

**2024 DEMOGRAPHICS** 3 Mile 5 Miles | 10 Miles



**Population** 25,454 | 58,693 | 93,032



**Daytime Population** <u>17,658</u> | 55,705 | 82,856





## **RETAIL FOR LEASE**

5403 N Belt Highway | St. Joseph, Missouri 64506 1,700 SF | Lease Rate: \$17.00/SF, NNN | Triple Nets: \$10.41/SF (2025 estimate)

## **PROPERTY DETAILS**

Immediate co-tenant is Buffalo Wild Wings

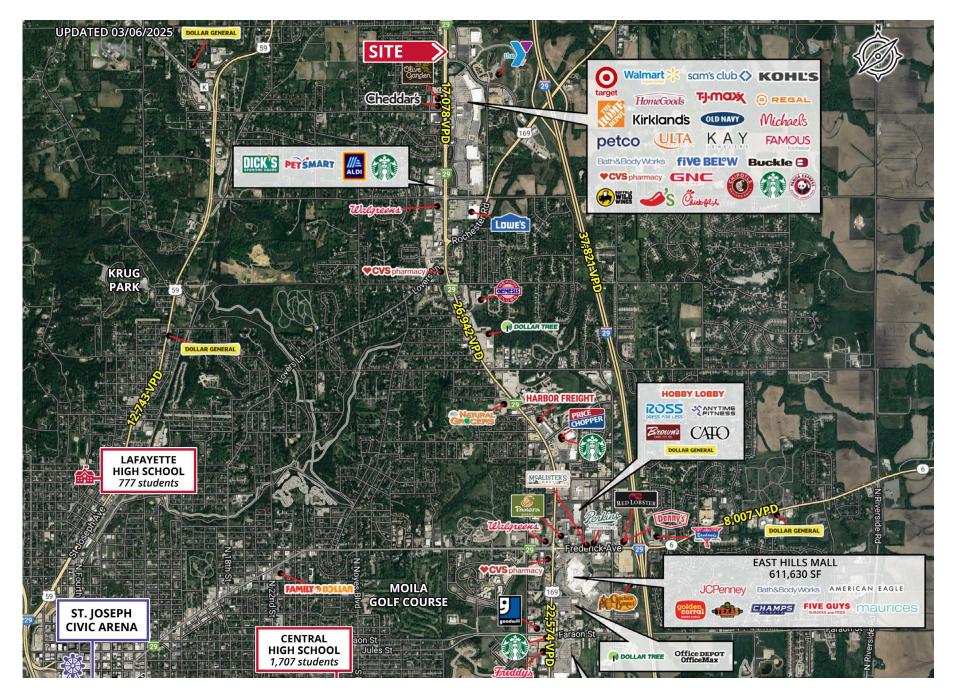
Ample parking

Visible monument sign

Surrounding retail includes Kohl's, Target, TJ Maxx, HomeGoods, Rally House, Bath & Body Works, and others Adam Walz 816.762.3138 awalz@paceproperties.com

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

## **Trade Area Aerial**



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