



# RETAIL STORE FRONT WITH WAREHOUSE

18580 US 59 Highway, Country Club, Missouri



## LEASE RATE: \$7/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 | [bjaekel@blockandco.com](mailto:bjaekel@blockandco.com)

Exclusive Agent

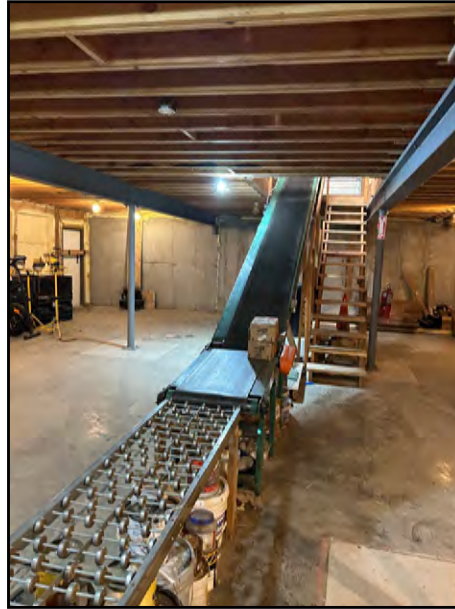


**BUILDING PHOTOS**



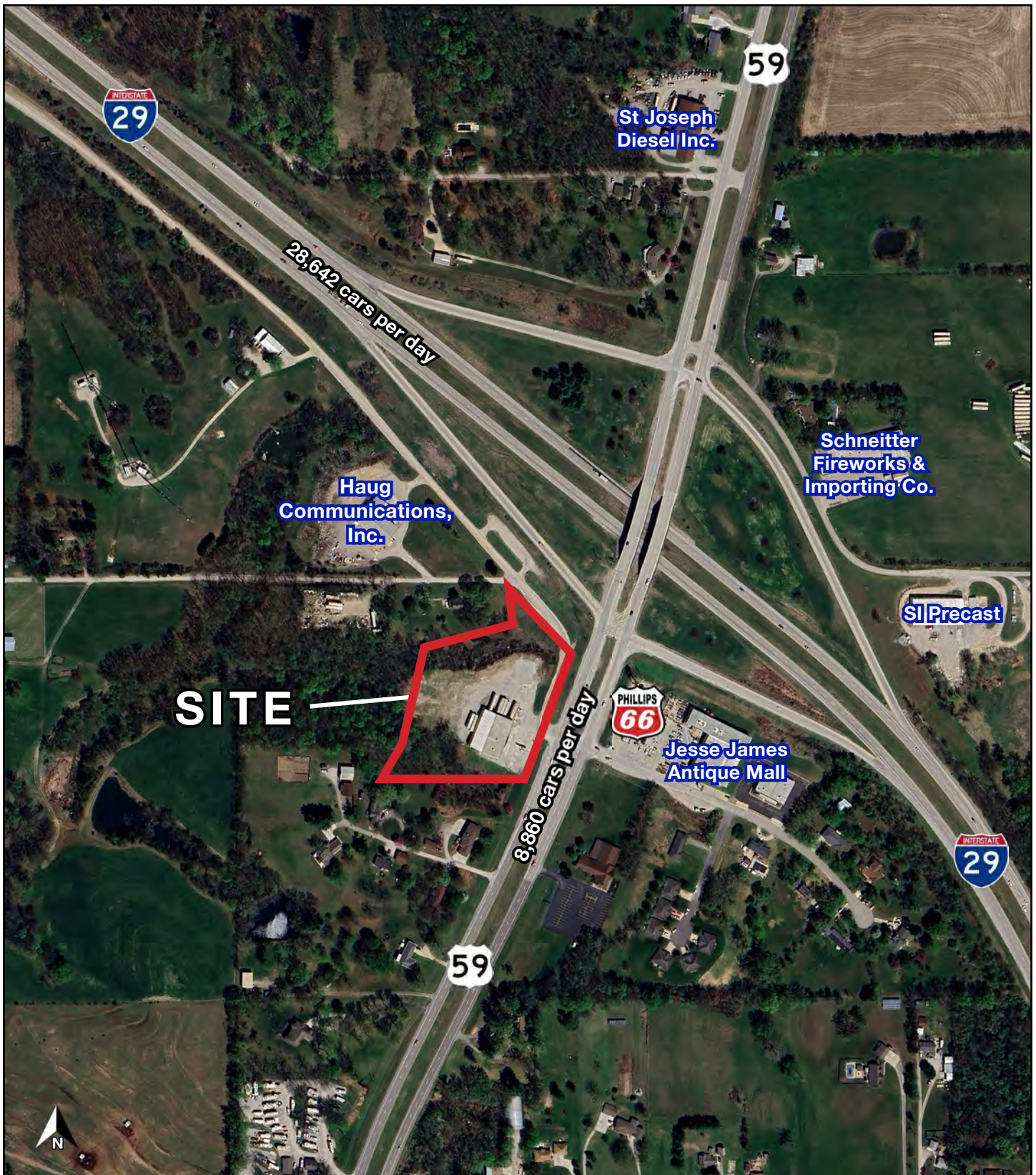


## INTERIOR PHOTOS





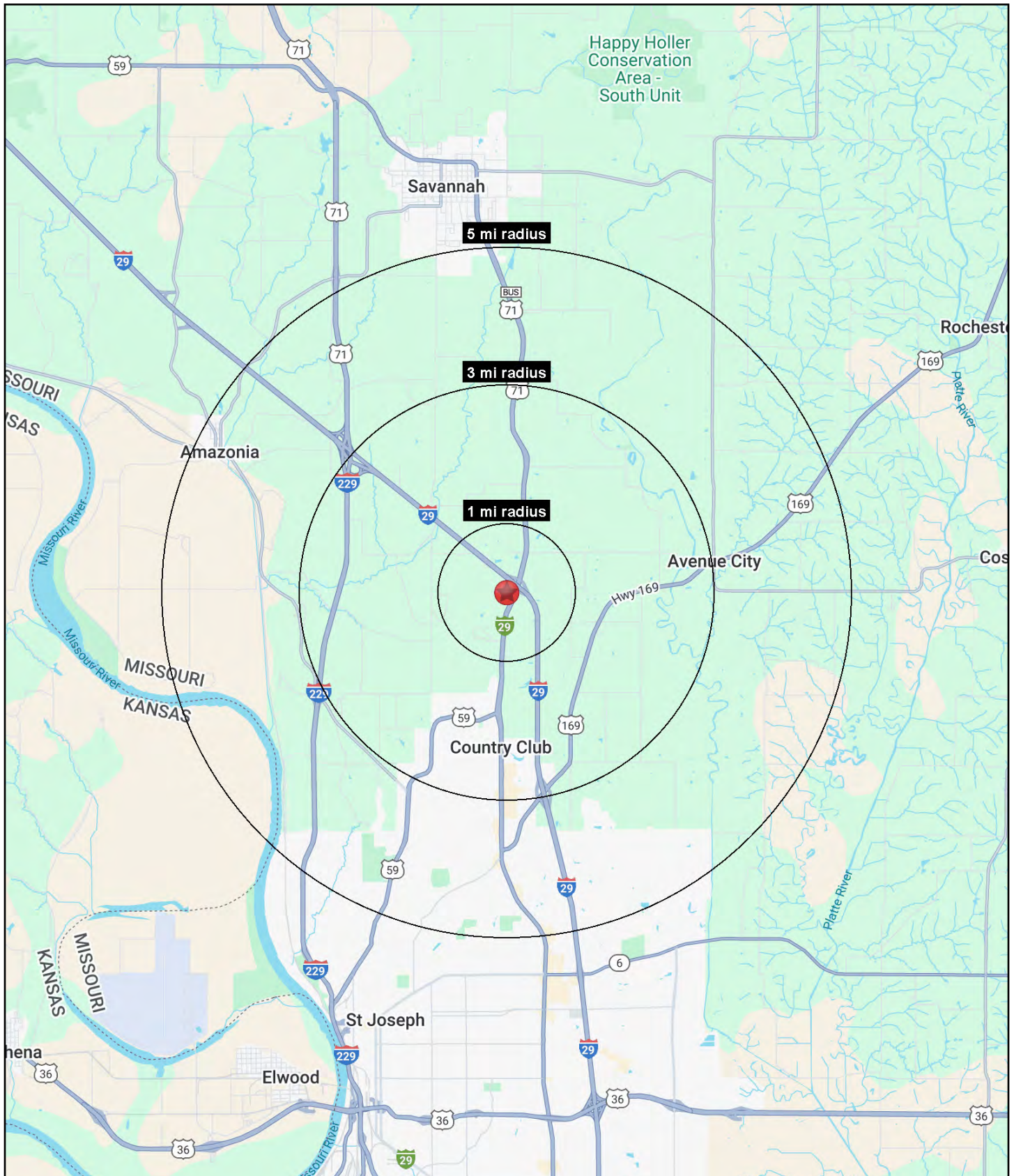
## AERIAL





# RETAIL STORE FRONT WITH WAREHOUSE

18580 US 59 Highway, Country Club, Missouri





# RETAIL STORE FRONT WITH WAREHOUSE

## 18580 US 59 Highway, Country Club, Missouri

18580 US 59 Highway Country Club, MO 64505	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1