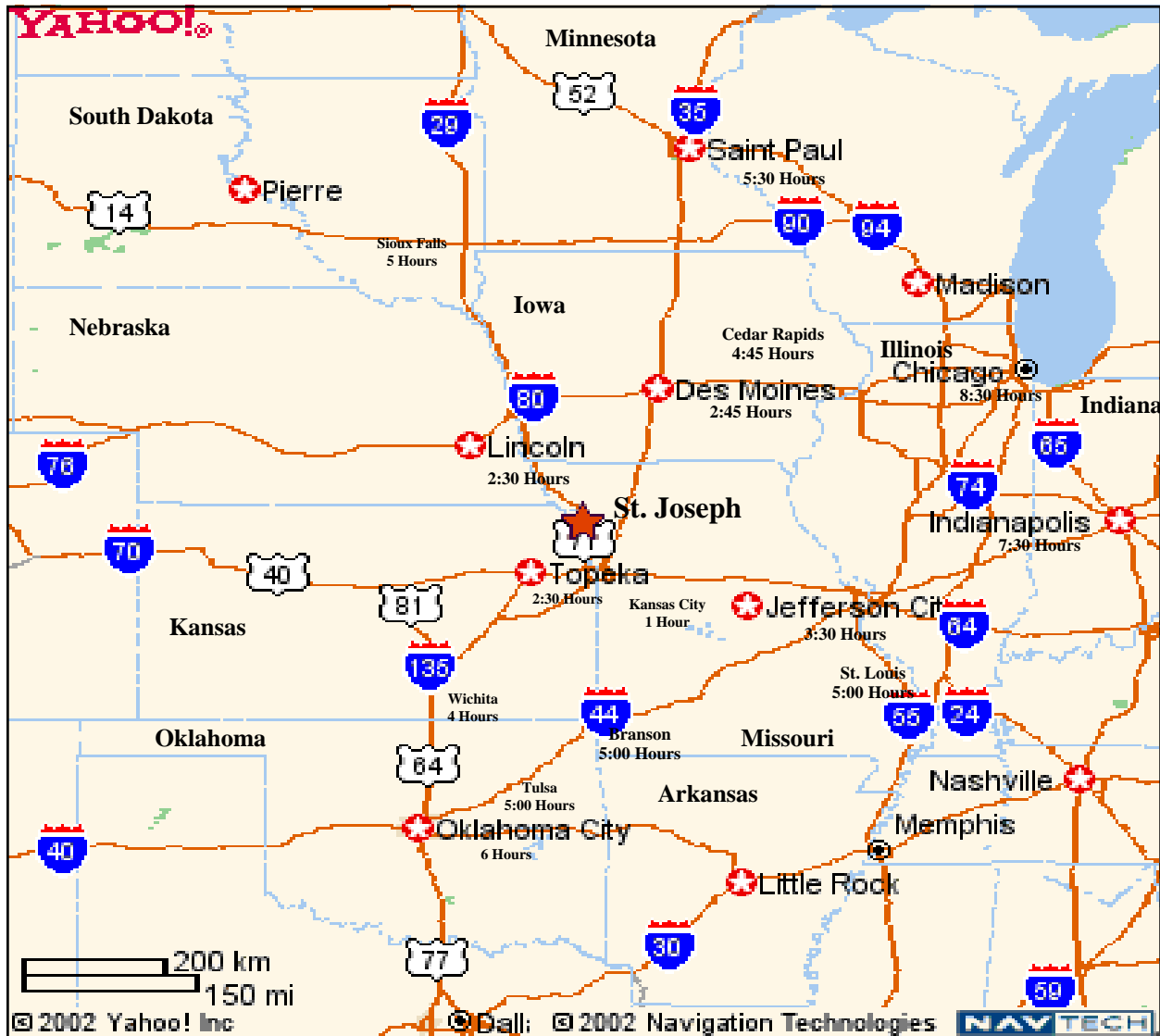
# SITE PLAN



# FLOOR PLAN



# Drive Time Map



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

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# Executive Summary

502 Sylvania St, Saint Joseph, Missouri, 64501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.76412  
Longitude: -94.85376

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,315	47,790	79,815
2010 Population	8,661	48,326	82,305
2018 Population	8,395	47,125	81,263
2023 Population	8,204	46,186	80,026
2000-2010 Annual Rate	0.41%	0.11%	0.31%
2010-2018 Annual Rate	-0.38%	-0.30%	-0.15%
2018-2023 Annual Rate	-0.46%	-0.40%	-0.31%
2018 Male Population	50.7%	51.1%	50.0%
2018 Female Population	49.3%	48.9%	50.0%
2018 Median Age	32.8	35.4	37.2

In the identified area, the current year population is 81,263. In 2010, the Census count in the area was 82,305. The rate of change since 2010 was -0.15% annually. The five-year projection for the population in the area is 80,026 representing a change of -0.31% 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 32.8, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	71.7%	82.7%	85.4%
2018 Black Alone	13.5%	8.3%	6.4%
2018 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2018 Asian Alone	1.1%	1.0%	1.6%
2018 Pacific Islander Alone	1.7%	0.6%	0.4%
2018 Other Race	6.2%	3.1%	2.5%
2018 Two or More Races	5.1%	3.7%	3.2%
2018 Hispanic Origin (Any Race)	14.5%	8.2%	7.2%

Persons of Hispanic origin represent 7.2% 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 36.5 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	3,386	18,776	31,253
2010 Households	3,374	18,440	31,912
2018 Total Households	3,264	17,841	31,327
2023 Total Households	3,184	17,425	30,765
2000-2010 Annual Rate	-0.04%	-0.18%	0.21%
2010-2018 Annual Rate	-0.40%	-0.40%	-0.22%
2018-2023 Annual Rate	-0.50%	-0.47%	-0.36%
2018 Average Household Size	2.46	2.46	2.45

The household count in this area has changed from 31,912 in 2010 to 31,327 in the current year, a change of -0.22% annually. The five-year projection of households is 30,765, a change of -0.36% 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 19,477 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

502 Sylvania St, Saint Joseph, Missouri, 64501  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$26,858	\$40,409	\$45,112
2023 Median Household Income	\$33,107	\$47,298	\$52,574
2018-2023 Annual Rate	4.27%	3.20%	3.11%
<b>Average Household Income</b>			
2018 Average Household Income	\$39,024	\$52,376	\$60,789
2023 Average Household Income	\$45,795	\$61,809	\$71,668
2018-2023 Annual Rate	3.25%	3.37%	3.35%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$15,501	\$20,671	\$24,332
2023 Per Capita Income	\$18,061	\$24,128	\$28,462
2018-2023 Annual Rate	3.10%	3.14%	3.19%

**Households by Income**  
Current median household income is \$45,112 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,574 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$60,789 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$71,668 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,332 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,462 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,195	20,857	34,161
2000 Owner Occupied Housing Units	1,420	11,746	20,586
2000 Renter Occupied Housing Units	1,966	7,029	10,667
2000 Vacant Housing Units	809	2,082	2,908
2010 Total Housing Units	4,286	21,010	35,563
2010 Owner Occupied Housing Units	1,168	10,650	19,862
2010 Renter Occupied Housing Units	2,206	7,790	12,050
2010 Vacant Housing Units	912	2,570	3,651
2018 Total Housing Units	4,363	21,126	35,782
2018 Owner Occupied Housing Units	1,068	10,088	19,141
2018 Renter Occupied Housing Units	2,196	7,753	12,186
2018 Vacant Housing Units	1,099	3,285	4,455
2023 Total Housing Units	4,398	21,281	36,080
2023 Owner Occupied Housing Units	1,037	9,863	18,810
2023 Renter Occupied Housing Units	2,147	7,562	11,956
2023 Vacant Housing Units	1,214	3,856	5,315

Currently, 53.5% of the 35,782 housing units in the area are owner occupied; 34.1%, renter occupied; and 12.5% 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 35,563 housing units in the area - 55.9% owner occupied, 33.9% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 0.27%. Median home value in the area is \$117,621, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.09% annually to \$136,920.

**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](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)



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