

# FOR LEASE

# HY-VEE CENTER

## NEC HIGHWAY 7 & HIGHWAY 40, BLUE SPRINGS, MO



### SITE SUMMARY:

- 2,400 SF Available next to Hy-Vee
- Join Hy-Vee Supermarket - High Volume
- Other Anchors Include Big Lots and Planet Fitness
- Busiest Intersection in Blue Springs
- Aggressive Rental Rates

The R.H.  
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While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions, and change of terms at any time. The property may be withdrawn from the market without notice.



## TENANCY INFORMATION

1. Hy-Vee	80,000 SF
2. Beards & Brews Barbershop	1,550 SF
3. Tokyo Grill	1,600 SF
4. <b>AVAILABLE</b>	<b>2,400 SF</b>
5. Royal Nails & Spa	2,000 SF
6. Leslie's Pools	3,000 SF
7. The UPS Store	2,500 SF
8. Big Lots	32,000 SF
9. Planet Fitness	20,000 SF

# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0105/-94.2714

RS1

Hwy 7 & Hwy 40		1 mi radius	3 mi radius	5 mi radius
Blue Springs, MO 64014				
POPULATION	2021 Estimated Population	11,586	59,614	88,665
	2026 Projected Population	12,065	62,083	93,702
	2010 Census Population	11,182	55,812	79,967
	2000 Census Population	11,035	49,703	65,280
	Projected Annual Growth 2021 to 2026	0.8%	0.8%	1.1%
	Historical Annual Growth 2000 to 2021	0.2%	0.9%	1.7%
	2021 Median Age	34.3	36.1	36.2
HOUSEHOLDS	2021 Estimated Households	4,609	22,418	33,296
	2026 Projected Households	4,794	23,407	35,262
	2010 Census Households	4,398	20,743	29,683
	2000 Census Households	4,161	17,983	23,567
	Projected Annual Growth 2021 to 2026	0.8%	0.9%	1.2%
	Historical Annual Growth 2000 to 2021	0.5%	1.2%	2.0%
RACE AND ETHNICITY	2021 Estimated White	84.1%	86.5%	87.0%
	2021 Estimated Black or African American	7.2%	6.4%	5.8%
	2021 Estimated Asian or Pacific Islander	1.8%	1.6%	2.2%
	2021 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.4%
	2021 Estimated Other Races	6.3%	5.0%	4.6%
	2021 Estimated Hispanic	6.1%	5.7%	5.4%
INCOME	2021 Estimated Average Household Income	\$66,224	\$90,605	\$96,113
	2021 Estimated Median Household Income	\$59,112	\$79,376	\$84,125
	2021 Estimated Per Capita Income	\$26,371	\$34,094	\$36,115
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	0.9%	0.9%
	2021 Estimated Some High School (Grade Level 9 to 11)	6.0%	4.0%	3.6%
	2021 Estimated High School Graduate	32.5%	27.0%	26.7%
	2021 Estimated Some College	25.1%	24.8%	23.8%
	2021 Estimated Associates Degree Only	8.6%	8.8%	8.6%
	2021 Estimated Bachelors Degree Only	18.7%	23.0%	23.5%
	2021 Estimated Graduate Degree	7.9%	11.5%	12.7%
BUSINESS	2021 Estimated Total Businesses	530	1,703	2,654
	2021 Estimated Total Employees	4,460	15,871	27,870
	2021 Estimated Employee Population per Business	8.4	9.3	10.5
	2021 Estimated Residential Population per Business	21.8	35.0	33.4

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