

# FOR SALE

## WESTLAKE ACE HARDWARE

1205 MO-7  
Blue Springs, Missouri



## SITE SUMMARY

- Subject Property - 1.95 Acres
- 20,800 SF Building
- Over 40 Years of Operation
- Excellent Access & Visibility from Highway 7
- 10+ Years Left on Lease
- 10% Bump in Year 6



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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 The property may be withdrawn from the market without notice.

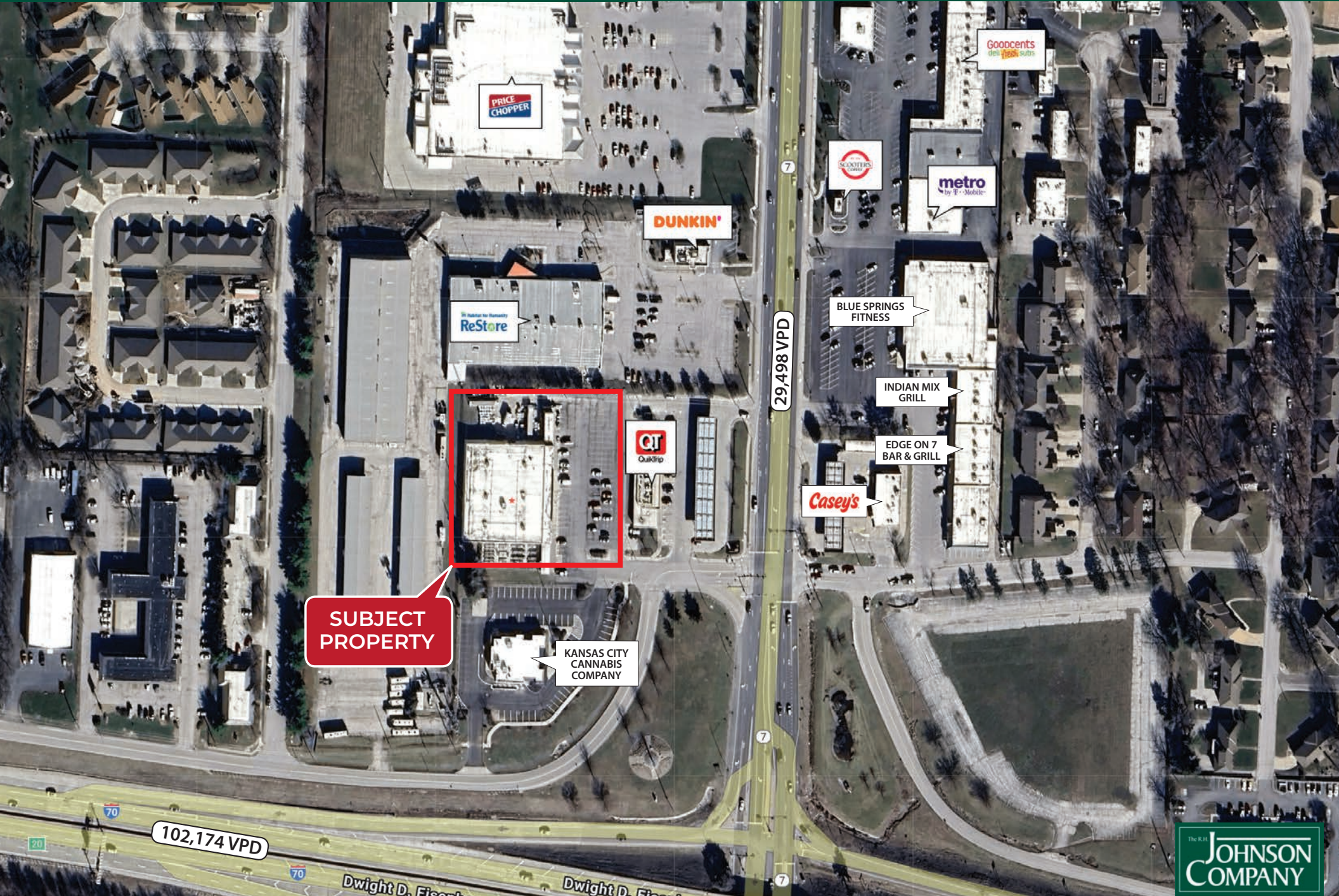


# AERIAL OVERVIEW





# SITE OVERVIEW





Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0322/-94.2732

1205 MO-7	1 mi	3 mi	5 mi
Blue Springs, MO 64014	radius	radius	radius
Population			
2024 Estimated Population	8,661	53,288	91,422
2029 Projected Population	8,678	53,446	93,840
2020 Census Population	8,355	55,029	92,255
2010 Census Population	8,214	50,682	80,960
Projected Annual Growth 2024 to 2029	-	-	0.5%
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.9%
2024 Median Age	39.7	37.5	37.9
Households			
2024 Estimated Households	3,537	20,537	35,180
2029 Projected Households	3,575	20,752	36,240
2020 Census Households	3,394	20,472	34,549
2010 Census Households	3,291	18,916	30,218
Projected Annual Growth 2024 to 2029	0.2%	0.2%	0.6%
Historical Annual Growth 2010 to 2024	0.5%	0.6%	1.2%
Race and Ethnicity			
2024 Estimated White	80.8%	80.4%	80.9%
2024 Estimated Black or African American	9.2%	9.3%	9.0%
2024 Estimated Asian or Pacific Islander	1.6%	1.6%	1.6%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
2024 Estimated Other Races	8.0%	8.3%	8.1%
2024 Estimated Hispanic	7.3%	7.5%	7.3%
Income			
2024 Estimated Average Household Income	\$120,584	\$115,328	\$117,285
2024 Estimated Median Household Income	\$77,041	\$86,944	\$91,041
2024 Estimated Per Capita Income	\$49,304	\$44,474	\$45,170
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	0.9%	1.2%
2024 Estimated Some High School (Grade Level 9 to 11)	4.3%	3.2%	3.0%
2024 Estimated High School Graduate	25.9%	28.3%	28.7%
2024 Estimated Some College	25.6%	24.4%	23.2%
2024 Estimated Associates Degree Only	8.8%	8.5%	8.5%
2024 Estimated Bachelors Degree Only	21.3%	21.9%	22.4%
2024 Estimated Graduate Degree	13.0%	12.7%	13.0%
Business			
2024 Estimated Total Businesses	569	1,852	3,062
2024 Estimated Total Employees	3,800	13,746	29,990
2024 Estimated Employee Population per Business	6.7	7.4	9.8
2024 Estimated Residential Population per Business	15.2	28.8	29.9



