

## Located on Belt Highway

- 3,160 SF are available in the multi-tenant outbuilding
- Join JoAnn's, Dollar Tree, Office Depot, Vintage Stock's EntertainMart, Leslie's Poolmart, New Super China Buffet, and New Nail & Spa
- Adjacent to East Hills Mall
- CPD 23,900

## For more information:

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# 603-631 North Belt Highway

St. Joseph, Missouri 64506

# For Lease



## Demographics

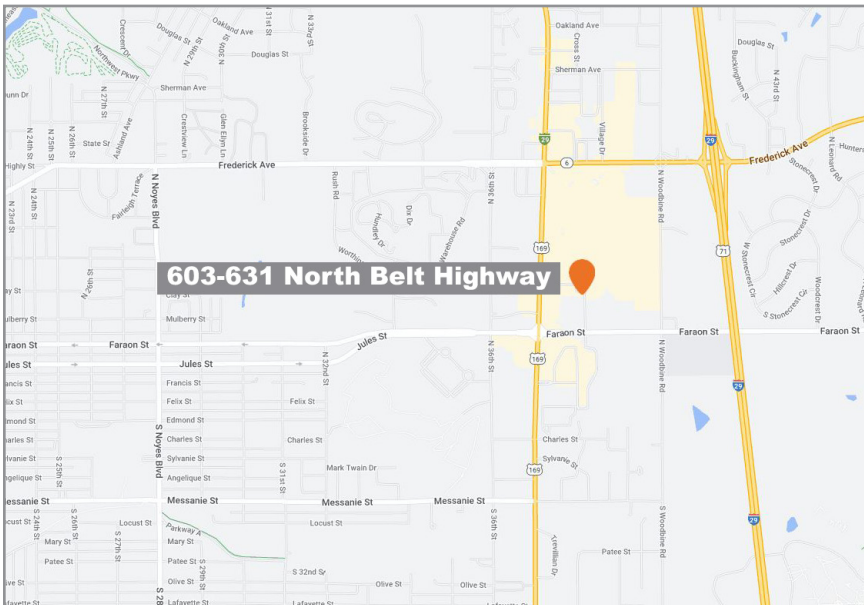
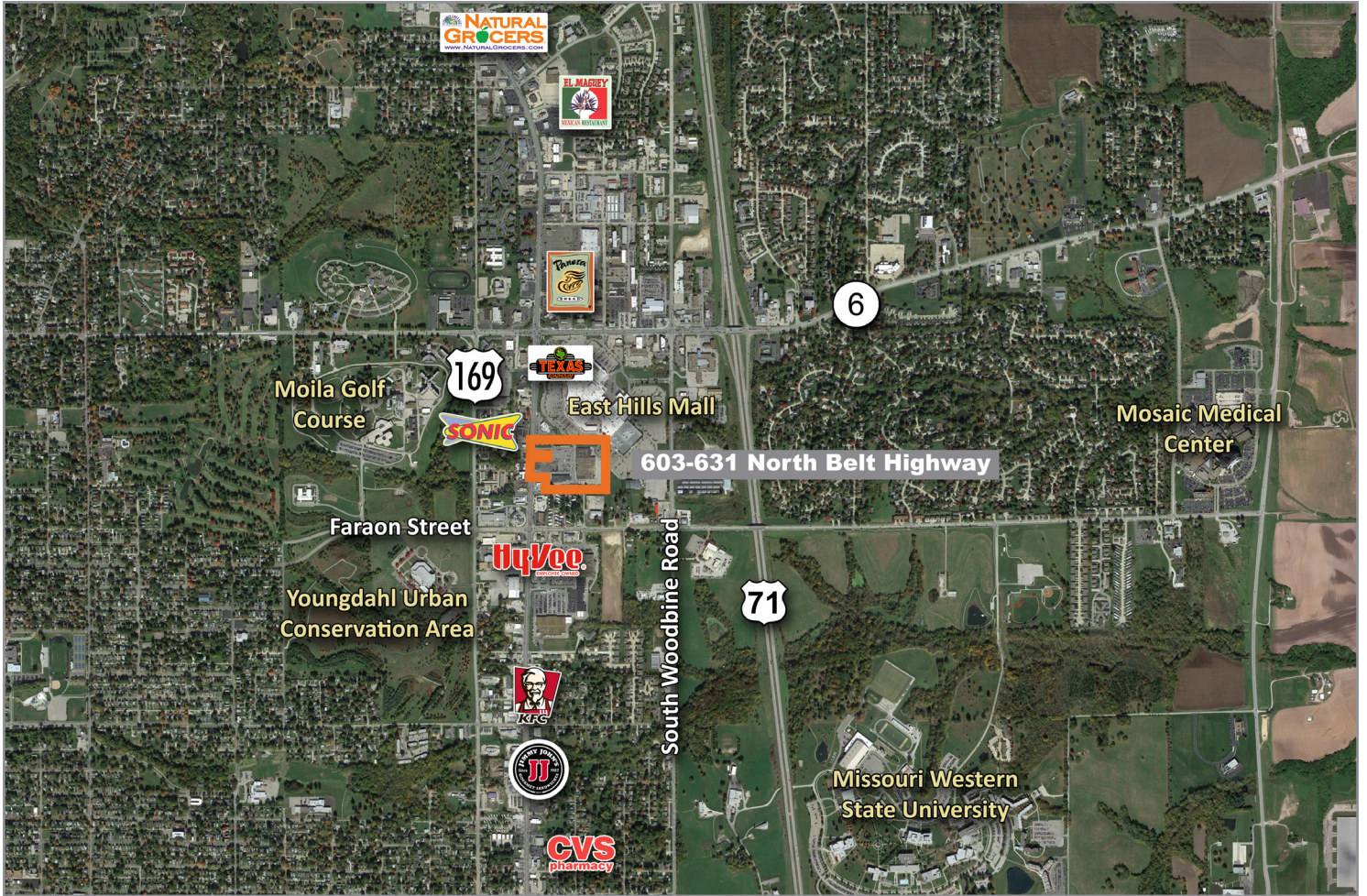
Lat/Lon: 39.7721/-94.8011

603 N Belt Hwy St Joseph, MO 64506	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2022 Estimated Population	7,179	56,814	73,412	89,443
2027 Projected Population	7,057	55,500	71,819	87,630
2020 Census Population	7,299	57,094	73,939	89,937
2010 Census Population	7,940	60,207	77,848	93,649
Projected Annual Growth 2022 to 2027	-0.3%	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2022	-0.8%	-0.5%	-0.5%	-0.4%
<b>Households</b>				
2022 Estimated Households	2,342	22,875	29,348	35,676
2027 Projected Households	2,244	21,973	28,291	34,510
2020 Census Households	2,416	22,994	29,575	35,880
2010 Census Households	2,413	23,354	30,114	36,279
Projected Annual Growth 2022 to 2027	-0.8%	-0.8%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2022	-0.3%	-	-	-
<b>Age</b>				
2022 Est. Population Under 10 Years	7.8%	12.1%	12.2%	12.0%
2022 Est. Population 10 to 19 Years	12.4%	12.4%	12.6%	12.7%
2022 Est. Population 20 to 29 Years	21.6%	15.3%	14.5%	13.7%
2022 Est. Population 30 to 44 Years	18.8%	18.5%	18.5%	18.4%
2022 Est. Population 45 to 59 Years	15.1%	17.5%	18.1%	18.7%
2022 Est. Population 60 to 74 Years	13.5%	16.0%	16.3%	16.8%
2022 Est. Population 75 Years or Over	10.8%	8.2%	7.8%	7.7%
2022 Est. Median Age	36.9	37.6	38.0	38.6
<b>Marital Status &amp; Gender</b>				
2022 Est. Male Population	57.3%	50.0%	50.0%	50.1%
2022 Est. Female Population	42.7%	50.0%	50.0%	49.9%
2022 Est. Never Married	45.5%	36.1%	35.4%	34.0%
2022 Est. Now Married	29.6%	38.9%	40.8%	42.7%
2022 Est. Separated or Divorced	20.6%	19.2%	18.1%	17.6%
2022 Est. Widowed	4.3%	5.8%	5.6%	5.7%
<b>Income</b>				
2022 Est. HH Income \$200,000 or More	1.7%	3.5%	3.3%	3.5%
2022 Est. HH Income \$150,000 to \$199,999	3.0%	3.7%	3.9%	4.1%
2022 Est. HH Income \$100,000 to \$149,999	10.5%	11.7%	12.7%	13.3%
2022 Est. HH Income \$75,000 to \$99,999	15.2%	12.9%	13.2%	13.5%
2022 Est. HH Income \$50,000 to \$74,999	14.6%	19.6%	20.3%	20.4%
2022 Est. HH Income \$35,000 to \$49,999	10.0%	11.9%	12.1%	12.3%
2022 Est. HH Income \$25,000 to \$34,999	6.9%	11.2%	10.7%	10.4%
2022 Est. HH Income \$15,000 to \$24,999	10.1%	10.8%	10.3%	9.9%
2022 Est. HH Income Under \$15,000	28.1%	14.6%	13.6%	12.7%
2022 Est. Average Household Income	\$58,648	\$69,095	\$69,983	\$71,410
2022 Est. Median Household Income	\$48,206	\$54,210	\$55,990	\$57,825
2022 Est. Per Capita Income	\$22,840	\$28,486	\$28,496	\$28,925
2022 Est. Total Businesses	624	2,100	2,476	2,820
2022 Est. Total Employees	11,817	53,500	60,065	66,606

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