

High Traffic Location



St. Joseph's Main Retail Corridor

- Belt Highway and Mitchell Avenue is the second busiest intersection in St. Joseph
- Centered in the heart of the South Belt trade area
- 41,000 nearby daytime employees
- Close to Missouri Western State College with direct access from Mitchell Avenue
- 50,000 Nearby residents; 100,000 customers in trade area

For more information:

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Property

Built/Renovated:	1967/1990
Size:	40,870 SF
Land Area:	156,816 SF / 3.60 AC
Type:	Neighborhood Center
Land Use:	Zoned C-3
Parcel ID:	06-6.0-14-003-002-048.000

Demographics

POPULATION	2020 Estimated Population	6,620	54,947	80,278
	2025 Projected Population	6,327	54,409	79,238
	2010 Census Population	6,812	55,420	81,142
	2000 Census Population	6,848	53,402	78,277
	Projected Annual Growth 2020 to 2025	-0.9%	-0.2%	-0.3%
	Historical Annual Growth 2000 to 2020	-0.2%	0.1%	0.1%
	2020 Median Age	33.9	36.4	37.0
HOUSEHOLDS	2020 Estimated Households	2,773	22,423	32,724
	2025 Projected Households	2,658	22,287	32,394
	2010 Census Households	2,717	21,463	31,426
	2000 Census Households	2,784	20,996	30,624
	Projected Annual Growth 2020 to 2025	-0.8%	-0.1%	-0.2%
	Historical Annual Growth 2000 to 2020	-	0.3%	0.3%
RACE AND ETHNICITY	2020 Estimated White	85.9%	82.3%	84.3%
	2020 Estimated Black or African American	6.3%	8.2%	6.8%
	2020 Estimated Asian or Pacific Islander	1.6%	2.5%	2.4%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2020 Estimated Other Races	5.6%	6.5%	6.1%
	2020 Estimated Hispanic	6.3%	7.8%	7.5%
INCOME	2020 Estimated Average Household Income	\$66,795	\$62,245	\$65,626
	2020 Estimated Median Household Income	\$52,303	\$51,778	\$54,185
	2020 Estimated Per Capita Income	\$28,420	\$26,187	\$27,308
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.8%	3.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.6%	8.5%	7.7%
	2020 Estimated High School Graduate	34.2%	34.6%	35.9%
	2020 Estimated Some College	29.5%	25.3%	24.8%
	2020 Estimated Associates Degree Only	8.8%	6.5%	6.4%
	2020 Estimated Bachelors Degree Only	15.8%	14.4%	13.9%
	2020 Estimated Graduate Degree	3.1%	6.8%	7.5%
BUSINESS	2020 Estimated Total Businesses	200	2,675	3,375
	2020 Estimated Total Employees	3,740	40,279	51,339
	2020 Estimated Employee Population per Business	18.7	15.1	15.2
	2020 Estimated Residential Population per Business	33.2	20.5	23.8

SWC Belt Highway & Mitchell Avenue

3602 Mitchell Ave Saint Joseph, MO 64507

For Sale or Lease



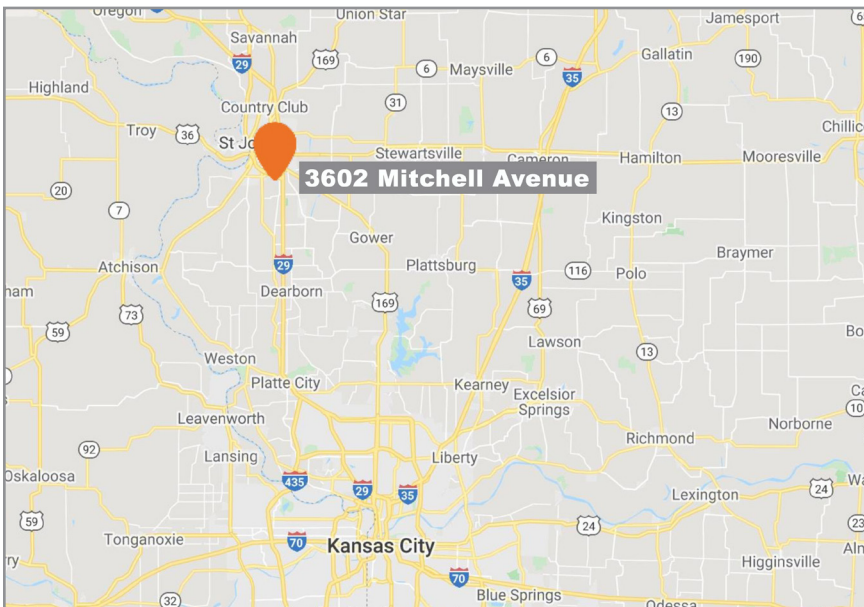
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BLOCK
REAL ESTATE SERVICES, LLC

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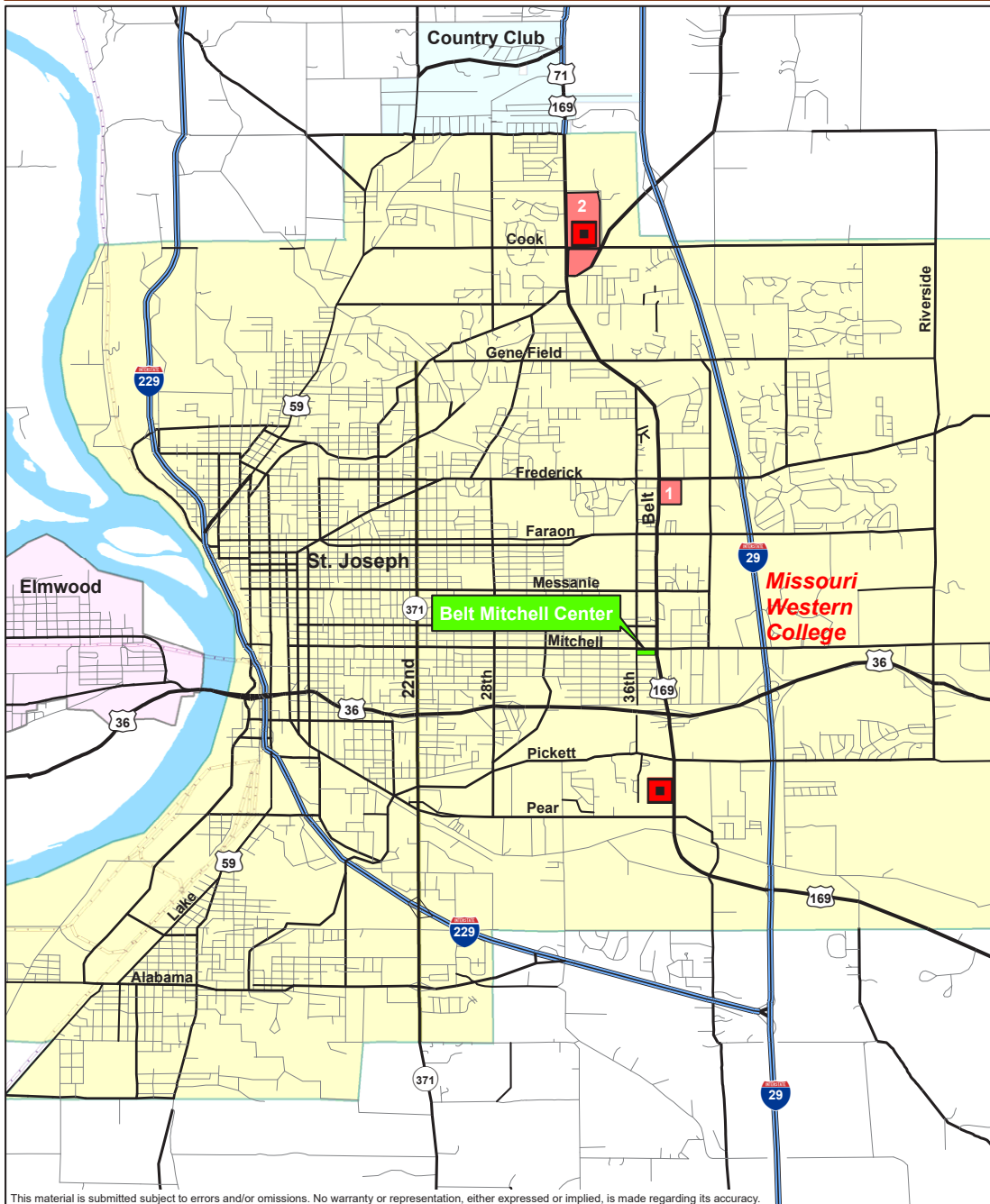


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Belt Mitchell Center in St. Joseph, Missouri



Major Retail Centers

- 1. East Hills Mall
- 2. Shoppes at North Village

Wal-Mart

SWC Belt Highway & Mitchell Avenue

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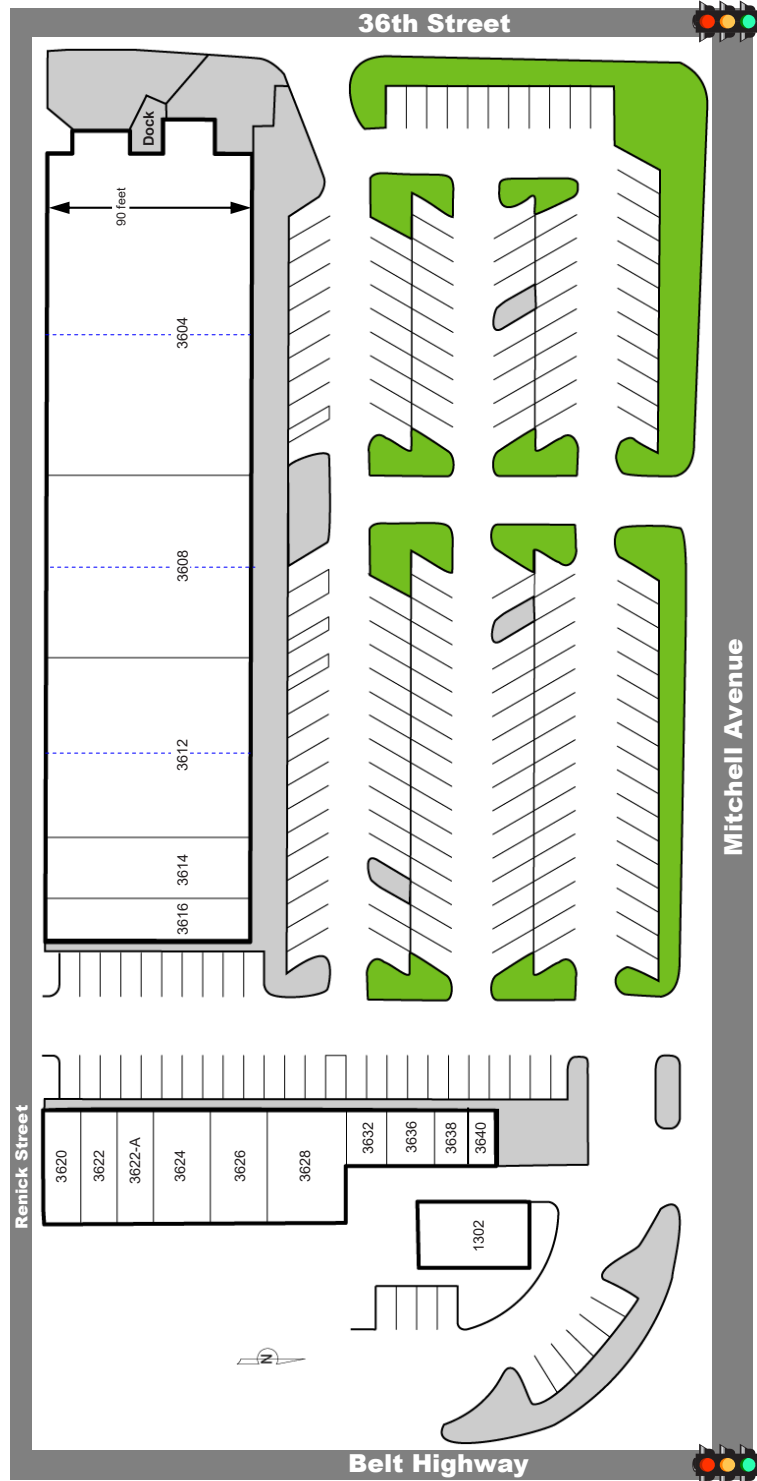
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Belt Mitchell Center St. Joseph, Missouri



3604 Mitchell Avenue	12,740 square feet	3624 Mitchell Avenue	1,250 square feet
3608 Mitchell Avenue	7,200 square feet	3626 Mitchell Avenue	1,250 square feet
3612 Mitchell Avenue	7,200 square feet	3628 Mitchell Avenue	1,650 square feet
3614 Mitchell Avenue	2,250 square feet	3632 Mitchell Avenue	412 square feet
3616 Mitchell Avenue	1,800 square feet	3636 Mitchell Avenue	525 square feet
3620 Mitchell Avenue	825 square feet	3638 Mitchell Avenue	315 square feet
3622 Mitchell Avenue	825 square feet	3640 Mitchell Avenue	375 square feet
3622-A Mitchell Avenue	825 square feet	1302 South Belt Highway	1,428 square feet
TOTALS			40,870 square feet

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For Sale or Lease

Lat: 39.754510, Lon: -94.804...

Latitude: 39.75451

Longitude: -94.804212

Rings: 1, 2, 3 Miles

Site Type: Ring

