

TUSCANY VILLAGE SHOPPING CENTER

Retail Pad Sites & Outlots For Sale



Anchor & Pad Sites For Sale or Lease

Interstate 29 & Highway 169, St. Joseph, Missouri

TENANTS	
1	KOHL'S
2	HOLLYWOOD STADIUM 10 THEATER
3	Home Depot
4	BEST BUY
5	BORDERS
6	Michaels
7	TJ-MAXX
8	TARGET
9	Payless ShoesSource
10	BED BATH & BEYOND
11	Pier 1 Imports
12	OLD NAVY
13	dressbarn
14	Famous Footwear
15	PETCO
16	Home Depot
17	Citizens Bank
18	Chippelle
19	chilis
20	54TH STREET BAR & GRILL
21	Red Lobster
22	KFC
23	Oldemark
24	Chickadee
25	Chickadee
26	Home Depot
27	WAL-MART
28	conoco
29	NODAWAY BANK
30	LOWE'S
31	Walgreens
32	Autumn's
33	Walgreens

Trade Area Population
163,781 people

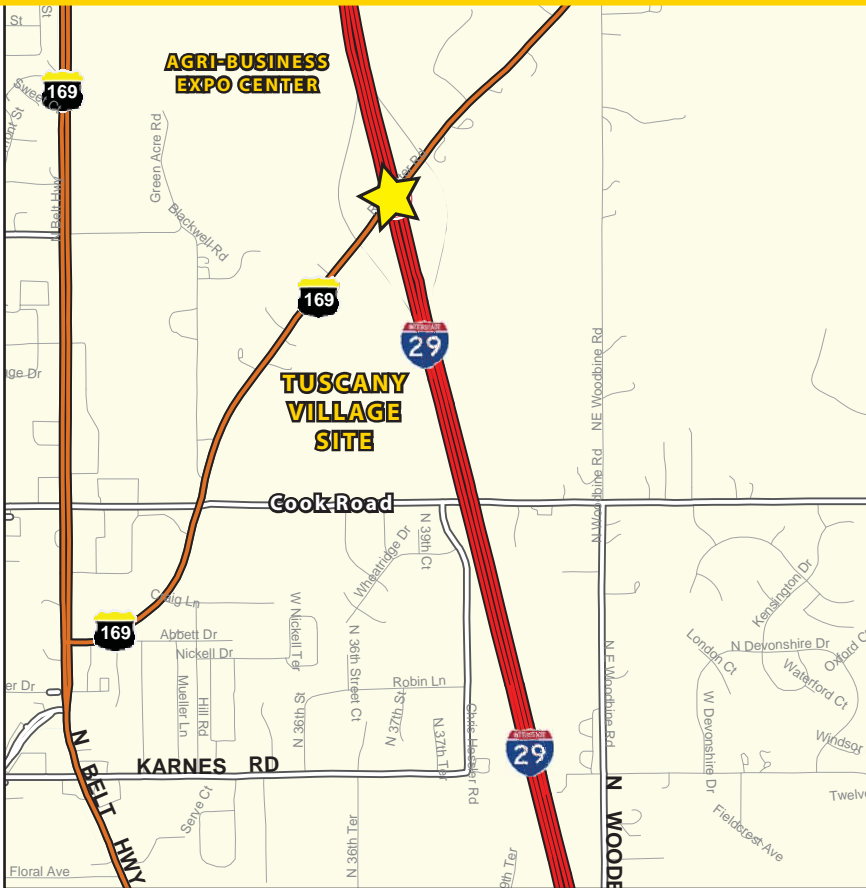
Regional Trade Area Population
700,000 people

Projected Population Growth
15% Increase by 2030

Projected Retail Sales Growth
20% Increase by 2030

- Ideal for restaurants, fast food, banks, hotels, and retail
- Site is located at full diamond interchange with excellent signage, access, and visibility
- St. Joseph's newest and hottest retail corridor with over 1.5 million sq ft of new and planned retail development
- Site adjacent to the new Shoppes at North Village with Target, Sam's Club, Best Buy, Borders, Home Depot, Walmart, Bed Bath & Beyond, Michaels, Petco, and others
- Some site work already complete

PRIME RETAIL DEVELOPMENT OPPORTUNITY



SITE INFORMATION

Location: SWC 169 Highway & I-29, St. Joseph, Missouri
Adjacent to the new 650,000 sq ft
Shoppes at North Village lifestyle center

Zoning: Planned Unit Development (PUD)

Access: I-29, Highway 169, and Cook Road

PROPERTY HIGHLIGHTS

- Ideal for restaurants, fast food, banks, hotels, and retail
- Site is located at a full diamond interchange with excellent signage, access, and visibility
- St. Joseph's newest and hottest retail corridor with over 1.5 million sq ft of new and planned retail development
- Site is adjacent to the new Shoppes at North Village with Target, Sam's Club, Best Buy, Borders, Home Depot, Wal-Mart, Michaels, PETCO, Bed Bath & Beyond, and others

ST. JOSEPH, MISSOURI AREA INFORMATION

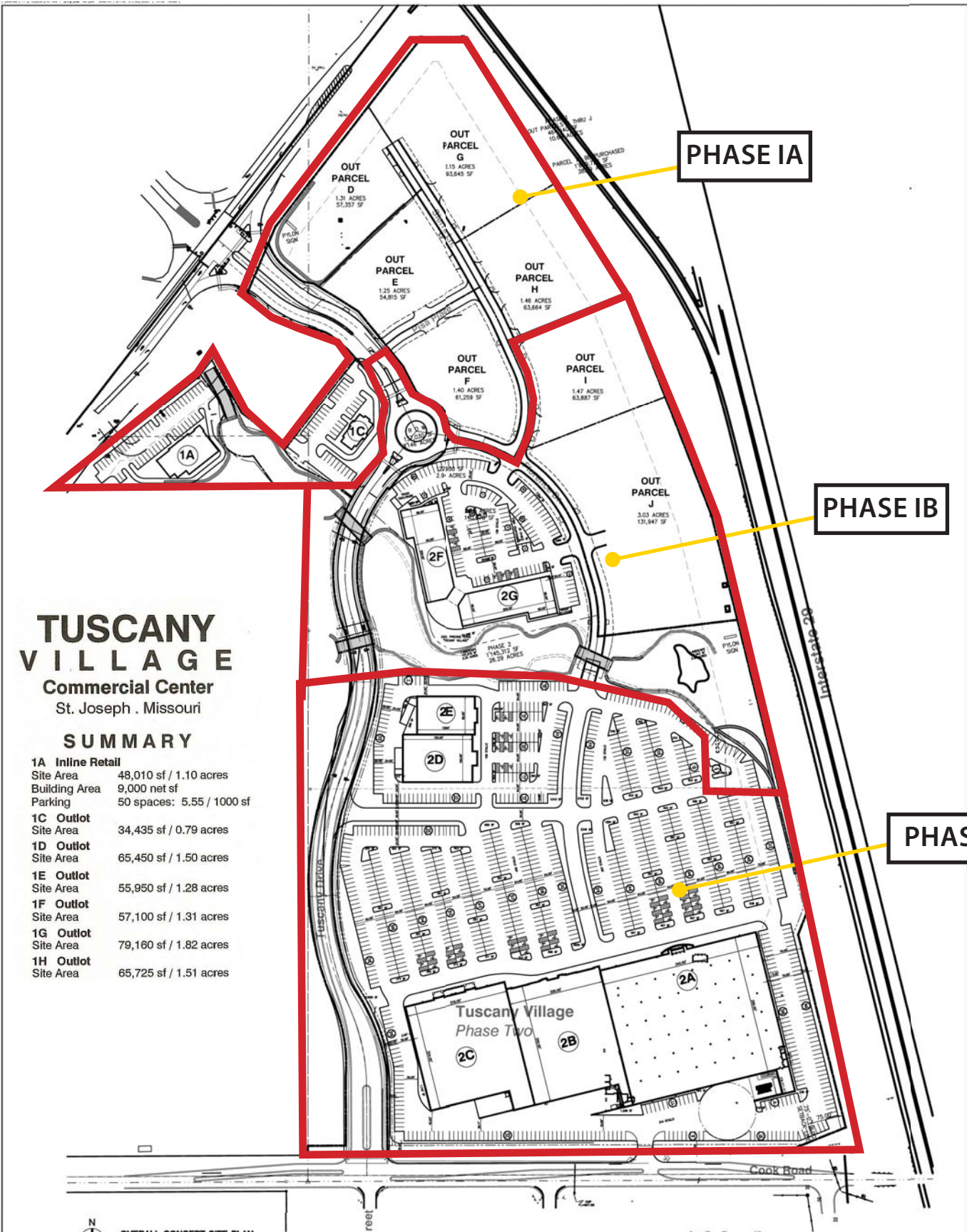
- Located 30 minutes north of Kansas City International Airport
- Immediate trade area population of 163,781
- Regional trade area population of 700,000
- Projected 15% population growth and 22% job growth between 2000 and 2030
- Named Top Metro City for Business Recruitment and Retention by Expansion Management Magazine
- Declared a manufacturing "hotspot" by Industry Week Magazine
- Robust, diverse economy led by a strong base in manufacturing, agriculture, transportation, health care, insurance, and life science
- During the last eight years, over 100 companies have announced new or expanded operations in St. Joseph including Sara Lee, Life Line Foods, New Breed Logistics / Hallmark, Nestle, and Triumph Foods
- Named by Business Week as one of the Top Three Places in Missouri to raise children
- Missouri Western State University's Christopher S. "Kit" Bond Science and Technology Incubator opened and announced its first tenant to be Imulan BioTherapeutics. The privately held bioscience company is relocating to St. Joseph from Prescott, Arizona
- Home to Kansas City Chief's training camp starting in 2010. Projections are for over an additional 5,000 visitors per day during camp

TUSCANY VILLAGE

Commercial Center
St. Joseph, Missouri

SUMMARY

1A Inline Retail	
Site Area	48,010 sf / 1.10 acres
Building Area	9,000 net sf
Parking	50 spaces: 5.55 / 1000 sf
1C Outlot	
Site Area	34,435 sf / 0.79 acres
1D Outlot	
Site Area	65,450 sf / 1.50 acres
1E Outlot	
Site Area	55,950 sf / 1.28 acres
1F Outlot	
Site Area	57,100 sf / 1.31 acres
1G Outlot	
Site Area	79,160 sf / 1.82 acres
1H Outlot	
Site Area	65,725 sf / 1.51 acres



CSP-3	PROJECT NO.	
	SHEET NO.	
	OVERALL CONCEPT SITE PLAN	
	SHEET NAME	
	DATE	
	SCALE	
	DESIGNED BY	
	CHECKED BY	
	DATE	
	SCALE	

Tuscany Village
Concept Site Plan
PINE TREE COMMERCIAL REALTY
St. Joseph, Missouri

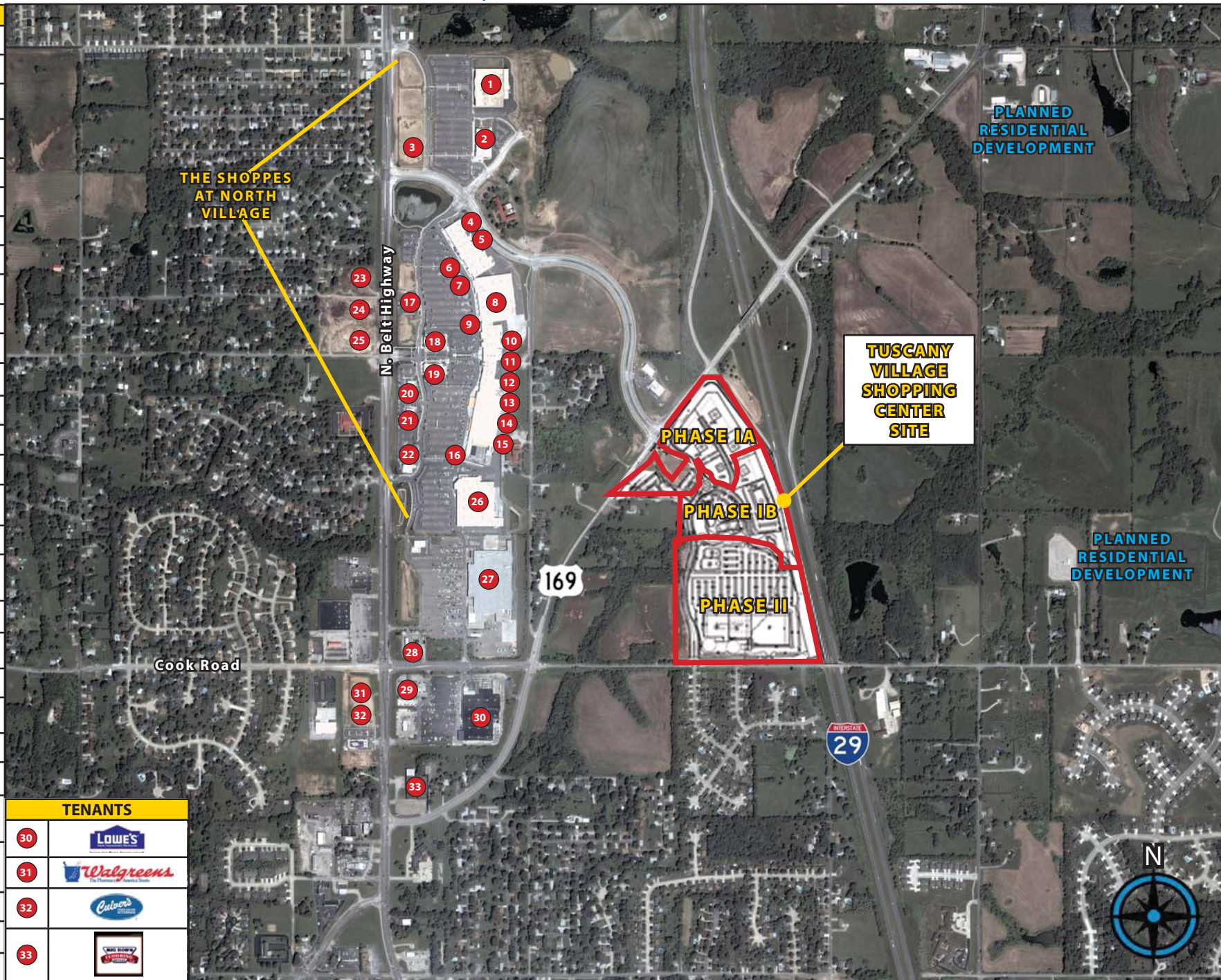
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PHONE (515) 288-1183 FAX (515) 288-1185
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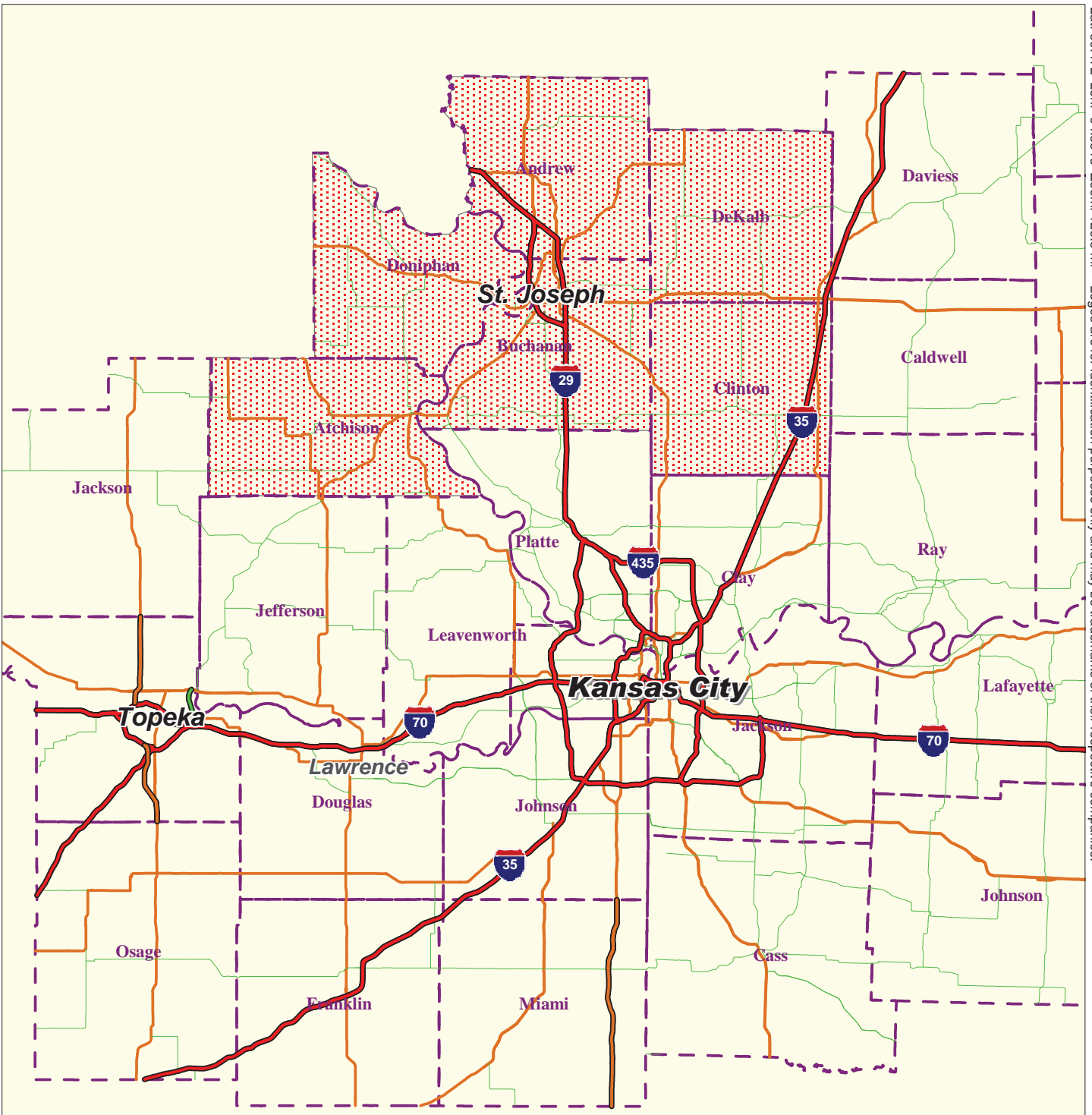


Tuscany Village Shopping Center | I-29 & Highway 169, St. Joseph, Missouri

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2	HOLLYWOOD STADIUM 10 THEATER
3	Famous Footwear
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5	BORDERS
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19	chili's
20	54TH STREET BAR & GRILL
21	Book Express
22	KFC
23	Olive Garden
24	Checkmate
25	Checkmate
26	WAL-MART
27	WAL-MART
28	conoco
29	NODAWAY BANK

TENANTS	
30	LOWE'S
31	Walgreens
32	Carlson's
33	WING BOY'S





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St. Joseph, Missouri
Six County Trade Area Map

*Andrew, Atchison, Buchanan, Clinton,
 DeKalb, and Doniphan Counties*

January 2010

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.774944/-94.8864635

January 2010

RS1

St. Joseph, Missouri Trade Area Andrew, Atchison, Buchanan, Clinton, DeKalb, and Doniphan Counties		Totals
POPULATION	2009 Estimated Population	163,781
	2014 Projected Population	171,907
	2000 Census Population	157,901
	1990 Census Population	149,185
	Historical Annual Growth 1990 to 2009	0.5%
	Projected Annual Growth 2009 to 2014	1.0%
	2009 Median Age	36.5
HOUSEHOLDS	2009 Estimated Households	63,165
	2014 Projected Households	64,870
	2000 Census Households	59,908
	1990 Census Households	56,237
	Historical Annual Growth 1990 to 2009	0.6%
	Projected Annual Growth 2009 to 2014	0.5%
POPULATION BY RACE	2009 Estimated White	91.1%
	2009 Estimated Black or African American	2.8%
	2009 Estimated Asian & Pacific Islander	0.8%
	2009 Estimated American Indian & Native Alaskan	0.4%
	2009 Estimated Other Races	4.8%
	2009 Estimated Hispanic	3.5%
INCOME	2009 Estimated Average Household Income	\$ 53,405
	2009 Estimated Median Household Income	\$ 45,610
	2009 Estimated Per Capita Income	\$ 21,897
EDUCATION (AGE 25+)	2009 Elementary	3.7%
	2009 Some High School	9.2%
	2009 High School Graduate	42.4%
	2009 Some College	22.1%
	2009 Associates Degree Only	5.3%
	2009 Bachelors Degree Only	12.1%
	2009 Graduate Degree	5.2%
BUSINESS	Number of Businesses	5,853
	Total Number of Employees	78,518
	Employee Population per Business	13.4
	Residential Population per Business	28.0

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