



**BERKSHIRE
HATHAWAY**
HomeServices

Stein & Summers
Real Estate

THE DOWNTOWN LANDING (Retail Shoppes)



Southwest Corner of Ninth and Frederick St Joseph, MO



Ray Sisson, CCIM

Director of Commercial
Services

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Designated Broker

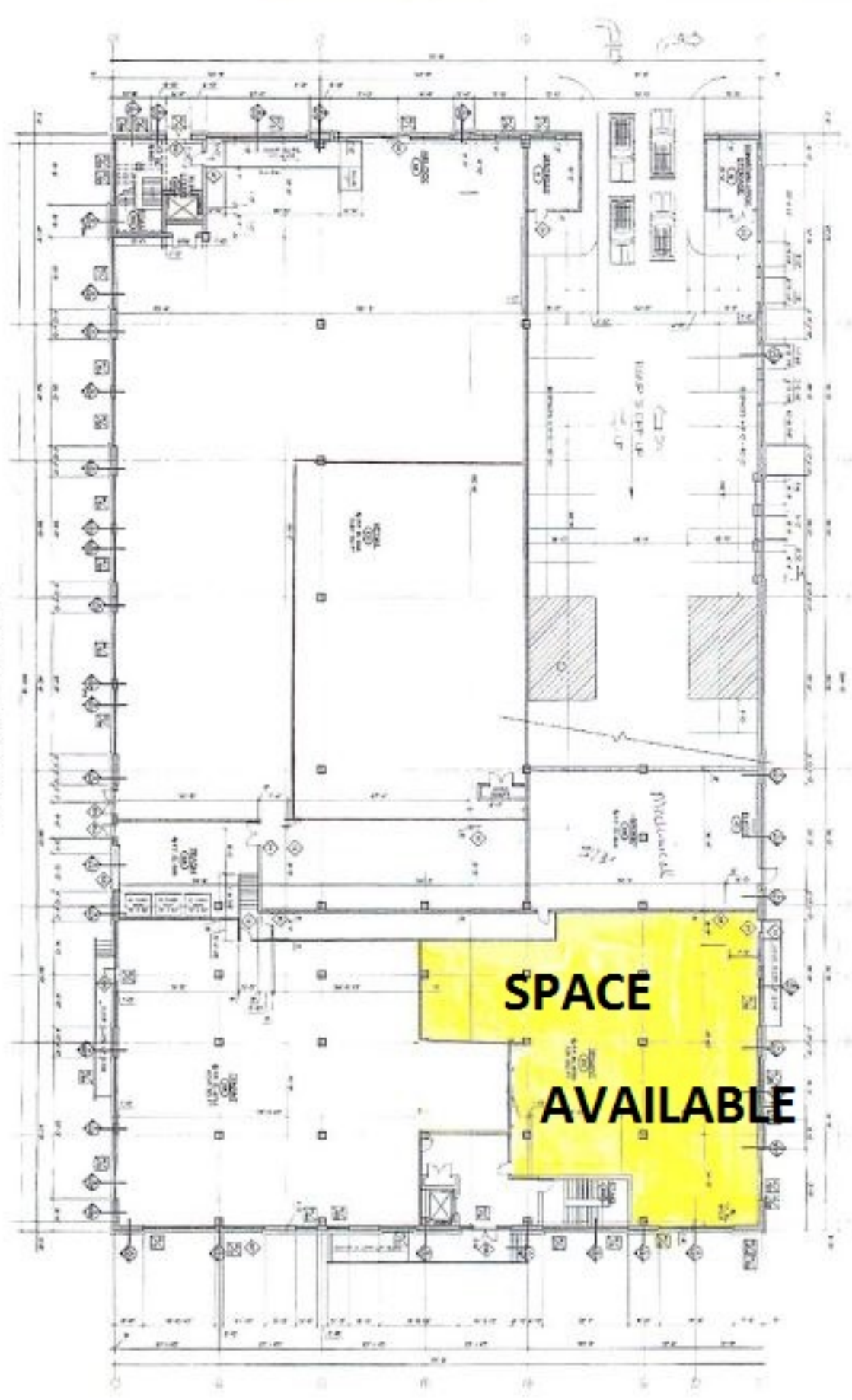
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- NE corner: 7,000 SF high visibility when approaching downtown from Frederick Ave (east)
- Located at 9th & Frederick
- Ideal tenant includes restaurant/entertainment and entertainment style retail
- Tenants will have use of 20 main floor parking spots plus additional parking on 2nd & 3rd levels
- Approximately 10,000 people within one mile
- About 14,000 persons daytime population within one mile. Many government and professional offices
- Underserved area for most retail services
- Plan includes 14' ceilings, enclosed trash and service areas, separate mechanical areas and elevator for access to parking areas
- Tenant allowance available
- SE Corner (8th & Felix) leased to CLA (Clifton Larson Allen LLP)



- WALL LEGEND**
- 1. 8" CMU, 1/2" GROUTED JOINTS
 - 2. 8" CMU, 1/2" GROUTED JOINTS, WITH EXTERIOR FINISH
 - 3. 8" CMU, 1/2" GROUTED JOINTS, WITH EXTERIOR FINISH, AND 1/2" GROUTED JOINTS
 - 4. 8" CMU, 1/2" GROUTED JOINTS, WITH EXTERIOR FINISH, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS
 - 5. 8" CMU, 1/2" GROUTED JOINTS, WITH EXTERIOR FINISH, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS
 - 6. 8" CMU, 1/2" GROUTED JOINTS, WITH EXTERIOR FINISH, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS
 - 7. 8" CMU, 1/2" GROUTED JOINTS, WITH EXTERIOR FINISH, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS
 - 8. 8" CMU, 1/2" GROUTED JOINTS, WITH EXTERIOR FINISH, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS
 - 9. 8" CMU, 1/2" GROUTED JOINTS, WITH EXTERIOR FINISH, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS
 - 10. 8" CMU, 1/2" GROUTED JOINTS, WITH EXTERIOR FINISH, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS, AND 1/2" GROUTED JOINTS

GROUND LEVEL FLOOR PLAN





Retail MarketPlace Profile

801 Felix St, Saint Joseph, Missouri, 64501 7
801 Felix St, Saint Joseph, Missouri, 64501
Ring: 0.5 mile radius

Prepared by Esri
Latitude: 39.76669
Longitude: -94.85065

Summary Demographics

2018 Population	3,464
2018 Households	1,418
2018 Median Disposable Income	\$20,806
2018 Per Capita Income	\$15,934

2017 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	\$25,419,801	\$33,766,843	-\$8,347,042	-14.1	33
Total Retail Trade	44-45	\$22,976,000	\$25,450,142	-\$2,474,142	-5.1	19
Total Food & Drink	722	\$2,443,801	\$8,316,702	-\$5,872,901	-54.6	14

2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$4,811,247	\$2,968,743	\$1,842,504	23.7	3
Automobile Dealers	4411	\$3,896,775	\$1,603,419	\$2,293,356	41.7	1
Other Motor Vehicle Dealers	4412	\$480,154	\$0	\$480,154	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$434,318	\$1,160,988	-\$726,670	-45.6	1
Furniture & Home Furnishings Stores	442	\$703,477	\$825,088	-\$121,611	-8.0	1
Furniture Stores	4421	\$446,171	\$0	\$446,171	100.0	0
Home Furnishings Stores	4422	\$257,305	\$0	\$257,305	100.0	0
Electronics & Appliance Stores	443	\$688,494	\$8,350,021	-\$7,661,527	-84.8	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,334,939	\$3,148,238	-\$1,813,299	-40.4	2
Bldg Material & Supplies Dealers	4441	\$1,245,721	\$3,123,176	-\$1,877,455	-43.0	2
Lawn & Garden Equip & Supply Stores	4442	\$89,218	\$0	\$89,218	100.0	0
Food & Beverage Stores	445	\$4,021,275	\$1,158,779	\$2,862,496	55.3	1
Grocery Stores	4451	\$3,730,202	\$1,158,779	\$2,571,423	52.6	1
Specialty Food Stores	4452	\$138,755	\$0	\$138,755	100.0	0
Beer, Wine & Liquor Stores	4453	\$152,318	\$0	\$152,318	100.0	0
Health & Personal Care Stores	446,4461	\$1,357,362	\$1,044,792	\$312,570	13.0	1
Gasoline Stations	447,4471	\$2,746,387	\$5,302,142	-\$2,555,755	-31.8	1
Clothing & Clothing Accessories Stores	448	\$1,002,432	\$674,280	\$328,152	19.6	2
Clothing Stores	4481	\$659,098	\$674,280	-\$15,182	-1.1	2
Shoe Stores	4482	\$172,818	\$0	\$172,818	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$170,516	\$0	\$170,516	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$654,932	\$109,583	\$545,349	71.3	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$549,391	\$0	\$549,391	100.0	0
Book, Periodical & Music Stores	4512	\$105,541	\$68,101	\$37,440	21.6	1
General Merchandise Stores	452	\$4,415,833	\$228,655	\$4,187,178	90.2	1
Department Stores Excluding Leased Depts.	4521	\$3,322,825	\$0	\$3,322,825	100.0	0
Other General Merchandise Stores	4529	\$1,093,007	\$228,655	\$864,352	65.4	1
Miscellaneous Store Retailers	453	\$961,552	\$1,254,505	-\$292,953	-13.2	4
Florists	4531	\$51,290	\$0	\$51,290	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$229,239	\$0	\$229,239	100.0	0
Used Merchandise Stores	4533	\$115,668	\$238,497	-\$122,829	-34.7	1
Other Miscellaneous Store Retailers	4539	\$565,355	\$710,592	-\$145,237	-11.4	3
Nonstore Retailers	454	\$278,072	\$0	\$278,072	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$181,153	\$0	\$181,153	100.0	0
Vending Machine Operators	4542	\$26,855	\$0	\$26,855	100.0	0
Direct Selling Establishments	4543	\$70,064	\$0	\$70,064	100.0	0
Food Services & Drinking Places	722	\$2,443,801	\$8,316,702	-\$5,872,901	-54.6	14
Special Food Services	7223	\$62,479	\$0	\$62,479	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$78,049	\$691,539	-\$613,490	-79.7	4
Restaurants/Other Eating Places	7225	\$2,303,273	\$7,625,162	-\$5,321,889	-53.6	10

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. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

October 17, 2018



Retail MarketPlace Profile

801 Felix St, Saint Joseph, Missouri, 64501 7
801 Felix St, Saint Joseph, Missouri, 64501
Ring: 1 mile radius

Prepared by Esri
Latitude: 39.76669
Longitude: -94.85065

Summary Demographics						
2018 Population						10,290
2018 Households						3,966
2018 Median Disposable Income						\$25,110
2018 Per Capita Income						\$15,783
2017 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	\$77,728,875	\$76,367,948	\$1,360,927	0.9	74
Total Retail Trade	44-45	\$70,343,032	\$63,835,890	\$6,507,142	4.8	47
Total Food & Drink	722	\$7,385,843	\$12,532,058	-\$5,146,215	-25.8	27
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$15,010,808	\$13,193,449	\$1,817,359	6.4	12
Automobile Dealers	4411	\$12,151,327	\$9,186,171	\$2,965,156	13.9	6
Other Motor Vehicle Dealers	4412	\$1,532,382	\$915,647	\$616,735	25.2	1
Auto Parts, Accessories & Tire Stores	4413	\$1,327,099	\$3,091,632	-\$1,764,533	-39.9	4
Furniture & Home Furnishings Stores	442	\$2,178,308	\$2,053,354	\$124,954	3.0	2
Furniture Stores	4421	\$1,359,905	\$1,042,257	\$317,648	13.2	1
Home Furnishings Stores	4422	\$818,402	\$1,011,096	-\$192,694	-10.5	1
Electronics & Appliance Stores	443	\$2,094,162	\$8,602,078	-\$6,507,916	-60.8	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,374,004	\$9,369,739	-\$4,995,735	-36.3	8
Bldg Material & Supplies Dealers	4441	\$4,080,233	\$9,298,917	-\$5,218,684	-39.0	7
Lawn & Garden Equip & Supply Stores	4442	\$293,771	\$70,822	\$222,949	61.2	1
Food & Beverage Stores	445	\$12,015,670	\$3,395,892	\$8,619,778	55.9	3
Grocery Stores	4451	\$11,145,483	\$3,395,892	\$7,749,591	53.3	3
Specialty Food Stores	4452	\$414,215	\$0	\$414,215	100.0	0
Beer, Wine & Liquor Stores	4453	\$455,972	\$0	\$455,972	100.0	0
Health & Personal Care Stores	446,4461	\$4,107,834	\$2,936,264	\$1,171,570	16.6	2
Gasoline Stations	447,4471	\$8,383,504	\$18,459,261	-\$10,075,757	-37.5	4
Clothing & Clothing Accessories Stores	448	\$3,012,896	\$1,039,763	\$1,973,133	48.7	3
Clothing Stores	4481	\$1,984,553	\$1,039,763	\$944,790	31.2	3
Shoe Stores	4482	\$521,138	\$0	\$521,138	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$507,204	\$0	\$507,204	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$2,005,765	\$367,206	\$1,638,559	69.1	2
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,690,643	\$299,105	\$1,391,538	69.9	1
Book, Periodical & Music Stores	4512	\$315,122	\$68,101	\$247,021	64.5	1
General Merchandise Stores	452	\$13,382,361	\$228,655	\$13,153,706	96.6	1
Department Stores Excluding Leased Depts.	4521	\$10,084,045	\$0	\$10,084,045	100.0	0
Other General Merchandise Stores	4529	\$3,298,316	\$228,655	\$3,069,661	87.0	1
Miscellaneous Store Retailers	453	\$2,932,025	\$2,786,574	\$145,451	2.5	8
Florists	4531	\$169,096	\$0	\$169,096	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$692,478	\$762,276	-\$69,798	-4.8	1
Used Merchandise Stores	4533	\$349,364	\$590,821	-\$241,457	-25.7	3
Other Miscellaneous Store Retailers	4539	\$1,721,086	\$1,433,477	\$287,609	9.1	5
Nonstore Retailers	454	\$845,696	\$1,403,655	-\$557,959	-24.8	1
Electronic Shopping & Mail-Order Houses	4541	\$546,013	\$0	\$546,013	100.0	0
Vending Machine Operators	4542	\$80,076	\$1,403,655	-\$1,323,579	-89.2	1
Direct Selling Establishments	4543	\$219,607	\$0	\$219,607	100.0	0
Food Services & Drinking Places	722	\$7,385,843	\$12,532,058	-\$5,146,215	-25.8	27
Special Food Services	7223	\$196,124	\$121,392	\$74,732	23.5	1
Drinking Places - Alcoholic Beverages	7224	\$235,077	\$1,693,418	-\$1,458,341	-75.6	10
Restaurants/Other Eating Places	7225	\$6,954,642	\$10,717,248	-\$3,762,606	-21.3	16

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.
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Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

October 17, 2018



Executive Summary

801 Felix St, Saint Joseph, Missouri, 64501 6
801 Felix St, Saint Joseph, Missouri, 64501
Rings: 0.5, 1, 3 mile radii

Prepared by Esri
Latitude: 39.76669
Longitude: -94.85065

	0.5 miles	1 mile	3 miles
Population			
2000 Population	3,241	10,530	48,357
2010 Population	3,507	10,755	48,927
2018 Population	3,464	10,290	47,741
2023 Population	3,413	10,018	46,800
2000-2010 Annual Rate	0.79%	0.21%	0.12%
2010-2018 Annual Rate	-0.15%	-0.53%	-0.30%
2018-2023 Annual Rate	-0.30%	-0.53%	-0.40%
2018 Male Population	50.2%	50.6%	51.0%
2018 Female Population	49.8%	49.4%	49.0%
2018 Median Age	32.8	32.9	35.5

In the identified area, the current year population is 47,741. In 2010, the Census count in the area was 48,927. The rate of change since 2010 was -0.30% annually. The five-year projection for the population in the area is 46,800 representing a change of -0.40% annually from 2018 to 2023. Currently, the population is 51.0% male and 49.0% female.

Median Age

The median age in this area is 32.8, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	69.2%	72.2%	82.8%
2018 Black Alone	14.8%	13.2%	8.3%
2018 American Indian/Alaska Native Alone	0.9%	0.8%	0.6%
2018 Asian Alone	1.2%	1.1%	1.0%
2018 Pacific Islander Alone	1.8%	1.8%	0.6%
2018 Other Race	6.6%	5.8%	3.0%
2018 Two or More Races	5.6%	5.0%	3.7%
2018 Hispanic Origin (Any Race)	15.3%	13.9%	8.1%

Persons of Hispanic origin represent 8.1% of the population in the identified area compared to 18.3% 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 41.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,406	4,264	19,177
2010 Households	1,455	4,157	18,875
2018 Total Households	1,418	3,966	18,278
2023 Total Households	1,392	3,852	17,857
2000-2010 Annual Rate	0.34%	-0.25%	-0.16%
2010-2018 Annual Rate	-0.31%	-0.57%	-0.39%
2018-2023 Annual Rate	-0.37%	-0.58%	-0.46%
2018 Average Household Size	2.25	2.49	2.43

The household count in this area has changed from 18,875 in 2010 to 18,278 in the current year, a change of -0.39% annually. The five-year projection of households is 17,857, a change of -0.46% annually from the current year total. Average household size is currently 2.43, compared to 2.41 in the year 2010. The number of families in the current year is 10,853 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

July 19, 2018



Executive Summary

801 Felix St, Saint Joseph, Missouri, 64501 6
801 Felix St, Saint Joseph, Missouri, 64501
Rings: 0.5, 1, 3 mile radii

Prepared by Esri
Latitude: 39.76669
Longitude: -94.85065

	0.5 miles	1 mile	3 miles
Median Household Income			
2018 Median Household Income	\$23,286	\$28,205	\$40,267
2023 Median Household Income	\$27,696	\$34,971	\$47,200
2018-2023 Annual Rate	3.53%	4.39%	3.23%
Average Household Income			
2018 Average Household Income	\$37,216	\$39,933	\$52,321
2023 Average Household Income	\$43,293	\$47,031	\$61,753
2018-2023 Annual Rate	3.07%	3.33%	3.37%
Per Capita Income			
2018 Per Capita Income	\$15,934	\$15,783	\$20,787
2023 Per Capita Income	\$18,345	\$18,459	\$24,262
2018-2023 Annual Rate	2.86%	3.18%	3.14%

Households by Income

Current median household income is \$40,267 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$47,200 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$52,321 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$61,753 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$20,787 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$24,262 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,794	5,227	21,264
2000 Owner Occupied Housing Units	426	1,851	11,894
2000 Renter Occupied Housing Units	979	2,414	7,283
2000 Vacant Housing Units	389	962	2,087
2010 Total Housing Units	1,878	5,245	21,441
2010 Owner Occupied Housing Units	342	1,541	10,793
2010 Renter Occupied Housing Units	1,113	2,616	8,082
2010 Vacant Housing Units	423	1,088	2,566
2018 Total Housing Units	1,913	5,330	21,563
2018 Owner Occupied Housing Units	300	1,398	10,233
2018 Renter Occupied Housing Units	1,118	2,568	8,045
2018 Vacant Housing Units	495	1,364	3,285
2023 Total Housing Units	1,930	5,371	21,721
2023 Owner Occupied Housing Units	290	1,356	10,009
2023 Renter Occupied Housing Units	1,102	2,495	7,848
2023 Vacant Housing Units	538	1,519	3,864

Currently, 47.5% of the 21,563 housing units in the area are owner occupied; 37.3%, renter occupied; and 15.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 21,441 housing units in the area - 50.3% owner occupied, 37.7% renter occupied, and 12.0% vacant. The annual rate of change in housing units since 2010 is 0.25%. Median home value in the area is \$93,819, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.99% annually to \$108,712.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

July 19, 2018