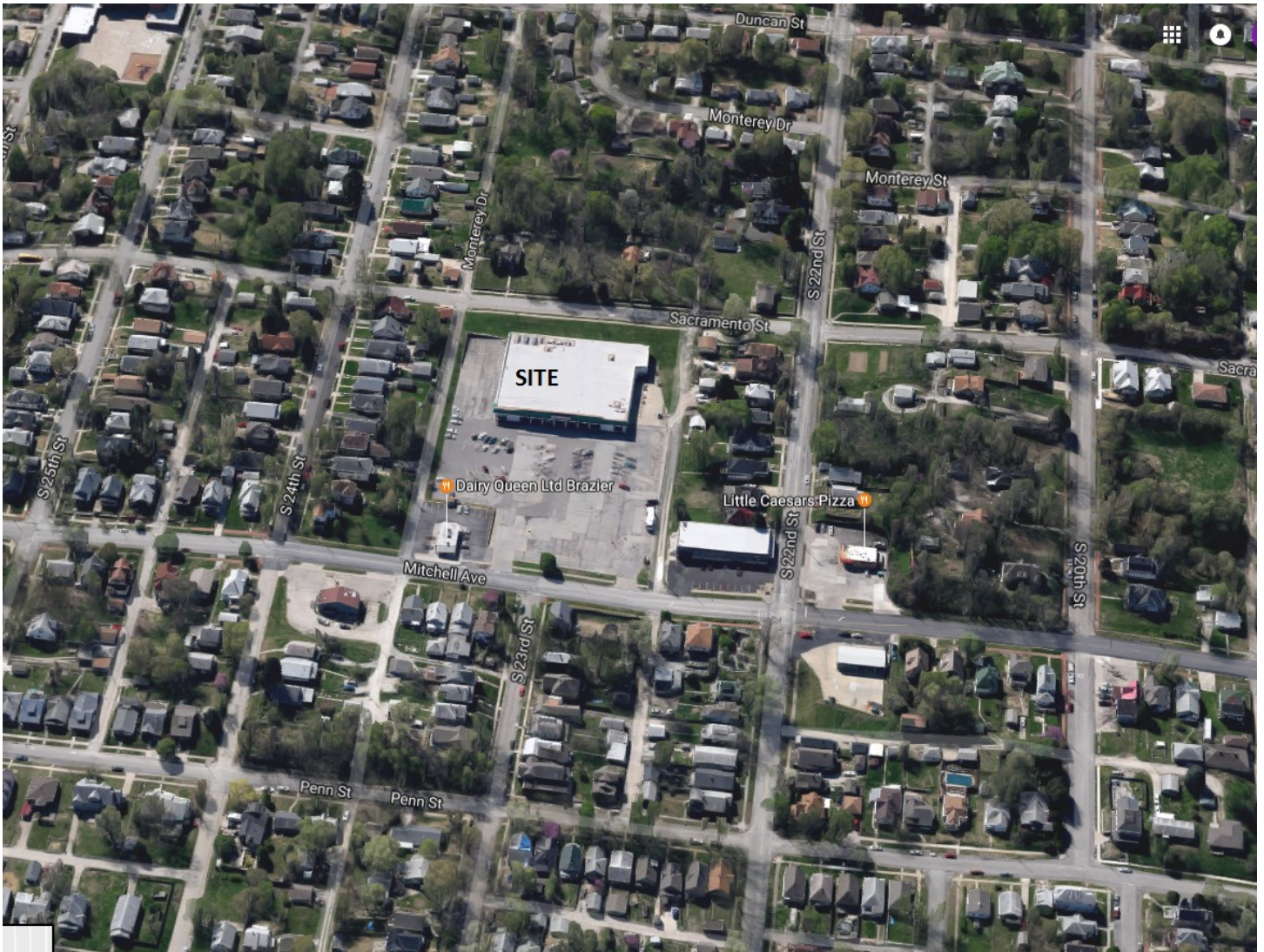


2300 MITCHELL REDEVELOPMENT—ST. JOSEPH, MO



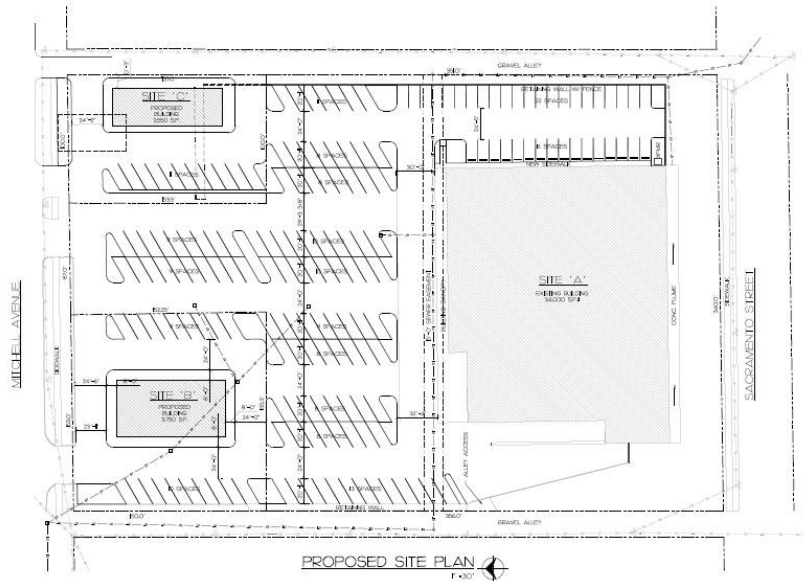
- SEEKING A GROCERY OR SPECIALTY GROCERY ANCHOR UP TO 20,000 SF
- 2 DOLLAR STORE TENANTS CONSIDERING ADJACENT 10,000 SF
- 31,500 SF FORMER GROCERY SITE REDEVELOPMENT
- DEMISED INTO 2 TENANT SPACES WITH UPGRADED BUILDING SYSTEMS, SIGNAGE AND PARKING
- SEVERELY UNDERSERVED AREA OF TOWN FOR ALL RETAIL SERVICES, NEAREST GROCERY STORE NEARLY THREE MILES
- 16,000 PERSONS WITHIN ONE MILE, AVERAGE HH INCOME OF \$46,000. MORE COMPLETE DEMOGRAPHICS INCLUDED.



RAYMOND A SISSON, CCIM

BHHS STEIN & SUMMERS REAL ESTATE, COMMERCIAL DIVISION,

DIRECTOR OF COMMERCIAL SERVICES



PARKING CALCULATION:

Building Area: 34,200 SF
Spaces Required: 34,200 SF ÷ 45 SPACES PER 1000 SF = 78 SPACES

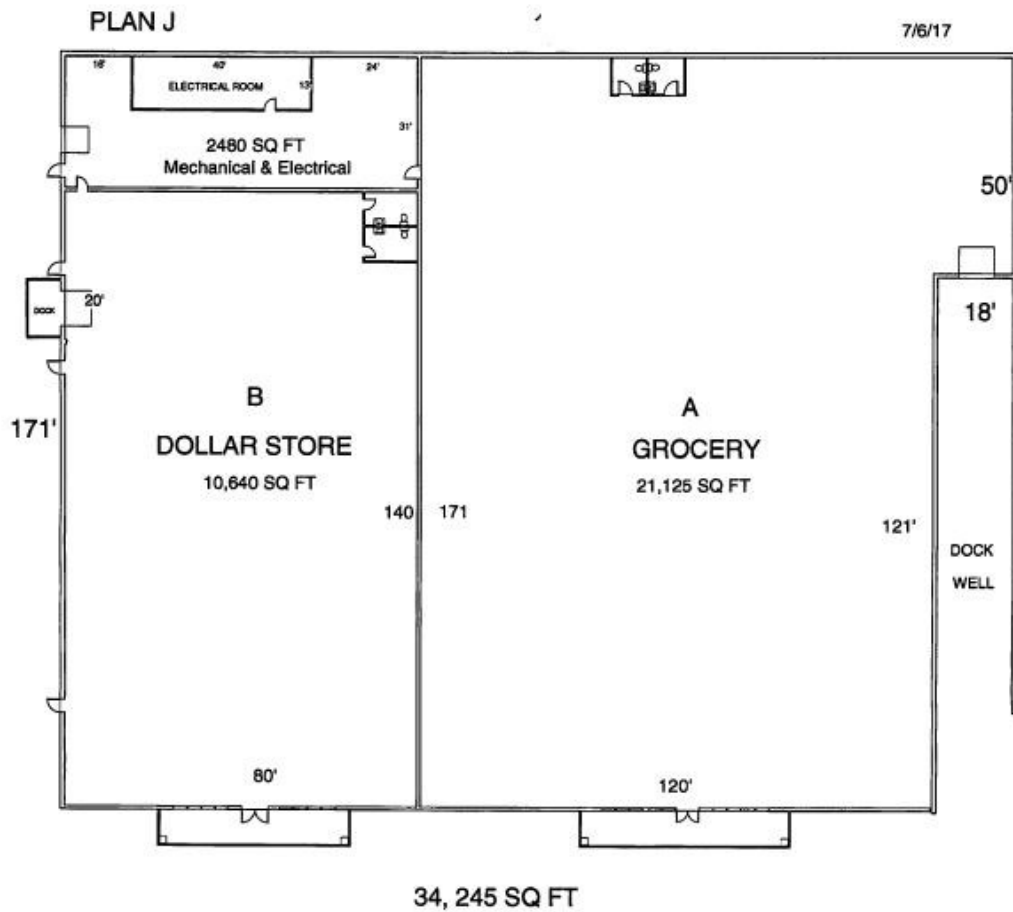
Building Area: 3,750 SF
Spaces Required: 3,750 SF ÷ 45 SPACES PER 1000 SF = 8.375 SPACES
 8 SPACES

Building Area: 2,250 SF
Spaces Required: 2,250 SF ÷ 45 SPACES PER 1000 SF = 5.075 SPACES
 5 SPACES

SYMBOL LEGEND

	SANITARY SEWER LINE
	DRAINAGE LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	WATER LINE
	STORM SEWER LINE
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	SPOT ELEVATION
	FLOOR LINE
	PROPERTY LINE
	LEAKHOLE
	POWERPOLE
	MANHOLE
	FIRE HYDRANT
	WATER MAIN
	GAS METER

OPTION 3





Executive Summary

2300 Mitchell Ave, St Joseph, Missouri, 64507 3
2300 Mitchell Ave, St Joseph, Missouri, 64507
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75519
Longitude: -94.83270

	1 mile	3 miles	5 miles
Population			
2000 Population	15,206	54,700	79,603
2010 Population	15,665	55,738	82,299
2016 Population	15,658	55,456	82,309
2021 Population	15,541	55,025	81,849
2000-2010 Annual Rate	0.30%	0.19%	0.33%
2010-2016 Annual Rate	-0.01%	-0.08%	0.00%
2016-2021 Annual Rate	-0.15%	-0.16%	-0.11%
2016 Male Population	49.1%	50.6%	50.0%
2016 Female Population	50.9%	49.4%	50.0%
2016 Median Age	33.3	35.5	36.9

In the identified area, the current year population is 82,309. In 2010, the Census count in the area was 82,299. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 81,849 representing a change of -0.11% annually from 2016 to 2021. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 38.0.

Households			
2000 Households	6,110	21,755	31,113
2010 Households	5,977	21,694	31,857
2016 Total Households	5,934	21,458	31,685
2021 Total Households	5,864	21,216	31,400
2000-2010 Annual Rate	-0.22%	-0.03%	0.24%
2010-2016 Annual Rate	-0.12%	-0.17%	-0.09%
2016-2021 Annual Rate	-0.24%	-0.23%	-0.18%
2016 Average Household Size	2.61	2.42	2.46

The household count in this area has changed from 31,857 in 2010 to 31,685 in the current year, a change of -0.09% annually. The five-year projection of households is 31,400, a change of -0.18% annually from the current year total. Average household size is currently 2.46, compared to 2.44 in the year 2010. The number of families in the current year is 19,763 in the specified area.

Median Household Income

2016 Median Household Income	\$37,119	\$37,537	\$41,149
2021 Median Household Income	\$36,585	\$37,378	\$43,341
2016-2021 Annual Rate	-0.29%	-0.08%	1.04%

Average Household Income

2016 Average Household Income	\$45,890	\$49,190	\$55,467
2021 Average Household Income	\$48,149	\$52,736	\$60,007
2016-2021 Annual Rate	0.97%	1.40%	1.59%

Per Capita Income

2016 Per Capita Income	\$17,662	\$19,722	\$22,260
2021 Per Capita Income	\$18,443	\$20,996	\$23,935
2016-2021 Annual Rate	0.87%	1.26%	1.46%

Households by Income

Current median household income is \$41,149 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$43,341 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$55,467 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$60,007 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,260 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$23,935 in five years, compared to \$32,025 for all U.S. households



Retail MarketPlace Profile

2300 Mitchell Ave, Saint Joseph, Missouri, 64507
Ring: 1 mile radius

Prepared by Esri
Latitude: 39.75519
Longitude: -94.83261

Summary Demographics

2017 Population	15,561
2017 Households	5,900
2017 Median Disposable Income	\$34,622
2017 Per Capita Income	\$18,614

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$141,318,081	\$43,390,698	\$97,927,383	53.0	36
Total Retail Trade	44-45	\$128,122,033	\$40,064,124	\$88,057,909	52.4	28
Total Food & Drink	722	\$13,196,047	\$3,326,574	\$9,869,473	59.7	8

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$27,792,101	\$7,946,031	\$19,846,070	55.5	5
Automobile Dealers	4411	\$22,455,254	\$6,631,848	\$15,823,406	54.4	3
Other Motor Vehicle Dealers	4412	\$2,921,358	\$804,359	\$2,116,999	56.8	1
Auto Parts, Accessories & Tire Stores	4413	\$2,415,489	\$509,824	\$1,905,665	65.1	1
Furniture & Home Furnishings Stores	442	\$3,973,289	\$0	\$3,973,289	100.0	0
Furniture Stores	4421	\$2,423,948	\$0	\$2,423,948	100.0	0
Home Furnishings Stores	4422	\$1,549,341	\$0	\$1,549,341	100.0	0
Electronics & Appliance Stores	443	\$3,756,296	\$428,739	\$3,327,557	79.5	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$8,643,764	\$6,981,891	\$1,661,873	10.6	7
Bldg Material & Supplies Dealers	4441	\$8,052,974	\$6,709,812	\$1,343,162	9.1	5
Lawn & Garden Equip & Supply Stores	4442	\$590,790	\$272,079	\$318,711	36.9	1
Food & Beverage Stores	445	\$21,356,157	\$2,396,829	\$18,959,328	79.8	2
Grocery Stores	4451	\$19,808,634	\$2,387,321	\$17,421,313	78.5	2
Specialty Food Stores	4452	\$734,712	\$0	\$734,712	100.0	0
Beer, Wine & Liquor Stores	4453	\$812,811	\$0	\$812,811	100.0	0
Health & Personal Care Stores	446,4461	\$7,502,908	\$0	\$7,502,908	100.0	0
Gasoline Stations	447,4471	\$15,141,443	\$17,574,838	-\$2,433,395	-7.4	4
Clothing & Clothing Accessories Stores	448	\$5,335,104	\$166,078	\$5,169,026	94.0	1
Clothing Stores	4481	\$3,519,113	\$99,226	\$3,419,887	94.5	1
Shoe Stores	4482	\$921,433	\$0	\$921,433	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$894,558	\$0	\$894,558	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$3,645,387	\$748,999	\$2,896,388	65.9	2
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,092,519	\$748,999	\$2,343,520	61.0	2
Book, Periodical & Music Stores	4512	\$552,868	\$0	\$552,868	100.0	0
General Merchandise Stores	452	\$24,058,553	\$0	\$24,058,553	100.0	0
Department Stores Excluding Leased Depts.	4521	\$18,134,654	\$0	\$18,134,654	100.0	0
Other General Merchandise Stores	4529	\$5,923,899	\$0	\$5,923,899	100.0	0
Miscellaneous Store Retailers	453	\$5,362,690	\$1,765,459	\$3,597,231	50.5	4
Florists	4531	\$339,662	\$209,035	\$130,627	23.8	1
Office Supplies, Stationery & Gift Stores	4532	\$1,246,244	\$0	\$1,246,244	100.0	0
Used Merchandise Stores	4533	\$621,642	\$302,875	\$318,767	34.5	1
Other Miscellaneous Store Retailers	4539	\$3,155,142	\$879,686	\$2,275,456	56.4	2
Nonstore Retailers	454	\$1,554,343	\$661,259	\$893,084	40.3	1
Electronic Shopping & Mail-Order Houses	4541	\$977,717	\$650,877	\$326,840	20.1	1
Vending Machine Operators	4542	\$141,799	\$0	\$141,799	100.0	0
Direct Selling Establishments	4543	\$434,826	\$0	\$434,826	100.0	0
Food Services & Drinking Places	722	\$13,196,047	\$3,326,574	\$9,869,473	59.7	8
Special Food Services	7223	\$364,530	\$131,630	\$232,900	46.9	1
Drinking Places - Alcoholic Beverages	7224	\$418,702	\$276,590	\$142,112	20.4	3
Restaurants/Other Eating Places	7225	\$12,412,815	\$2,918,355	\$9,494,460	61.9	4

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

August 10, 2017