

CALL FOR DETAILS - 816-787-1999

Chris Williams, CCIM

Bill Hull



Highlands

REAL ESTATE

EAST RIDGE VILLAGE SHOPS

NEIGHBORHOOD
RETAIL & OFFICE

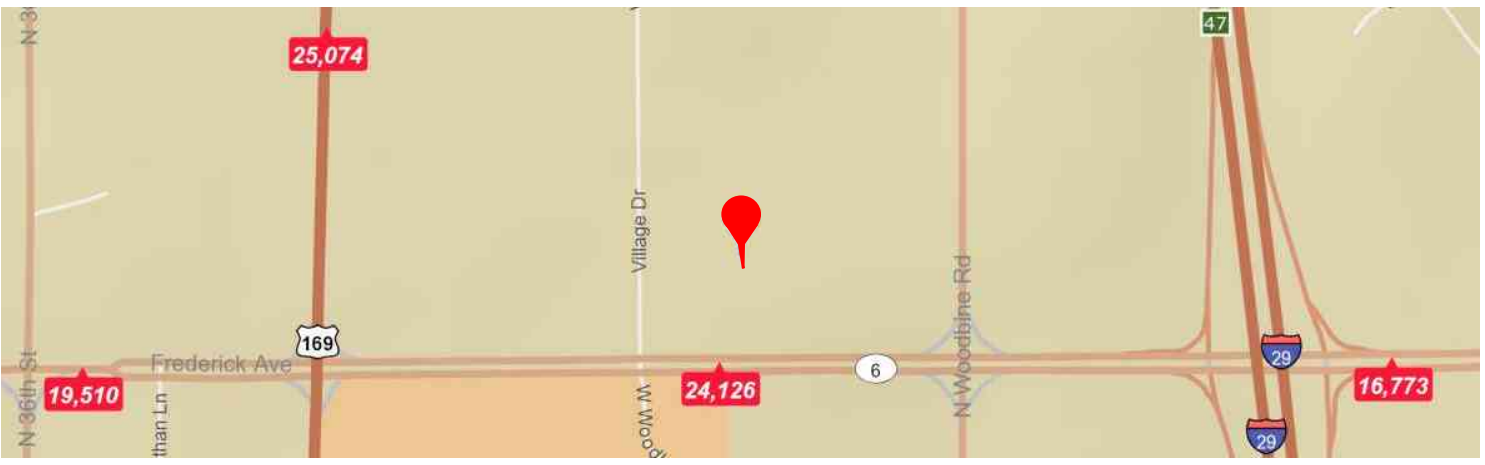
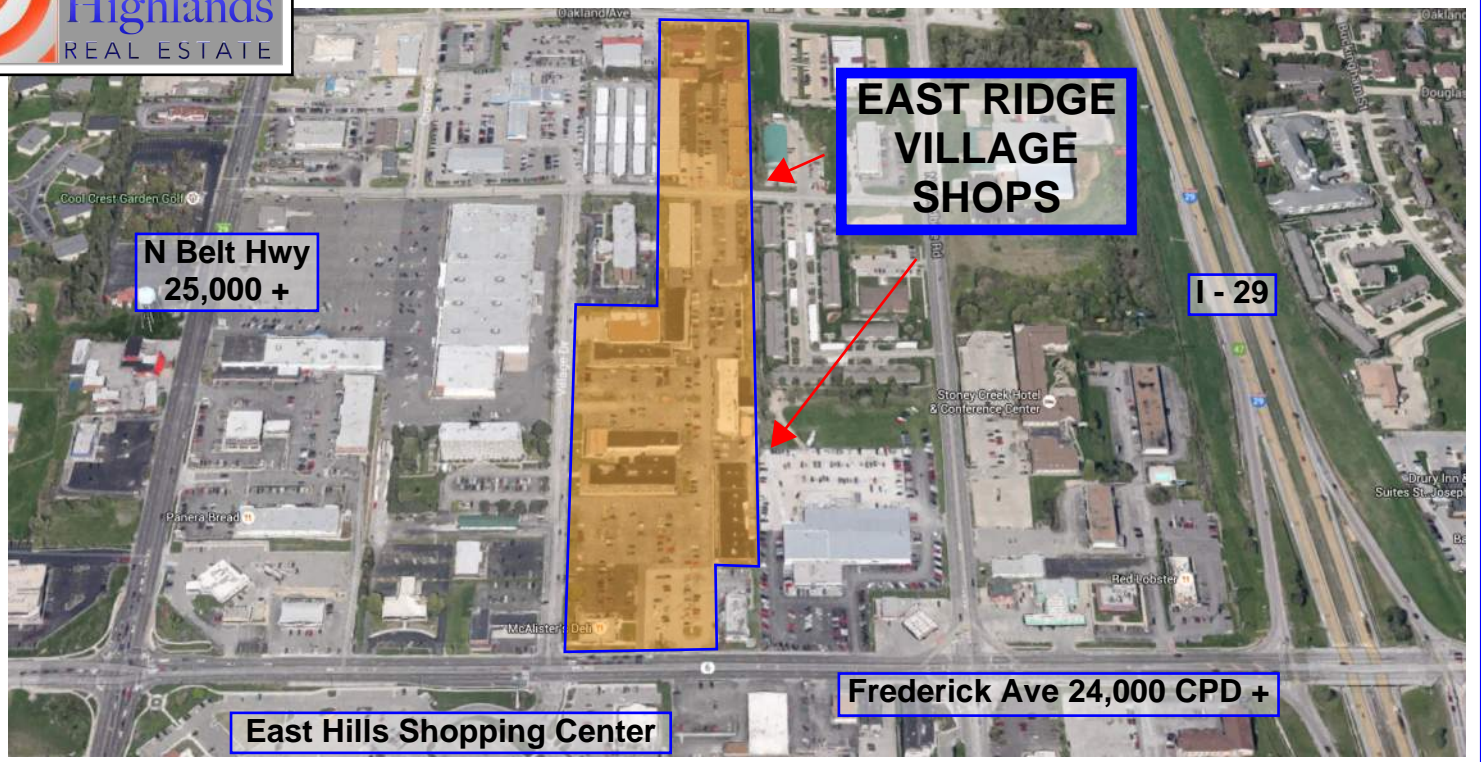
FOR LEASE

1345 Village Dr.
Saint Joseph, MO 64506



- 800 to 6,000 SF Available
- Great Access and Visibility from Frederick Ave with 25,000 Cars Per Day
- On Site Property Management
- Local Ownership
- Building Signage Available
- Located just North of East Hills Mall
- Mixed Use Environment with Retail Shops, Professional Offices, and Restaurants within walking distance
- Easy Interstate Access to I-29







Demographic and Income Profile

East Ridge Shops
 St. Joseph, MO
 Ring: 1 mile radius



Summary	Census 2010	2013	2018
Population	7,152	7,331	7,624
Households	2,392	2,511	2,653
Families	1,209	1,265	1,327
Average Household Size	2.05	2.04	2.04
Owner Occupied Housing Units	1,126	1,143	1,199
Renter Occupied Housing Units	1,266	1,368	1,454
Median Age	38.7	38.9	39.4
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.79%	0.43%	0.71%
Households	1.11%	0.48%	0.74%
Families	0.96%	0.35%	0.63%
Owner HHs	0.96%	0.58%	0.94%
Median Household Income	4.18%	3.32%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	632	25.2%	631	23.8%
\$15,000 - \$24,999	467	18.6%	338	12.7%
\$25,000 - \$34,999	232	9.2%	240	9.0%
\$35,000 - \$49,999	365	14.5%	421	15.9%
\$50,000 - \$74,999	303	12.1%	352	13.3%
\$75,000 - \$99,999	215	8.6%	277	10.4%
\$100,000 - \$149,999	183	7.3%	239	9.0%
\$150,000 - \$199,999	69	2.7%	100	3.8%
\$200,000+	44	1.8%	55	2.1%
Median Household Income	\$31,135		\$38,213	
Average Household Income	\$50,063		\$58,307	
Per Capita Income	\$22,016		\$24,848	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	345	4.8%	353	4.8%	380	5.0%
5 - 9	268	3.7%	276	3.8%	280	3.7%
10 - 14	223	3.1%	254	3.5%	278	3.6%
15 - 19	392	5.5%	374	5.1%	391	5.1%
20 - 24	783	10.9%	776	10.6%	734	9.6%
25 - 34	1,215	17.0%	1,259	17.2%	1,290	16.9%
35 - 44	895	12.5%	915	12.5%	975	12.8%
45 - 54	906	12.7%	858	11.7%	826	10.8%
55 - 64	721	10.1%	750	10.2%	743	9.7%
65 - 74	542	7.6%	620	8.5%	763	10.0%
75 - 84	531	7.4%	545	7.4%	609	8.0%
85+	331	4.6%	351	4.8%	354	4.6%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,996	83.8%	6,010	82.0%	6,004	78.8%
Black Alone	873	12.2%	977	13.3%	1,150	15.1%
American Indian Alone	18	0.3%	19	0.3%	24	0.3%
Asian Alone	69	1.0%	93	1.3%	141	1.8%
Pacific Islander Alone	1	0.0%	1	0.0%	3	0.0%
Some Other Race Alone	65	0.9%	83	1.1%	123	1.6%
Two or More Races	130	1.8%	146	2.0%	179	2.3%
Hispanic Origin (Any Race)	230	3.2%	285	3.9%	401	5.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

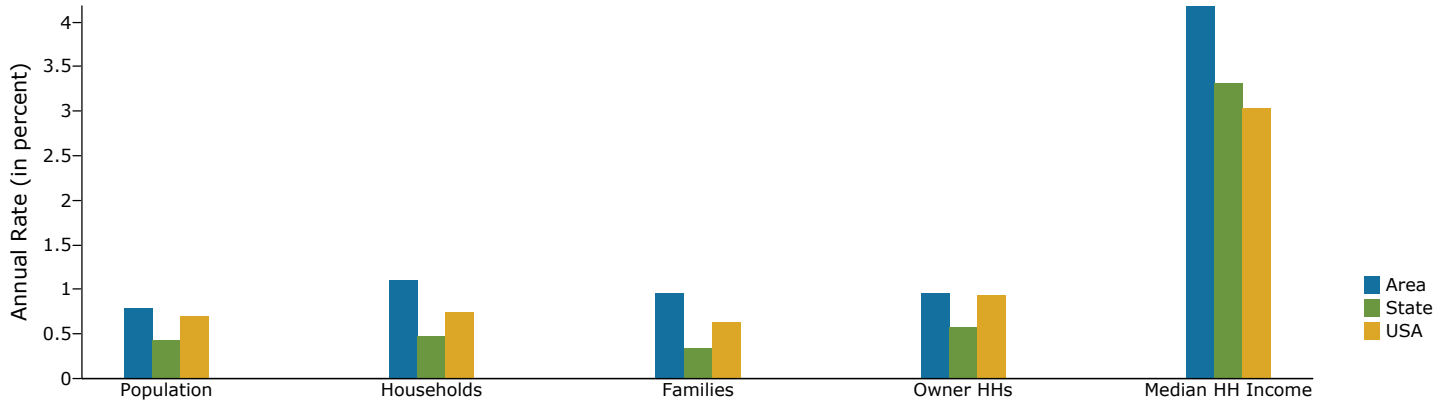


Demographic and Income Profile

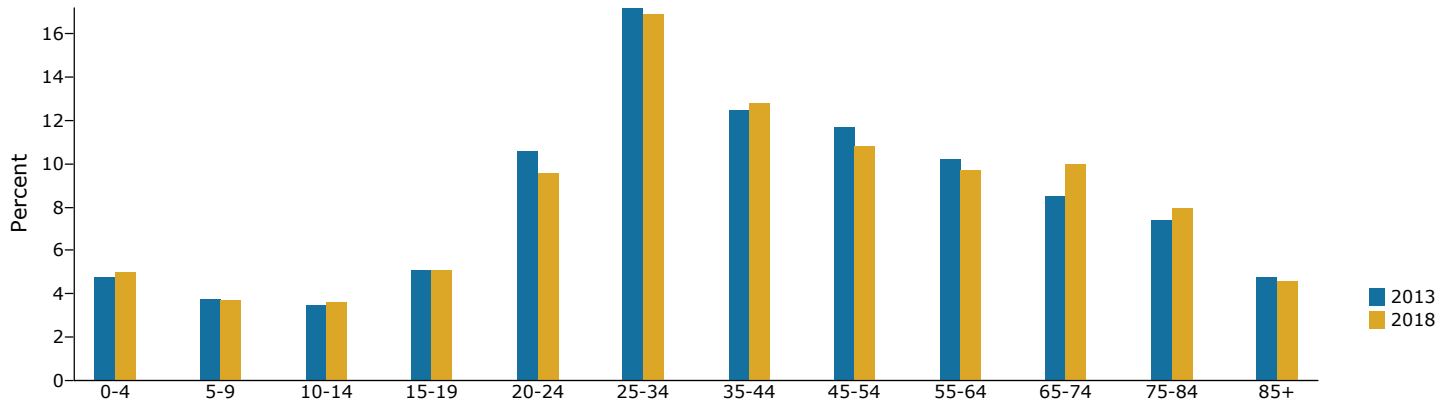
East Ridge Shops
 St. Joseph, MO
 Ring: 1 mile radius



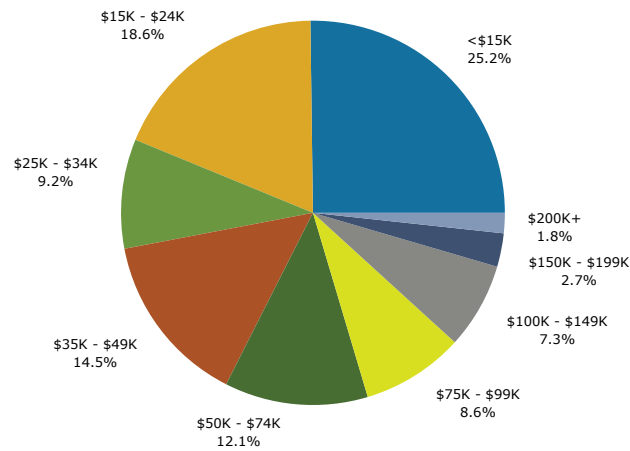
Trends 2013-2018



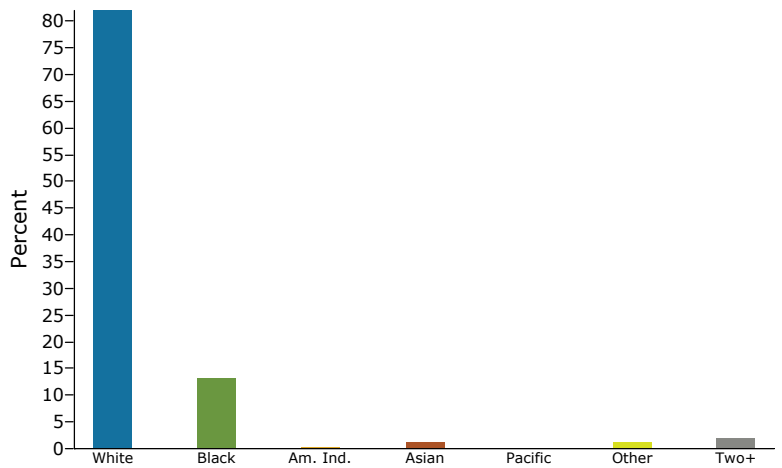
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

East Ridge Shops
 St. Joseph, MO
 Ring: 3 mile radius



Summary	Census 2010	2013	2018
Population	56,692	57,208	58,263
Households	21,905	22,111	22,508
Families	13,373	13,440	13,571
Average Household Size	2.39	2.40	2.40
Owner Occupied Housing Units	13,085	12,976	13,278
Renter Occupied Housing Units	8,820	9,135	9,230
Median Age	35.6	35.9	36.8
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.37%	0.43%	0.71%
Households	0.36%	0.48%	0.74%
Families	0.19%	0.35%	0.63%
Owner HHs	0.46%	0.58%	0.94%
Median Household Income	3.62%	3.32%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	3,899	17.6%	3,775	16.8%
\$15,000 - \$24,999	3,476	15.7%	2,520	11.2%
\$25,000 - \$34,999	2,793	12.6%	2,439	10.8%
\$35,000 - \$49,999	3,300	14.9%	3,300	14.7%
\$50,000 - \$74,999	3,991	18.0%	4,535	20.1%
\$75,000 - \$99,999	2,193	9.9%	2,832	12.6%
\$100,000 - \$149,999	1,716	7.8%	2,160	9.6%
\$150,000 - \$199,999	388	1.8%	526	2.3%
\$200,000+	355	1.6%	421	1.9%
Median Household Income	\$38,111		\$45,535	
Average Household Income	\$53,321		\$61,042	
Per Capita Income	\$21,826		\$24,781	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,940	6.9%	3,881	6.8%	3,965	6.8%
5 - 9	3,571	6.3%	3,616	6.3%	3,569	6.1%
10 - 14	3,313	5.8%	3,368	5.9%	3,444	5.9%
15 - 19	4,052	7.1%	3,769	6.6%	3,704	6.4%
20 - 24	4,953	8.7%	4,753	8.3%	4,195	7.2%
25 - 34	8,106	14.3%	8,607	15.0%	8,922	15.3%
35 - 44	6,768	11.9%	6,782	11.9%	7,004	12.0%
45 - 54	7,616	13.4%	7,191	12.6%	6,617	11.4%
55 - 64	6,199	10.9%	6,570	11.5%	6,834	11.7%
65 - 74	3,891	6.9%	4,314	7.5%	5,270	9.0%
75 - 84	2,776	4.9%	2,803	4.9%	3,142	5.4%
85+	1,507	2.7%	1,553	2.7%	1,599	2.7%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	49,192	86.8%	48,657	85.1%	47,758	82.0%
Black Alone	3,866	6.8%	4,313	7.5%	5,011	8.6%
American Indian Alone	259	0.5%	288	0.5%	332	0.6%
Asian Alone	604	1.1%	792	1.4%	1,147	2.0%
Pacific Islander Alone	143	0.3%	165	0.3%	226	0.4%
Some Other Race Alone	1,115	2.0%	1,345	2.4%	1,854	3.2%
Two or More Races	1,512	2.7%	1,648	2.9%	1,935	3.3%
Hispanic Origin (Any Race)	3,111	5.5%	3,769	6.6%	5,101	8.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

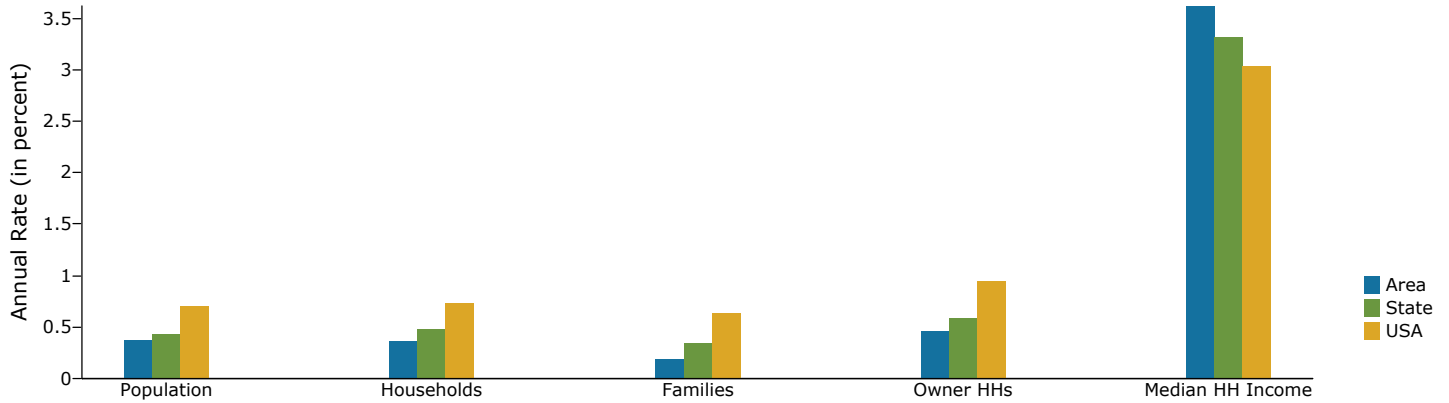


Demographic and Income Profile

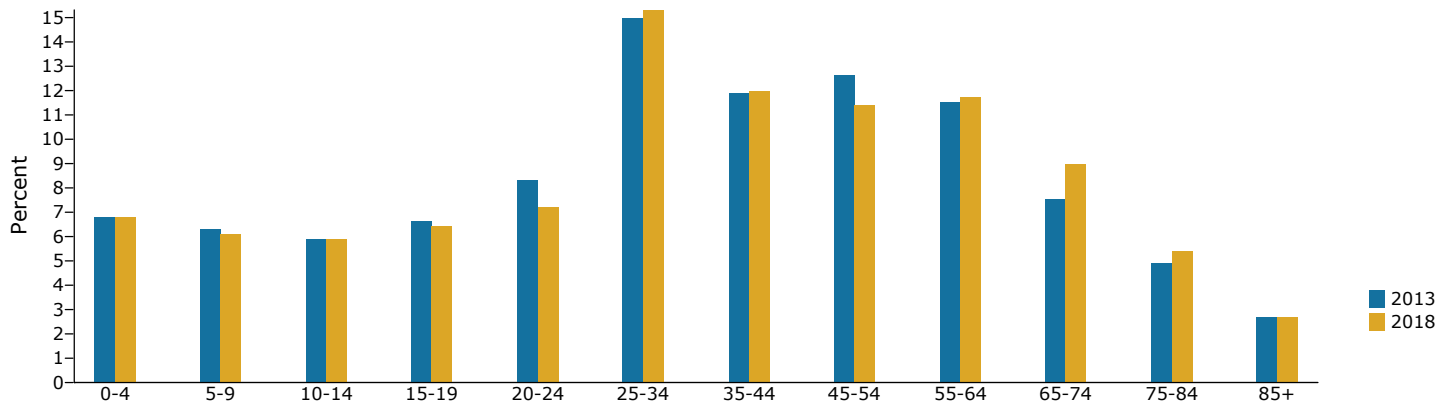
East Ridge Shops
 St. Joseph, MO
 Ring: 3 mile radius



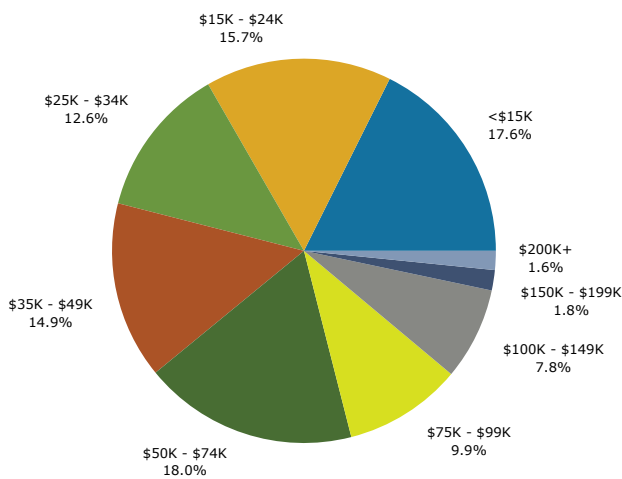
Trends 2013-2018



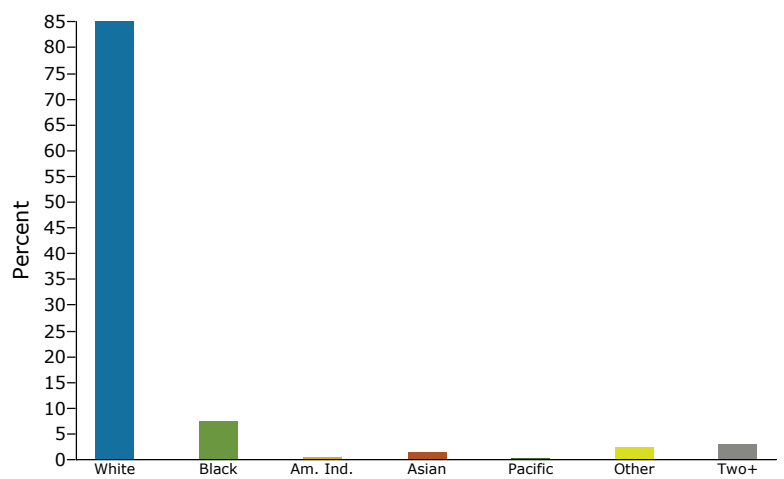
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 6.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

East Ridge Shops
 St. Joseph, MO
 Ring: 5 mile radius



Summary	Census 2010	2013	2018
Population	76,511	77,642	79,512
Households	29,592	30,053	30,774
Families	18,682	18,899	19,219
Average Household Size	2.44	2.44	2.44
Owner Occupied Housing Units	18,374	18,340	18,896
Renter Occupied Housing Units	11,218	11,713	11,878
Median Age	36.1	36.5	37.3
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.48%	0.43%	0.71%
Households	0.48%	0.48%	0.74%
Families	0.34%	0.35%	0.63%
Owner HHs	0.60%	0.58%	0.94%
Median Household Income	3.62%	3.32%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	5,280	17.6%	5,137	16.7%
\$15,000 - \$24,999	4,462	14.8%	3,251	10.6%
\$25,000 - \$34,999	3,833	12.8%	3,304	10.7%
\$35,000 - \$49,999	4,671	15.5%	4,628	15.0%
\$50,000 - \$74,999	5,451	18.1%	6,294	20.5%
\$75,000 - \$99,999	2,899	9.6%	3,772	12.3%
\$100,000 - \$149,999	2,474	8.2%	3,121	10.1%
\$150,000 - \$199,999	543	1.8%	737	2.4%
\$200,000+	438	1.5%	529	1.7%
Median Household Income	\$38,627		\$46,139	
Average Household Income	\$53,394		\$61,047	
Per Capita Income	\$21,604		\$24,542	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,310	6.9%	5,252	6.8%	5,396	6.8%
5 - 9	4,891	6.4%	4,966	6.4%	4,939	6.2%
10 - 14	4,682	6.1%	4,715	6.1%	4,831	6.1%
15 - 19	5,448	7.1%	5,086	6.6%	4,981	6.3%
20 - 24	6,304	8.2%	6,116	7.9%	5,402	6.8%
25 - 34	10,591	13.8%	11,339	14.6%	11,839	14.9%
35 - 44	9,188	12.0%	9,222	11.9%	9,585	12.1%
45 - 54	10,736	14.0%	10,177	13.1%	9,346	11.8%
55 - 64	8,660	11.3%	9,322	12.0%	9,838	12.4%
65 - 74	5,300	6.9%	5,925	7.6%	7,317	9.2%
75 - 84	3,616	4.7%	3,661	4.7%	4,101	5.2%
85+	1,787	2.3%	1,859	2.4%	1,938	2.4%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,436	88.1%	67,122	86.5%	66,319	83.4%
Black Alone	4,496	5.9%	5,138	6.6%	6,174	7.8%
American Indian Alone	336	0.4%	374	0.5%	429	0.5%
Asian Alone	677	0.9%	889	1.1%	1,289	1.6%
Pacific Islander Alone	171	0.2%	199	0.3%	275	0.3%
Some Other Race Alone	1,416	1.9%	1,730	2.2%	2,415	3.0%
Two or More Races	1,979	2.6%	2,190	2.8%	2,612	3.3%
Hispanic Origin (Any Race)	4,152	5.4%	5,073	6.5%	6,915	8.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

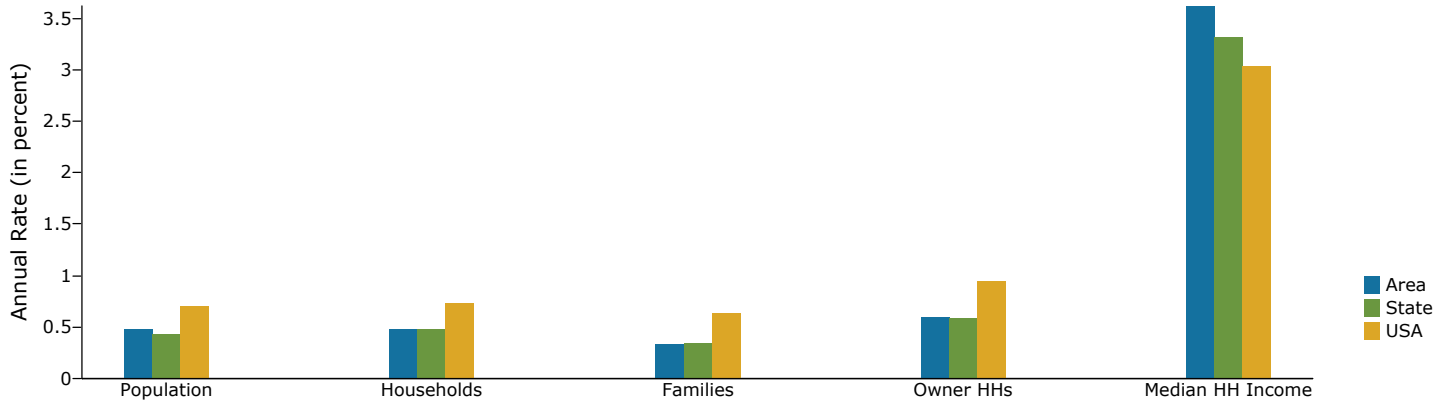


Demographic and Income Profile

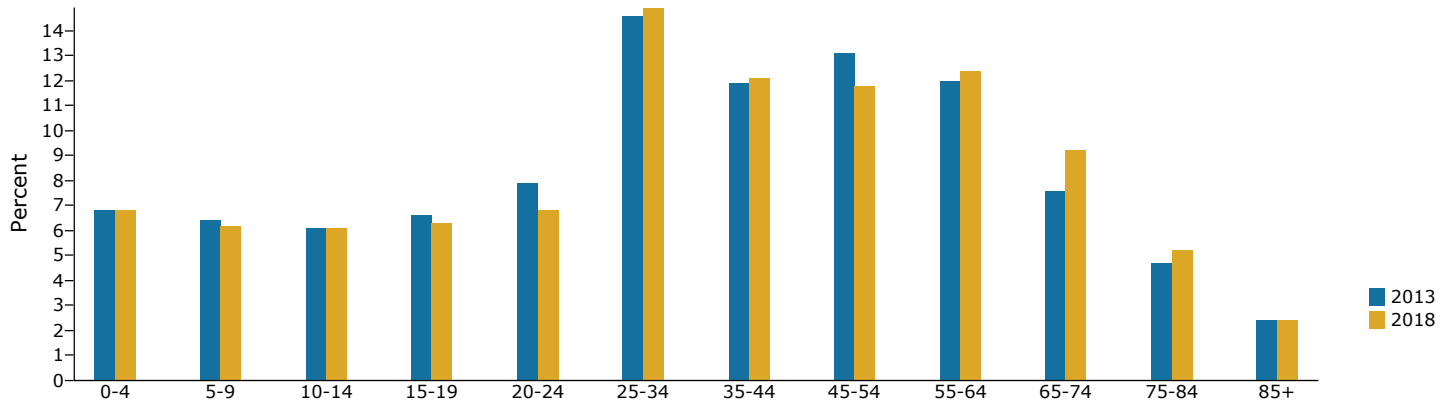
East Ridge Shops
 St. Joseph, MO
 Ring: 5 mile radius



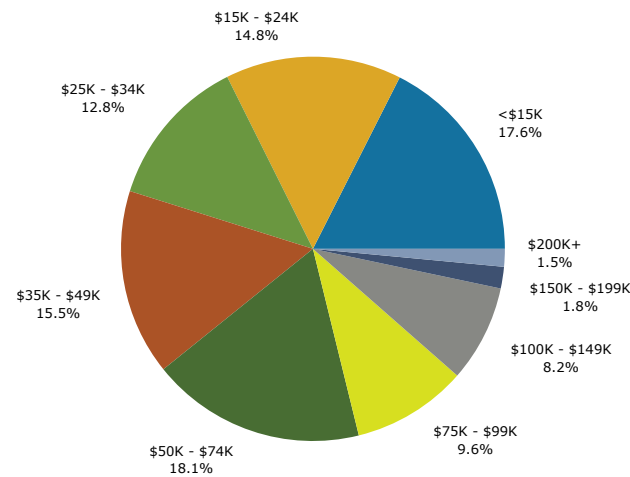
Trends 2013-2018



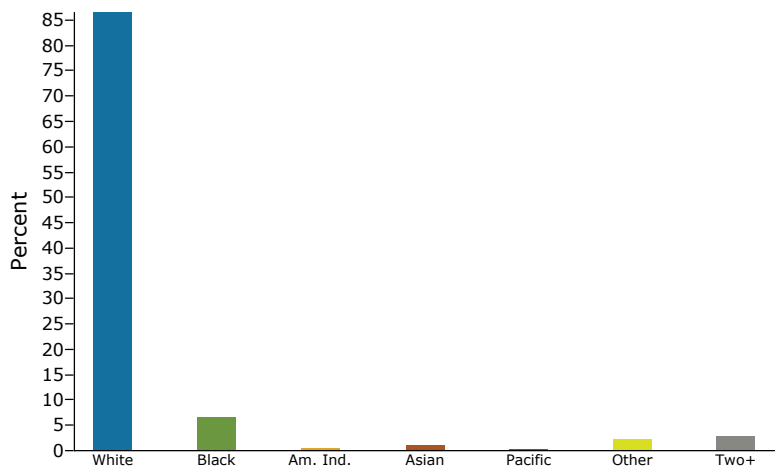
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



East Ridge Shops
St. Joseph, MO
Ring: 5 miles radius



Latitude: 39.777817
Longitude: -94.798984

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	Frederick Ave	Village Dr (0.04 miles W)	2005	24,126
0.25	N Belt Hwy	Frederick Ave (0.18 miles S)	2005	25,074
0.30	N Belt Hwy	Frederick Ave (0.13 miles N)	2005	24,247
0.35	Frederick Ave	I-29 (0.06 miles W)	2005	16,773
0.36	Frederick Ave	N 36th St (0.03 miles W)	2005	19,510
0.75	Frederick Ave	Safari Dr (0.11 miles E)	2005	8,635
0.78	N Belt Hwy	Frederick Ave (0.69 miles N)	2005	23,109
1.06	I-29	Faraon St (0.43 miles N)	2005	28,708
1.22	S Belt Hwy	Trevillian Dr (0.05 miles N)	2005	22,455
1.57	Mitchell Ave	Chadwick Pl (0.05 miles W)	2005	12,832
1.57	N Belt Hwy	Karnes Rd (0.13 miles NW)	2005	18,942
1.60	Frederick Ave	Tamara Dr (0.18 miles SW)	2005	3,962
1.64	I-29	Cook Rd (0.36 miles N)	2005	27,680
1.67	N Riverside Rd	Faraon St (0.64 miles S)	2005	11,652
1.76	N Riverside Rd	Faraon St (0.2 miles N)	2005	9,002
1.88	State Highway 6	Frederick Ave (0.04 miles W)	2005	3,922
1.92	S Belt Hwy	Pacific St (0.15 miles S)	2005	22,647
2.04	N Belt Hwy	Rochester Rd (0.11 miles S)	2005	17,027
2.10	United States Highway 36	I-29 (0.57 miles W)	2005	18,760
2.12	United States Highway 36	I-29 (0.31 miles NE)	2005	21,120
2.20	S Belt Hwy	United States Highway 36 (0.07 miles N)	2005	18,349
2.22	United States Highway 36	S 28th St (0.58 miles W)	2005	24,668
2.26	Frederick Ave	N 16th St (0.03 miles SW)	2005	14,965
2.28	Rochester Rd	Cook Rd (0.26 miles SW)	2005	9,138
2.42	S Riverside Rd	United States Highway 36 (0.15 miles S)	2005	12,494
2.77	State Highway 6	River Ridge Rd NE (0.12 miles W)	2005	3,266
2.80	Rochester Rd	I-29 (0.31 miles SW)	2005	9,502
2.83	United States Highway 36	S 22nd St (0.04 miles W)	2005	25,278
2.85	I-29	Pickett Rd (0.25 miles N)	2005	30,341
2.85	N Belt Hwy	Mayfair Dr (0.06 miles N)	2005	11,698

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1963. Just over 68% of the counts were taken between 2001 and 2011 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2011 MPSI Systems Inc. d.b.a. DataMetrix®