

# FOR LEASE

## BELT SHOPPING CENTER

S. Belt Highway & Mitchell  
St. Joseph, Missouri



### TENANCY INFORMATION

1. Taco Johns	1,400 SF
2. Michael's Nails	1,800 SF
3. AVAILABLE	3,800 SF
4. Westlake Ace Hardware	27,160 SF
5. Planet Fitness	19,000 SF
6. Dollar General	9,504 SF
7. Tiffany's Diner	3,500 SF
8. Fit Republic	1,750 SF
9. AVAILABLE	3,200 SF
10. Plato's Closet	4,383 SF

### SITE SUMMARY

- 3,200 - 4,383±SF Available (Divisible)
- Below Market Rates
- Pylon Signage Available
- Centrally Located on the Belt Highway
- Anchored by Dollar General, Westlake Hardware, Planet Fitness



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MITCHELL AVENUE

S BELT HWY

ATM

Westlake ACE Hardware

planet fitness

DOLLAR GENERAL



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## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

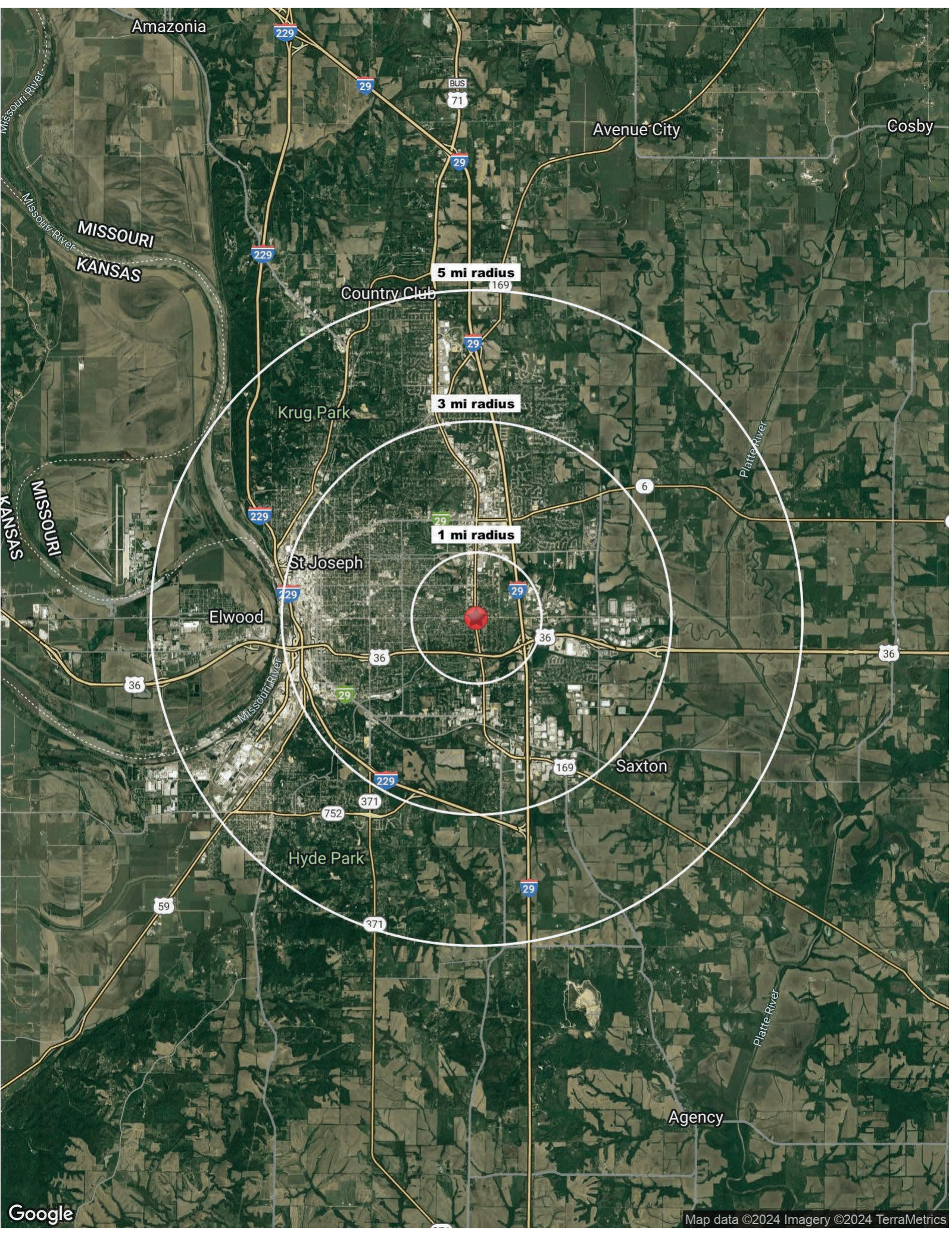


Lat/Lon: 39.7552/-94.8037

S Belt Hwy & Mitchell Avenue, St Joseph, MO 64507	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	6,100	50,713	75,659
2028 Projected Population	5,512	48,503	72,738
2020 Census Population	6,118	51,806	76,944
2010 Census Population	6,358	55,104	81,248
Projected Annual Growth 2023 to 2028	-1.9%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2023	-0.3%	-0.6%	-0.5%
2023 Median Age	37.1	37.2	38.2
<b>Households</b>			
2023 Estimated Households	2,566	20,376	30,253
2028 Projected Households	2,374	19,858	29,626
2020 Census Households	2,659	20,860	30,800
2010 Census Households	2,532	21,348	31,467
Projected Annual Growth 2023 to 2028	-1.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	0.1%	-0.4%	-0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	84.1%	76.7%	80.2%
2023 Estimated Black or African American	5.7%	9.8%	7.8%
2023 Estimated Asian or Pacific Islander	1.3%	4.3%	3.4%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2023 Estimated Other Races	8.5%	8.8%	8.2%
2023 Estimated Hispanic	7.6%	8.6%	8.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$103,454	\$84,231	\$89,725
2023 Estimated Median Household Income	\$69,516	\$60,515	\$63,623
2023 Estimated Per Capita Income	\$43,775	\$34,569	\$36,391
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.3%	3.3%
2023 Estimated Some High School (Grade Level 9 to 11)	4.3%	7.0%	6.5%
2023 Estimated High School Graduate	32.4%	37.4%	37.7%
2023 Estimated Some College	28.3%	21.8%	21.8%
2023 Estimated Associates Degree Only	11.1%	7.3%	6.8%
2023 Estimated Bachelors Degree Only	16.7%	16.1%	16.3%
2023 Estimated Graduate Degree	3.7%	7.2%	7.6%
<b>Business</b>			
2023 Estimated Total Businesses	279	2,134	2,704
2023 Estimated Total Employees	5,562	38,212	48,365
2023 Estimated Employee Population per Business	19.9	17.9	17.9
2023 Estimated Residential Population per Business	21.8	23.8	28.0

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Amazonia

229

29

BUS 71

Avenue City

Cosby

5 mi radius

169

Country Club

29

229

Krug Park

3 mi radius

229

1 mi radius

St. Joseph

29

Elwood

36

36

36

36

MISSOURI  
KANSAS

Saxton

169

Hyde Park

752

371

29

59

371

Agency

Platte River