

# DEVELOPMENT PAD - FOR SALE

4302 N BELT HWY | ST. JOSEPH, MO 64506



## PROPERTY DESCRIPTION

Prime 1.19-acre commercial development opportunity located along North Belt Highway, St. Joseph's primary retail and commercial corridor. The site offers excellent visibility, strong traffic counts, and convenient access to surrounding national retailers, restaurants, medical users, and service-oriented businesses. Ideal for Automotive service, Express car wash, Medical or dental office, Financial institution, Professional office, Retail showroom, Personal services, Health and wellness, Commercial service businesses, or Other non-food commercial uses consistent with the recorded deed restrictions.

## HIGHLIGHTS

- 1.19 acres (±51,836 SF)
- High-visibility North Belt Highway location
- Surrounded by national retailers and commercial development
- Strong demographics and regional draw
- Excellent access and frontage
- Commercial zoning (buyer to verify permitted uses)

Use Restriction: The property will be conveyed subject to recorded deed restrictions prohibiting restaurants, cafés, bakeries, coffee shops, beverage establishments, food-service establishments, drive-through food or beverage uses, and other businesses engaged in the preparation, sale, or service of food or beverages. Prospective purchasers should review the recorded deed restrictions for complete details.

## OFFERING SUMMARY

<b>ASKING PRICE</b>	\$1,200,000
<b>PARCEL SIZE</b>	1.19 Acres
<b>USE</b>	Retail, Medical, Office, Auto, Financial, Service
<b>TRAFFIC COUNTS</b>	9,605 VPD (N Belt Hwy), 3,257 VPD (Cook Rd)

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,920	14,078	26,243
<b>DAYTIME POPULATION</b>	5,917	35,410	70,546
<b>AVERAGE HH INCOME</b>	\$105,619	\$94,259	\$84,766

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