



RETAIL STOREFRONT WITH WAREHOUSE

18580 US 59 Highway, Country Club, Missouri



LEASE RATE: \$5/SF NNN | 21,750 SF ON 4 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,867	99,898	240,730
Avg. Household Income	\$8,194	\$83,599	\$248,674

- 21,750 SF warehouse with retail storefront
- Six dock doors
- Conveyor system in place to access upper level
- Approximately four acres of outdoor storage
- Easy access to Interstate 29 and Downtown St. Joseph



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

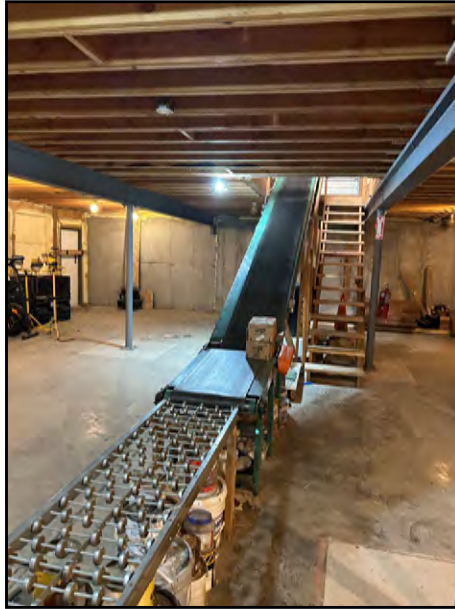
BOB JAEKEL | 816.412.7365 | bjael@blockandco.com

Exclusive Agent

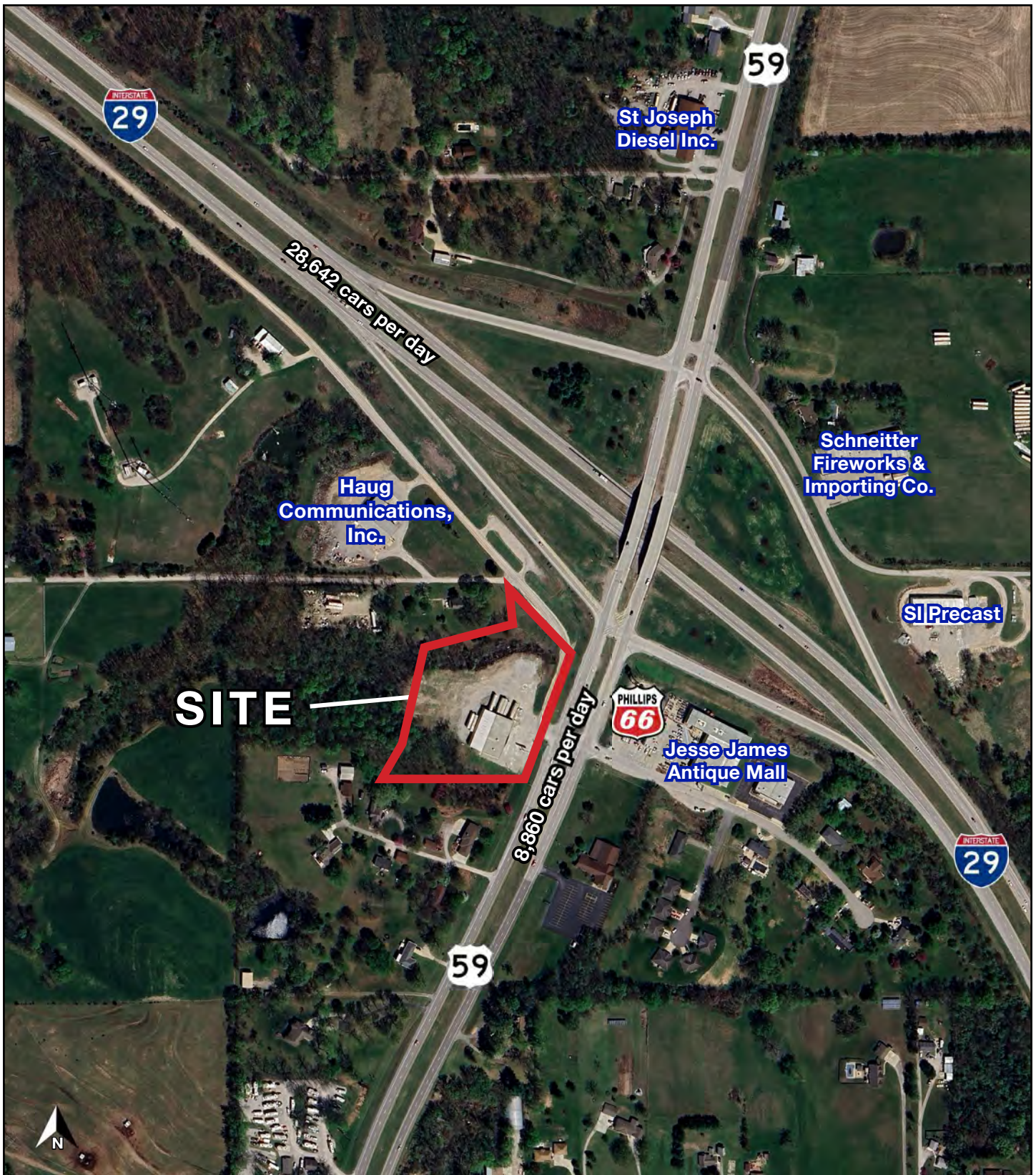
BUILDING PHOTOS



INTERIOR PHOTOS

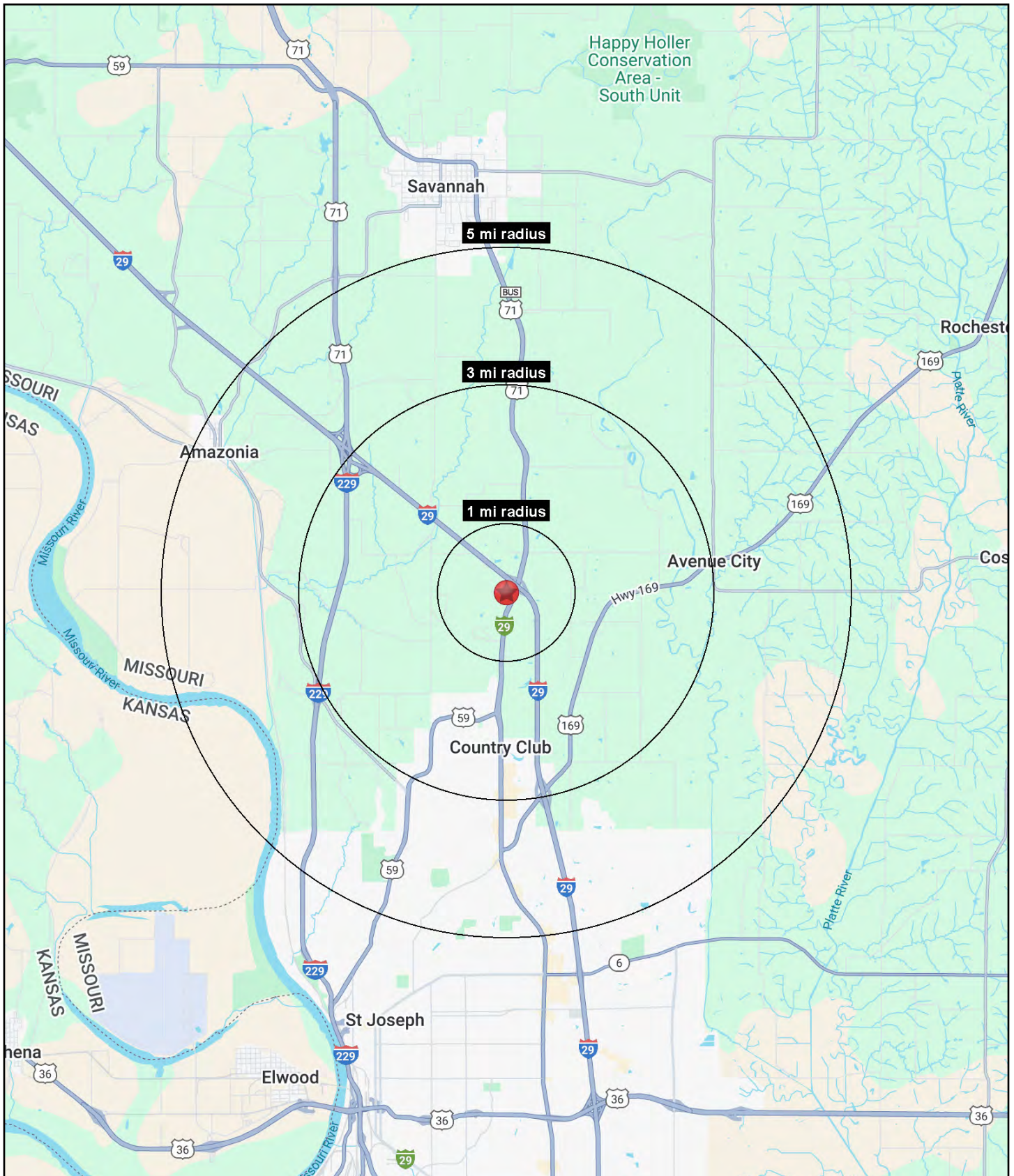


AERIAL



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18580 US 59 Highway, Country Club, Missouri

18580 US 59 Highway Country Club, MO 64505	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	191	6,096	23,247
2030 Projected Population	183	5,895	22,762
2020 Census Population	210	6,270	23,328
2010 Census Population	170	5,676	22,932
Projected Annual Growth 2025 to 2030	-0.9%	-0.7%	-0.4%
Historical Annual Growth 2010 to 2025	0.8%	0.5%	-
2025 Median Age	43.3	40.8	40.5
Households			
2025 Estimated Households	74	2,422	9,468
2030 Projected Households	74	2,405	9,371
2020 Census Households	79	2,449	9,487
2010 Census Households	64	2,203	9,097
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	1.0%	0.7%	0.3%
Race and Ethnicity			
2025 Estimated White	92.5%	90.7%	86.0%
2025 Estimated Black or African American	1.7%	3.1%	4.7%
2025 Estimated Asian or Pacific Islander	1.7%	1.3%	3.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2025 Estimated Other Races	3.7%	4.5%	5.9%
2025 Estimated Hispanic	3.1%	4.2%	5.6%
Income			
2025 Estimated Average Household Income	\$139,451	\$114,881	\$119,882
2025 Estimated Median Household Income	\$105,654	\$93,260	\$87,702
2025 Estimated Per Capita Income	\$53,903	\$45,637	\$48,894
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.8%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.6%	4.6%
2025 Estimated High School Graduate	29.1%	33.0%	30.3%
2025 Estimated Some College	19.5%	21.6%	20.6%
2025 Estimated Associates Degree Only	8.5%	7.1%	7.7%
2025 Estimated Bachelors Degree Only	24.8%	21.1%	22.2%
2025 Estimated Graduate Degree	14.0%	11.8%	12.6%
Business			
2025 Estimated Total Businesses	9	115	646
2025 Estimated Total Employees	35	826	6,153
2025 Estimated Employee Population per Business	3.9	7.2	9.5
2025 Estimated Residential Population per Business	21.0	53.1	36.0

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