



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



***Available For Lease
Shoppes of North Village***

**10,877 Sq. Ft.
Retail Space
I-29 & N. Village Drive
St. Joseph, Missouri**

www.raysisson.net/I29&nvillagedr.pdf

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Broker/

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Web Site: www.raysisson.net



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www.stjoseph.net/cb/I29&nvillagedr.pdf

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Description

- 7,877 Sq. Ft. of new retail space available in the Tuscany Shopping Center located at I-29 and N. Village Drive at US 169, St. Joseph, Missouri.
- GLA: 10,877 Sq. Ft.
- Space will be provided in “white box” condition.
- Drive for Drive In window on north side.
- 10,877 Sq. ft. of which 3,000 Sq. Ft. is now leased. 7,877 Sq. Ft. currently available.
- \$22/SF plus expenses (To be determined)
- Shell Building - divisible into 4 suites
- Taxes are estimated at \$2.50/SF/YR
- Flood zone - No
- Utilities:
 - Electrical: KCP&L
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph
 - Fiber: Available

Property Feature Sheet
New Retail Building for Lease
Shoppes of North Village



I-29 & N. Village Drive, St. Joseph, MO

Available: 10,877 Sq. Ft.
3,000 Sq. Ft. now leased
7,877 Sq. Ft. available

Location: 4797 Sienna Drive, St. Joseph, MO

For Lease: \$22.00/SF - plus expenses (TBD)

Space type: Retail

Major Cross Streets: I-29, 169 Hwy, & N. Village Dr.

Visible: Sienna Drive & N. Village Drive

Drive In Window: North end of building

Available: Now

Building: Shell

Sewer: City of St. Joseph

Water: Missouri American Water Co.

Electricity: KCP&L

CoStar #: 16393541

MLS #: 2172465

Web Site: www.raysisson.net/I29&nvillagedr.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.

Marketing Packet

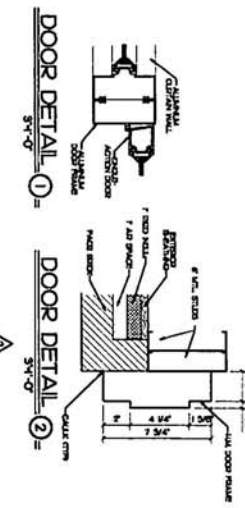
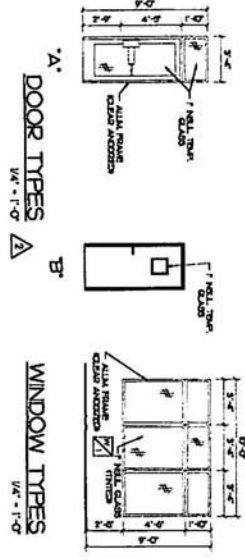
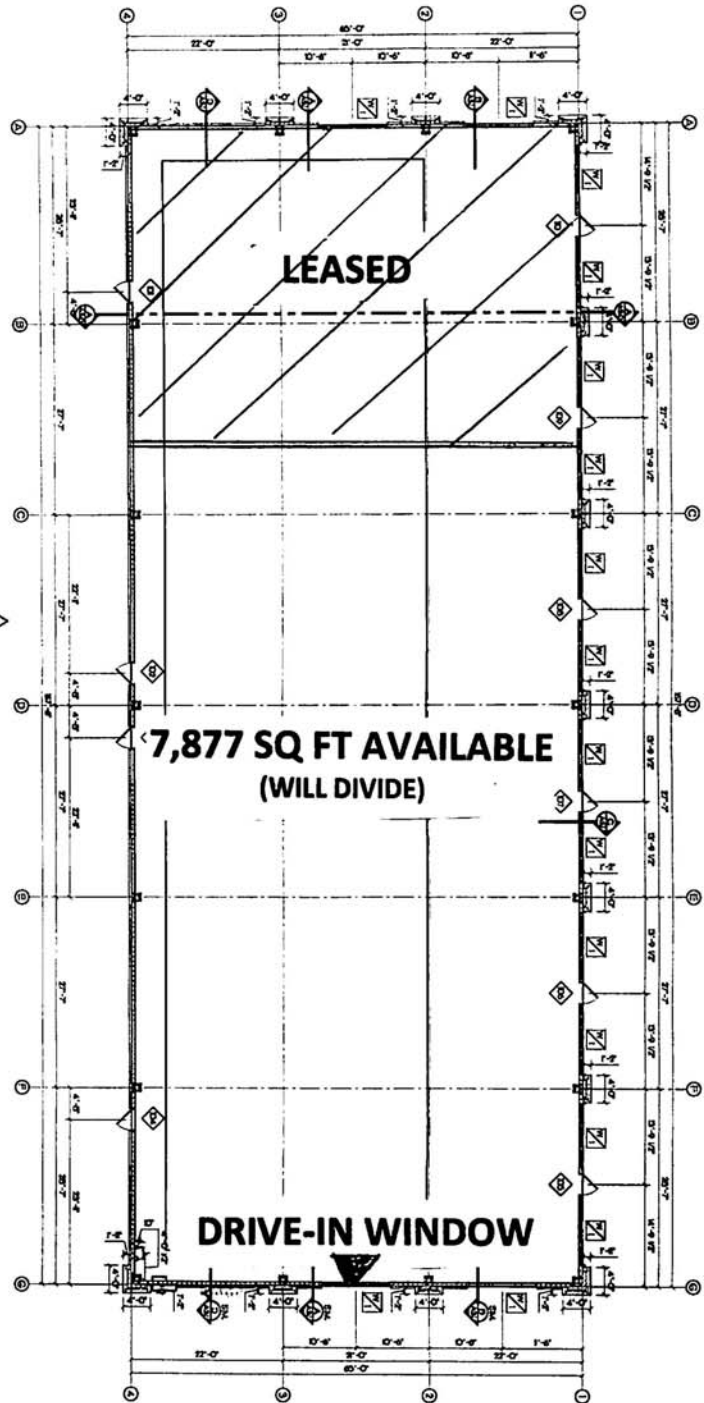


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PHOTOS



FLOOR PLAN



FLOOR PLAN
1/8" = 1'-0"

WALL LEGEND
 1" SOLID CONCRETE WALL
 8" CMU WITH 2" SOLID CONCRETE
 4" CMU WITH 2" SOLID CONCRETE
 8" CMU WITH 2" SOLID CONCRETE
 4" CMU WITH 2" SOLID CONCRETE

PLAN NORTH
TABLE NORTH

DOOR SCHEDULE		HARDWARE SCHEDULE	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	DOOR 36" X 78" 1/2" GLASS	1	DOOR HANDLE
2	DOOR 36" X 78" 1/2" GLASS	2	DOOR HANDLE
3	DOOR 36" X 78" 1/2" GLASS	3	DOOR HANDLE
4	DOOR 36" X 78" 1/2" GLASS	4	DOOR HANDLE
5	DOOR 36" X 78" 1/2" GLASS	5	DOOR HANDLE
6	DOOR 36" X 78" 1/2" GLASS	6	DOOR HANDLE
7	DOOR 36" X 78" 1/2" GLASS	7	DOOR HANDLE
8	DOOR 36" X 78" 1/2" GLASS	8	DOOR HANDLE
9	DOOR 36" X 78" 1/2" GLASS	9	DOOR HANDLE
10	DOOR 36" X 78" 1/2" GLASS	10	DOOR HANDLE
11	DOOR 36" X 78" 1/2" GLASS	11	DOOR HANDLE
12	DOOR 36" X 78" 1/2" GLASS	12	DOOR HANDLE
13	DOOR 36" X 78" 1/2" GLASS	13	DOOR HANDLE
14	DOOR 36" X 78" 1/2" GLASS	14	DOOR HANDLE
15	DOOR 36" X 78" 1/2" GLASS	15	DOOR HANDLE
16	DOOR 36" X 78" 1/2" GLASS	16	DOOR HANDLE
17	DOOR 36" X 78" 1/2" GLASS	17	DOOR HANDLE
18	DOOR 36" X 78" 1/2" GLASS	18	DOOR HANDLE
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23	DOOR 36" X 78" 1/2" GLASS	23	DOOR HANDLE
24	DOOR 36" X 78" 1/2" GLASS	24	DOOR HANDLE
25	DOOR 36" X 78" 1/2" GLASS	25	DOOR HANDLE
26	DOOR 36" X 78" 1/2" GLASS	26	DOOR HANDLE
27	DOOR 36" X 78" 1/2" GLASS	27	DOOR HANDLE
28	DOOR 36" X 78" 1/2" GLASS	28	DOOR HANDLE
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46	DOOR 36" X 78" 1/2" GLASS	46	DOOR HANDLE
47	DOOR 36" X 78" 1/2" GLASS	47	DOOR HANDLE
48	DOOR 36" X 78" 1/2" GLASS	48	DOOR HANDLE
49	DOOR 36" X 78" 1/2" GLASS	49	DOOR HANDLE
50	DOOR 36" X 78" 1/2" GLASS	50	DOOR HANDLE

NEW RETAIL FACILITY FOR JOHN ROWE

4774 VERONA DRIVE
ST. JOSEPH, MISSOURI 64505

CREAL CLARK & SEIFERT ARCHITECTS/ENGINEERS, INC.
519 Corby Street • Saint Joseph, Missouri 64501
Phone: 816-864-2435 • Fax: 816-864-1978

PROJECT NUMBER: 19-453
SHEET NUMBER: 19-453

DATE: 09/12/03

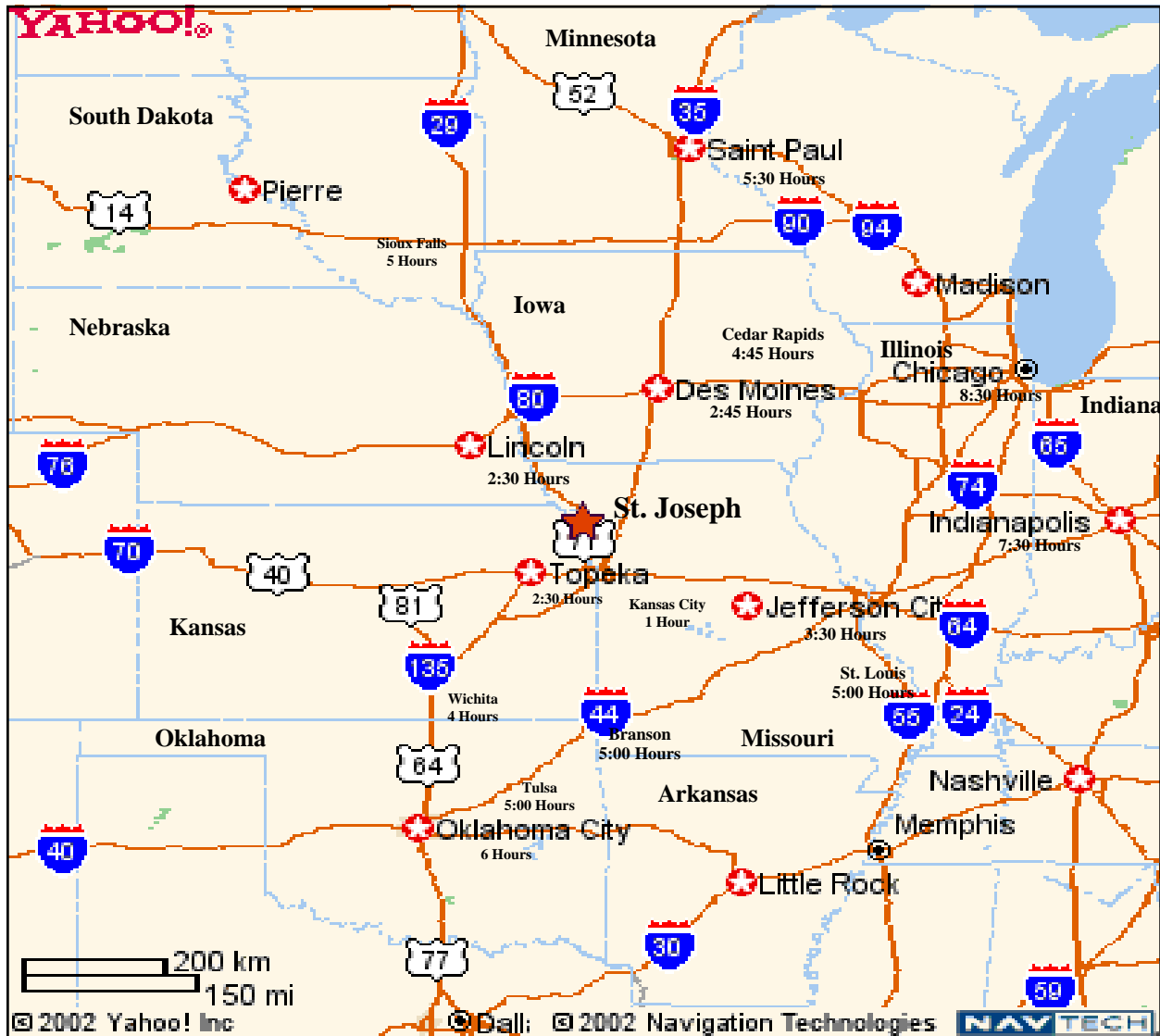
DRAWN BY: ABE
CHECKED BY: GTS

REVISIONS:
1. 10/16/03

Aerial



Drive Time Map



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

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Executive Summary

4899 US-169, Saint Joseph, Missouri, 64507
Rings: 1, 5, 25 mile radii

Prepared by Esri
Latitude: 39.72297
Longitude: -94.77969

	1 mile	5 miles	25 miles
Population			
2000 Population	932	57,624	147,267
2010 Population	1,016	59,781	153,612
2019 Population	1,042	59,252	155,247
2024 Population	1,048	58,901	155,724
2000-2010 Annual Rate	0.87%	0.37%	0.42%
2010-2019 Annual Rate	0.27%	-0.10%	0.11%
2019-2024 Annual Rate	0.11%	-0.12%	0.06%
2019 Male Population	49.2%	50.5%	49.8%
2019 Female Population	50.8%	49.5%	50.2%
2019 Median Age	42.9	37.2	39.6

In the identified area, the current year population is 155,247. In 2010, the Census count in the area was 153,612. The rate of change since 2010 was 0.11% annually. The five-year projection for the population in the area is 155,724 representing a change of 0.06% annually from 2019 to 2024. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	90.3%	83.6%	89.0%
2019 Black Alone	2.6%	7.4%	4.4%
2019 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2019 Asian Alone	1.5%	1.5%	1.2%
2019 Pacific Islander Alone	0.2%	0.5%	0.3%
2019 Other Race	1.9%	2.9%	1.7%
2019 Two or More Races	3.0%	3.5%	2.8%
2019 Hispanic Origin (Any Race)	5.9%	8.1%	5.4%

Persons of Hispanic origin represent 5.4% 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 28.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	68	62	73
2000 Households	376	22,535	56,714
2010 Households	408	23,086	59,230
2019 Total Households	413	22,562	59,487
2024 Total Households	413	22,324	59,536
2000-2010 Annual Rate	0.82%	0.24%	0.44%
2010-2019 Annual Rate	0.13%	-0.25%	0.05%
2019-2024 Annual Rate	0.00%	-0.21%	0.02%
2019 Average Household Size	2.52	2.45	2.50

The household count in this area has changed from 59,230 in 2010 to 59,487 in the current year, a change of 0.05% annually. The five-year projection of households is 59,536, a change of 0.02% annually from the current year total. Average household size is currently 2.50, compared to 2.48 in the year 2010. The number of families in the current year is 39,395 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.



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Latitude: 39.72297
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	1 mile	5 miles	25 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.2%	12.9%	14.0%
Median Household Income			
2019 Median Household Income	\$51,336	\$45,854	\$51,989
2024 Median Household Income	\$57,267	\$51,813	\$57,534
2019-2024 Annual Rate	2.21%	2.47%	2.05%
Average Household Income			
2019 Average Household Income	\$66,572	\$61,984	\$68,533
2024 Average Household Income	\$79,887	\$71,665	\$78,882
2019-2024 Annual Rate	3.71%	2.95%	2.85%
Per Capita Income			
2019 Per Capita Income	\$27,428	\$23,606	\$26,555
2024 Per Capita Income	\$32,755	\$27,150	\$30,468
2019-2024 Annual Rate	3.61%	2.84%	2.79%

Households by Income

Current median household income is \$51,989 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$57,534 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$68,533 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$78,882 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,555 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,468 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	156	183	166
2000 Total Housing Units	393	24,671	61,394
2000 Owner Occupied Housing Units	274	14,744	40,300
2000 Renter Occupied Housing Units	103	7,792	16,414
2000 Vacant Housing Units	16	2,135	4,680
2010 Total Housing Units	429	25,718	65,619
2010 Owner Occupied Housing Units	295	14,151	40,800
2010 Renter Occupied Housing Units	113	8,935	18,430
2010 Vacant Housing Units	21	2,632	6,389
2019 Total Housing Units	431	25,940	67,116
2019 Owner Occupied Housing Units	295	13,498	40,720
2019 Renter Occupied Housing Units	118	9,063	18,767
2019 Vacant Housing Units	18	3,378	7,629
2024 Total Housing Units	435	26,158	68,109
2024 Owner Occupied Housing Units	297	13,513	41,222
2024 Renter Occupied Housing Units	116	8,811	18,314
2024 Vacant Housing Units	22	3,834	8,573

Currently, 60.7% of the 67,116 housing units in the area are owner occupied; 28.0%, renter occupied; and 11.4% 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 65,619 housing units in the area - 62.2% owner occupied, 28.1% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 1.01%. Median home value in the area is \$148,431, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.48% annually to \$184,792.

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

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



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