

FELIX STREET SHOPPES RETAIL DEVELOPMENT



- 33,000 SF RETAIL SPACE ON MAIN LEVEL TO BE DEMISED TO 1 TO 3 SPACES
- LOCATED BETWEEN 8TH & 9TH AND BETWEEN FELIX & FRANCIS STREETS IN DOWNTOWN ST JOSEPH, MO
- IDEAL TENANTS INCLUDE SMALL SPECIALTY GROCER, GENERAL RETAILER WITH SOME GROCERY, PHARMACY, OR RESTAURANT. SURVEY PARTICIPANTS WERE SEEKING QSR FOOD, SPECIALTY FOOD AND DRINKS, AND ENTERTAINMENT. 90 % OF SURVEY PARTICIPANTS SHOP OR EAT DOWNTOWN , ABOUT HALF OF THOSE AT LEAST TWICE A MONTH.
- TENANTS WILL HAVE EXCLUSIVE USE , FOR CUSTOMERS, OF 20 MAIN FLOOR PARKING SPOTS AND ADDITIONAL PARKING ON 2ND AND 3RD LEVELS. DOWNTOWN HAS HISTORICALLY BEEN DIFFICULT FOR PARKING, NOW PARKING IS BUILT IN.
- A RECENT SURVEY INDICATED THAT PEOPLE SHOPPING AND DINING DOWNTOWN ARE 25—55 WITH HH INCOMES OF \$50,000 –\$150,000. THEY ARE LOOKING FOR VARIETY, QUALITY, PARKING AND HOURS OF AVAILABILITY.
- ABOUT 14,000 PERSONS DAYTIME POPULATION WITHIN ONE MILE
- UNDERSERVED AREA FOR GROCERY, PHARMACY , GENERAL RETAIL AND MOST OTHER RETAIL SERVICES
- PLAN INCLUDES 14' CEILINGS FOR RETAIL SPACES, ENCLOSED TRASH AND SERVICE AREAS , SEPARATE MECHANICAL AREAS, AND 2 ELEVATORS FOR ACCESS TO PARKING AREAS.
- AVAILABLE NOW, ONE SPACE TENTATIVELY LEASED. A TIF IS IN PLACE THAT PROVIDES BUILDING ENHANCEMENTS, INFRASTRUCTURE UPGRADES AND PARKING. IT ALSO ALLOWS US TO MARKET THE PROJECT AT UNDER-MARKET RENTS.
- LANDLORD WILL PROVIDE A TENANT ALLOWANCE.



RAYMOND SISSON, CCIM
DIRECTOR OF COMMERCIAL SERVICES
BHHS STEIN & SUMMERS REAL ESTATE
816-360-7478 ray@raysisson.net



ADAM STEIN, CCIM
DESIGNATED BROKER
BHHS STEIN & SUMMERS REAL ESTATE
816-248-6821 astein@bhhsstein.com

FELIX STREET SQUARE

FRANCIS STREET

- LEGEND**
- PUBLIC
 - TENANT
 - TRASH/SERVICE
 - UTILITY





Executive Summary

811 Felix St, St Joseph, Missouri, 64501
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.76665
Longitude: -94.85050

	1 mile	3 miles	5 miles
Population			
2000 Population	10,604	48,605	79,883
2010 Population	10,828	49,176	82,447
2016 Population	10,657	48,875	82,413
2021 Population	10,499	48,477	81,945
2000-2010 Annual Rate	0.21%	0.12%	0.32%
2010-2016 Annual Rate	-0.25%	-0.10%	-0.01%
2016-2021 Annual Rate	-0.30%	-0.16%	-0.11%
2016 Male Population	50.6%	50.9%	49.9%
2016 Female Population	49.4%	49.1%	50.1%
2016 Median Age	32.2	34.9	36.8

In the identified area, the current year population is 82,413. In 2010, the Census count in the area was 82,447. The rate of change since 2010 was -0.01% annually. The five-year projection for the population in the area is 81,945 representing a change of -0.11% annually from 2016 to 2021. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 32.2, compared to U.S. median age of 38.0.

Households

2000 Households	4,295	19,289	31,288
2010 Households	4,186	18,995	31,981
2016 Total Households	4,114	18,769	31,793
2021 Total Households	4,041	18,549	31,505
2000-2010 Annual Rate	-0.26%	-0.15%	0.22%
2010-2016 Annual Rate	-0.28%	-0.19%	-0.09%
2016-2021 Annual Rate	-0.36%	-0.24%	-0.18%
2016 Average Household Size	2.49	2.43	2.45

The household count in this area has changed from 31,981 in 2010 to 31,793 in the current year, a change of -0.09% annually. The five-year projection of households is 31,505, a change of -0.18% 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 19,800 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$27,206	\$37,188	\$40,925
2021 Median Household Income	\$27,006	\$36,717	\$42,900
2016-2021 Annual Rate	-0.15%	-0.25%	0.95%
Average Household Income			
2016 Average Household Income	\$37,467	\$48,132	\$55,237
2021 Average Household Income	\$39,098	\$51,405	\$59,724
2016-2021 Annual Rate	0.86%	1.32%	1.57%
Per Capita Income			
2016 Per Capita Income	\$14,873	\$19,234	\$22,181
2021 Per Capita Income	\$15,461	\$20,396	\$23,838
2016-2021 Annual Rate	0.78%	1.18%	1.45%

Households by Income

Current median household income is \$40,925 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$42,900 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$55,237 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$59,724 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,181 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$23,838 in five years, compared to \$32,025 for all U.S. households