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HomeServices

**NOW AVAILABLE**



## **Shoppes at North Village**

**3,145 Sq. Ft.**

**5201 N Belt, Suite 117, St. Joseph, MO**  
**Sub-Lease**

*[www.raysisson.net/5201nbeltste117.pdf](http://www.raysisson.net/5201nbeltste117.pdf)*

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## Description

- 3,145 Sq. Ft. available in the Shoppes at North Village, 5201 N Belt, Suite 117, St. Joseph, Missouri.
- Accessible and visible from the North Belt Highway.
- Just minutes from Interstate 29 and N. 169 Highway interchange and Shoppes of North Village.
- Highest/Best Use: Retail
- Sublease (net lease) \$18.57/SF - plus \$6.55/SF expenses. Lease term runs through 11.01.2023. Any additional term to be negotiated with shopping center management.
- Area tenants include Target, Home Depot, Old Navy, Sam's Club, Kohl's, Michael's and many others.

# Property Feature Sheet

## Retail Space for Lease



5201 N Belt Hwy, Suite 117, St. Joseph, MO

**Space:** 3,145 SF  
**Located:** Shoppes at North Village  
5201 N Belt, Ste 117, St. Joseph, MO  
**Available:** Now  
**Parking:** Available parking in front/on side  
**Highway:** North Belt Hwy - 5 Lanes  
**Water:** Missouri American Water Co.  
**Gas:** Missouri Gas Energy  
**Electricity:** Evergy  
**Sewer:** City of St. Joseph  
**Area Includes:** Area tenants include Target, Home Depot, Old Navy, Sam's Club, Kohls, Michael's and many others.

**Just minutes from Main Traffic Artery:** US Hwy 169 & US 71 (Business Route 29)

**Access:** N. Belt Hwy

**For Lease:** Sublease (net lease) \$18.57/SF - plus \$6.55/SF expenses.

**Possession:** Immediate

**CoStar#:** 24900563

**MLS #:** 2362227

**Web Site:** [www.raysisson.net/5201nbelste117.pdf](http://www.raysisson.net/5201nbelste117.pdf)

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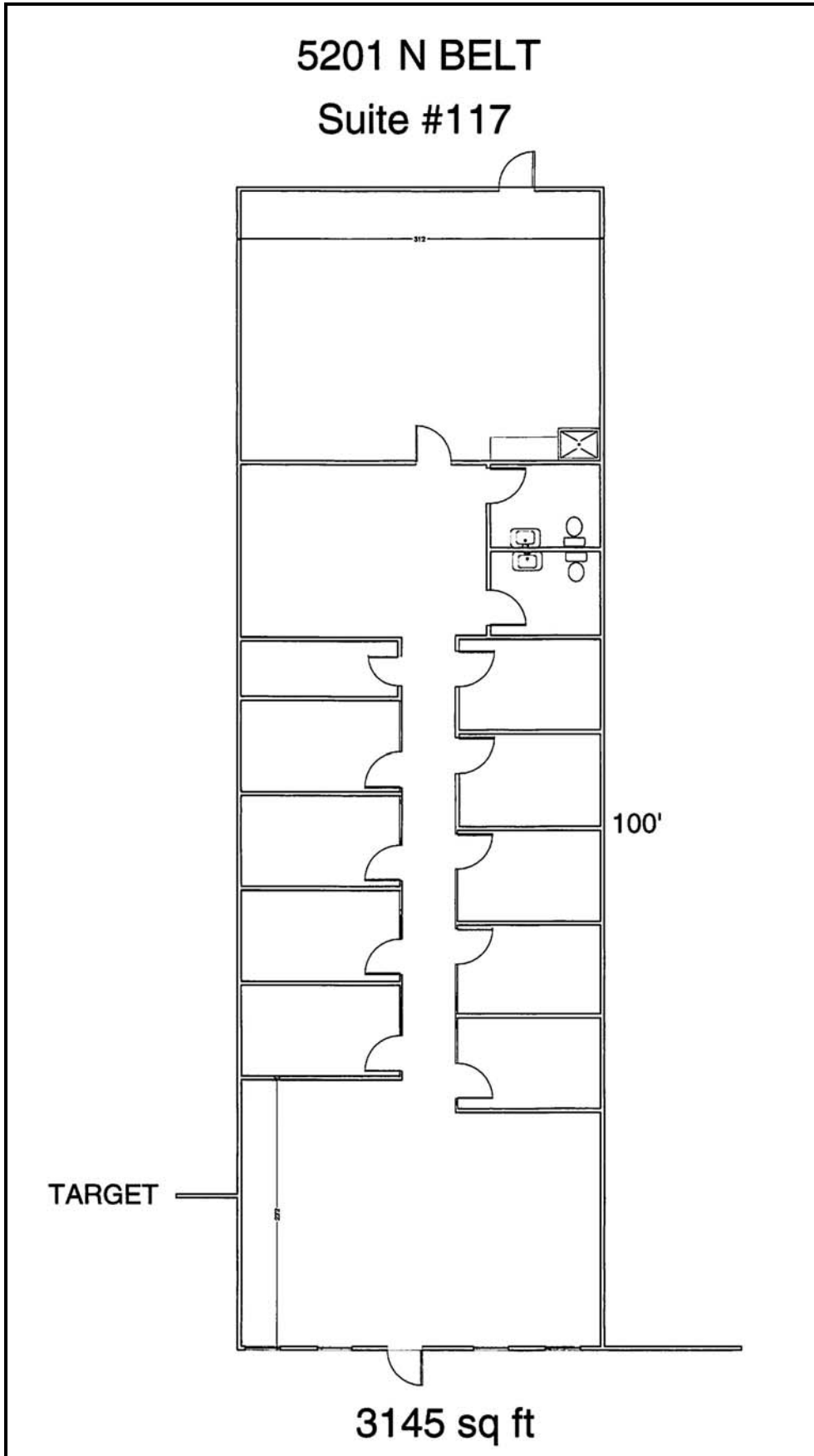
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# Floor Plan



# RETAIL SITE PLAN



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
Z105	Petco	15,030 SF	Z127	Ultra Beauty	9,775 SF	X115	Planet Subs	1,953 SF
Z107	Famous Footwear	7,980 SF	Z127	Kirkland's	7,263 SF	Y101	Chipotle	2,415 SF
Z109	<b>AVAILABLE</b>	<b>8,062 SF</b>	Z129	Best Buy	20,000 SF	Y103	Great Clips	1,360 SF
Z111	Old Navy	14,800 SF	X101	Panda Express	2,500 SF	Y105	GNC	1,333 SF
Z113	Five Below	9,013 SF	X103	Game Stop	1,360 SF	Y107	America's Best	3,500 SF
Z115	Bed Bath & Beyond	20,000 SF	X105	<b>AVAILABLE</b>	<b>1,600 SF</b>	Y110A	<b>AVAILABLE</b>	<b>1,171 SF</b>
Z117	Profile by Sanford	3,145 SF	X107	Lane Bryant	5,000 SF	Y110B	<b>AVAILABLE</b>	<b>1,284 SF</b>
Z123	TJ Maxx	28,000 SF	X111	<b>AVAILABLE</b>	<b>1,759 SF</b>	Y111	Kevin's Nails	1,806 SF
Z125	Michael's	21,239 SF	X113	<b>AVAILABLE</b>	<b>1,209 SF</b>	Y115	AT&T	3,500 SF





# Executive Summary

5201 N Belt Hwy, Saint Joseph, Missouri, 64506  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.81640  
Longitude: -94.81246

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,169	27,517	60,900
2010 Population	4,112	29,371	62,961
2021 Population	4,213	29,462	62,113
2026 Population	4,222	29,412	61,756
2000-2010 Annual Rate	-0.14%	0.65%	0.33%
2010-2021 Annual Rate	0.22%	0.03%	-0.12%
2021-2026 Annual Rate	0.04%	-0.03%	-0.12%
2021 Male Population	49.2%	51.0%	50.1%
2021 Female Population	50.8%	48.9%	49.9%
2021 Median Age	41.2	40.3	37.7

In the identified area, the current year population is 62,113. In 2010, the Census count in the area was 62,961. The rate of change since 2010 was -0.12% annually. The five-year projection for the population in the area is 61,756 representing a change of -0.12% annually from 2021 to 2026. Currently, the population is 50.1% male and 49.9% female.

## Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	90.6%	86.4%	83.4%
2021 Black Alone	4.0%	6.1%	7.4%
2021 American Indian/Alaska Native Alone	0.5%	0.5%	0.7%
2021 Asian Alone	1.9%	2.6%	1.9%
2021 Pacific Islander Alone	0.1%	0.1%	0.6%
2021 Other Race	0.9%	1.4%	2.5%
2021 Two or More Races	2.1%	2.8%	3.5%
2021 Hispanic Origin (Any Race)	5.5%	5.3%	7.5%

Persons of Hispanic origin represent 7.5% 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 39.6 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	73	83	65
2000 Households	1,608	10,409	23,787
2010 Households	1,628	11,248	24,312
2021 Total Households	1,676	11,303	23,905
2026 Total Households	1,683	11,280	23,740
2000-2010 Annual Rate	0.12%	0.78%	0.22%
2010-2021 Annual Rate	0.26%	0.04%	-0.15%
2021-2026 Annual Rate	0.08%	-0.04%	-0.14%
2021 Average Household Size	2.51	2.40	2.42

The household count in this area has changed from 24,312 in 2010 to 23,905 in the current year, a change of -0.15% annually. The five-year projection of households is 23,740, a change of -0.14% annually from the current year total. Average household size is currently 2.42, compared to 2.41 in the year 2010. The number of families in the current year is 14,585 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

5201 N Belt Hwy, Saint Joseph, Missouri, 64506  
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	10.3%	13.4%	13.0%
<b>Median Household Income</b>			
2021 Median Household Income	\$63,724	\$55,387	\$45,948
2026 Median Household Income	\$69,745	\$60,771	\$51,510
2021-2026 Annual Rate	1.82%	1.87%	2.31%
<b>Average Household Income</b>			
2021 Average Household Income	\$75,699	\$76,073	\$65,045
2026 Average Household Income	\$83,668	\$85,167	\$72,981
2021-2026 Annual Rate	2.02%	2.28%	2.33%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$30,739	\$29,642	\$25,284
2026 Per Capita Income	\$34,045	\$33,136	\$28,302
2021-2026 Annual Rate	2.06%	2.25%	2.28%

### Households by Income

Current median household income is \$45,948 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$51,510 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$65,045 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$72,981 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,284 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,302 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	224	172	177
2000 Total Housing Units	1,641	11,017	26,007
2000 Owner Occupied Housing Units	1,189	7,049	15,091
2000 Renter Occupied Housing Units	419	3,360	8,697
2000 Vacant Housing Units	33	608	2,219
2010 Total Housing Units	1,689	12,059	27,095
2010 Owner Occupied Housing Units	1,175	7,331	14,723
2010 Renter Occupied Housing Units	453	3,917	9,589
2010 Vacant Housing Units	61	811	2,783
2021 Total Housing Units	1,748	12,284	27,051
2021 Owner Occupied Housing Units	1,209	7,347	14,339
2021 Renter Occupied Housing Units	466	3,956	9,567
2021 Vacant Housing Units	72	981	3,146
2026 Total Housing Units	1,768	12,385	27,247
2026 Owner Occupied Housing Units	1,228	7,435	14,484
2026 Renter Occupied Housing Units	455	3,845	9,256
2026 Vacant Housing Units	85	1,105	3,507

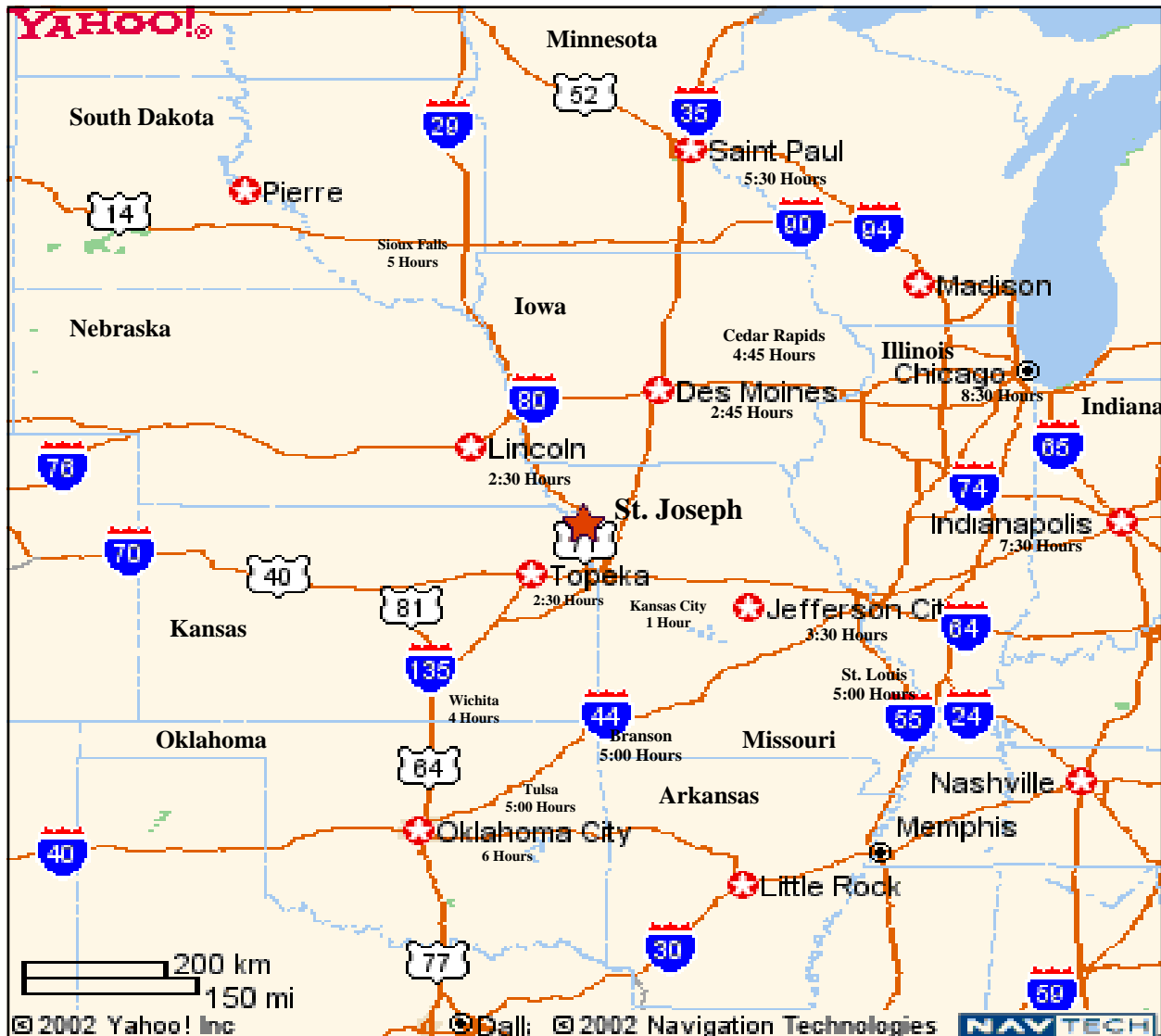
Currently, 53.0% of the 27,051 housing units in the area are owner occupied; 35.4%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 27,095 housing units in the area - 54.3% owner occupied, 35.4% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is -0.07%. Median home value in the area is \$141,923, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.89% annually to \$163,649.

**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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COMMERCIAL SERVICES

# COMMUNITY PROFILE

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.stjoemo.info](http://www.stjoemo.info)

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)

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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