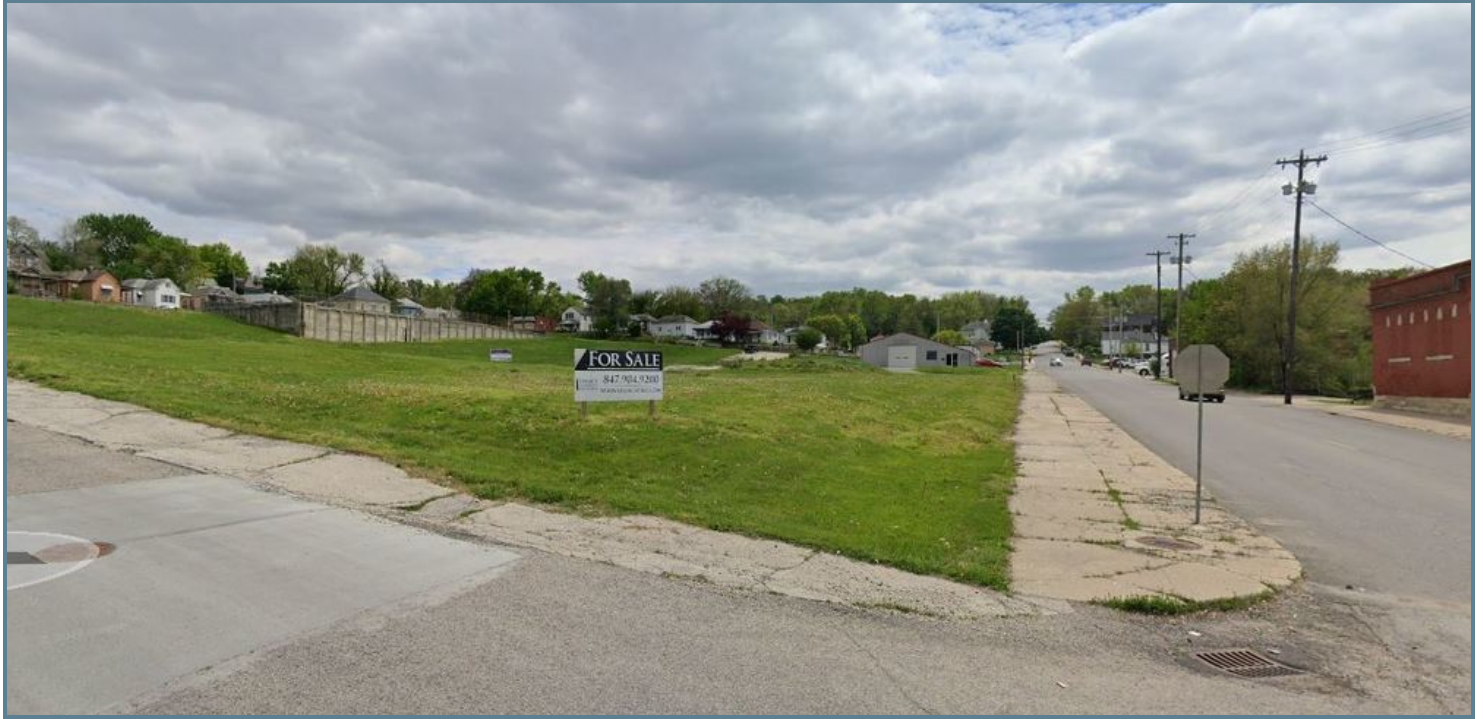


1307 N. 6TH ST.

1307 N. 6TH ST., ST. JOSEPH, MO 64501

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1307 NORTH 6TH STREET in St. Joseph, MO. This well-managed vacant land has strongly visible on the north corner of N 6th St & Albemarle St with up to 1 acre available for lease. The building is in a well-established area and sits near the heart of the St. Joseph business district and is ready for its next generation of retail. This property is a well-known retail staple of the St. Joseph community for years. Give our Buchanan County commercial leasing and sales agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center and more. This is the perfect opportunity to grow your business' footprint on the north corner of N 6th St & Albemarle St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.25 Acres
Lot Size:	1.25 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,562	20,275	34,073
Total Population	8,781	44,278	76,743
Average HH Income	\$34,066	\$45,706	\$55,733

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

1307 N. 6TH ST., ST. JOSEPH, MO 64501

ALBEMARLE

160'

120.00'

38.002
1.11 Ac(c)

Central Addition

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38

(3) 10 8 (3) 24

38 2.5

6TH ST

0.43' 0.10' 0.03' 0.03'



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PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

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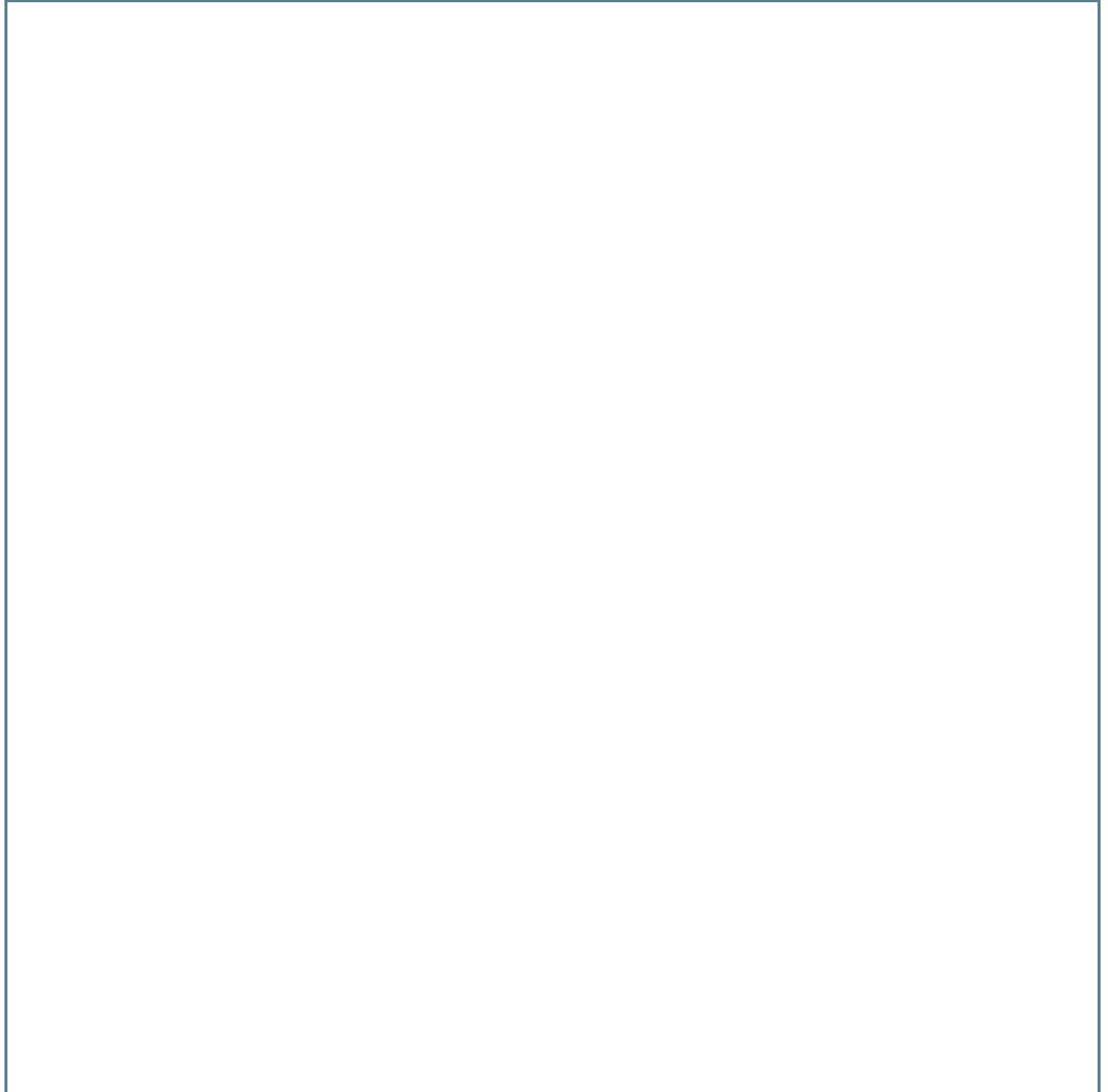
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RETAILER MAP



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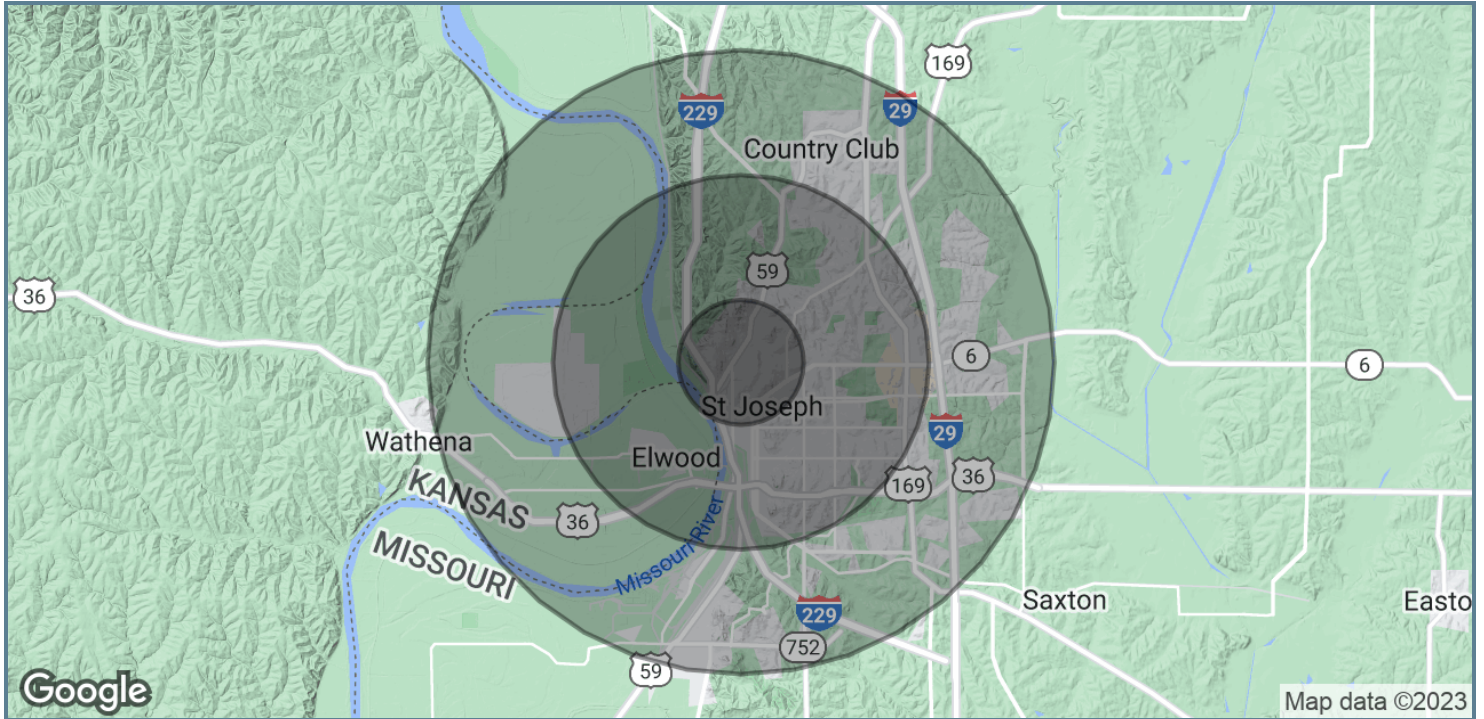
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,781	44,278	76,743
Average Age	37.4	38.4	39.4
Average Age (Male)	37.9	38.0	38.3
Average Age (Female)	38.3	39.9	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,562	20,275	34,073
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$34,066	\$45,706	\$55,733
Average House Value	\$66,742	\$105,291	\$123,204

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

847-904-9200
2500 Lehigh Avenue, Glenview, IL 60026
info@legacypro.com