

FOR LEASE

HY-VEE CENTER

NEC Highway 7 & Highway 40
Blue Springs, Missouri



SITE SUMMARY

- 100% Leased
- Join Hy-Vee Supermarket - High Volume
- Other Anchors Include Savers and Planet Fitness
- Busiest Intersection in Blue Springs
- Aggressive Rental Rates



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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 The property may be withdrawn from the market without notice.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. Tsaocaa Bubble Tea | 2,400 SF |
| 5. Royal Nails & Spa | 2,000 SF |
| 6. Leslie's Pools | 3,000 SF |
| 7. The UPS Store | 2,500 SF |
| 8. Savers | 32,000 SF |
| 9. Planet Fitness | 20,000 SF |



Summary Profile

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

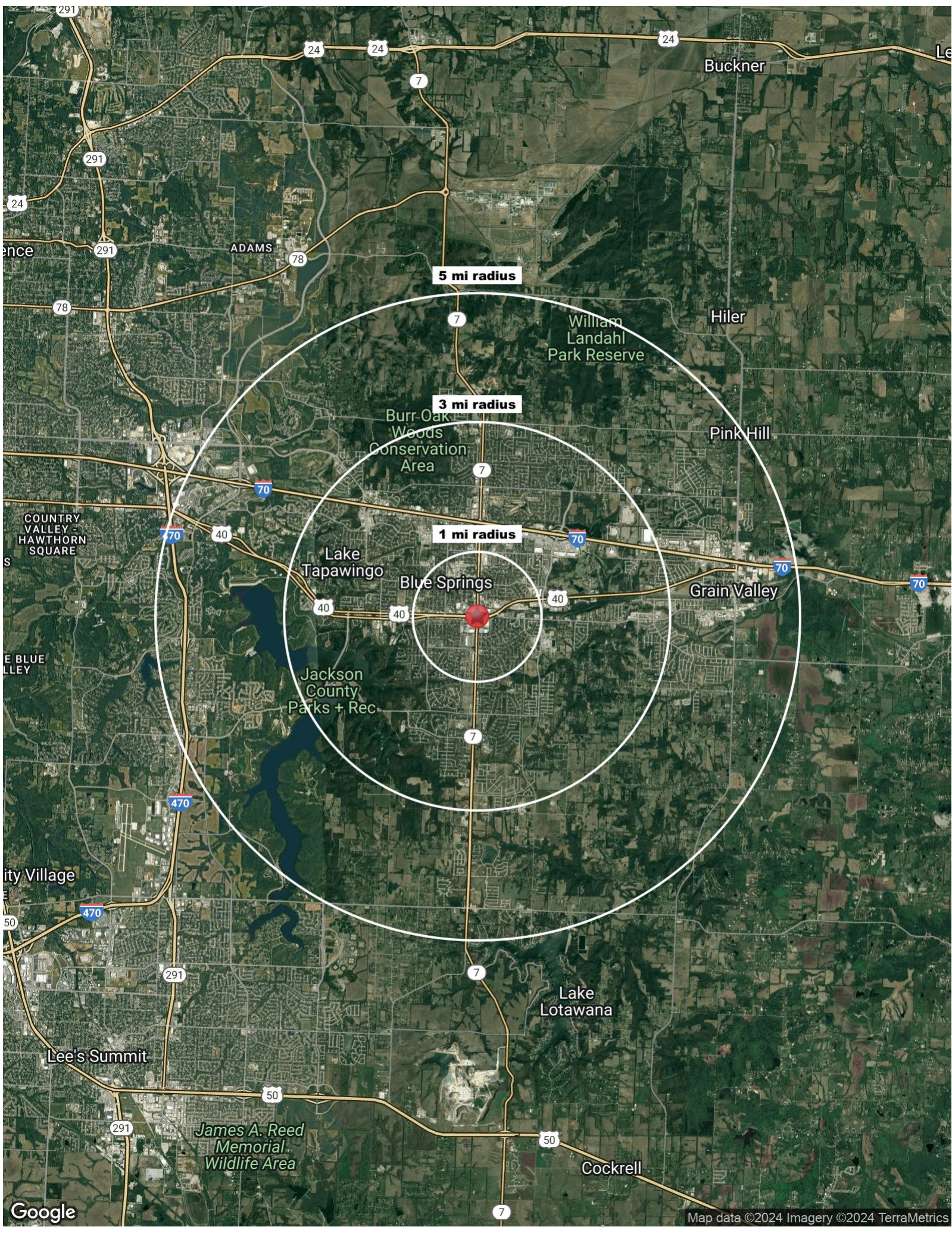


Lat/Lon: 39.0091/-94.2727

| Blue Springs, MO 64015 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|-------------|-------------|
| Population | | | |
| 2024 Estimated Population | 11,983 | 58,930 | 90,987 |
| 2029 Projected Population | 12,548 | 59,917 | 92,797 |
| 2020 Census Population | 12,031 | 60,443 | 92,168 |
| 2010 Census Population | 11,381 | 54,891 | 80,226 |
| Projected Annual Growth 2024 to 2029 | 0.9% | 0.3% | 0.4% |
| Historical Annual Growth 2010 to 2024 | 0.4% | 0.5% | 1.0% |
| 2024 Median Age | 35.2 | 37.0 | 38.1 |
| Households | | | |
| 2024 Estimated Households | 4,885 | 22,721 | 34,813 |
| 2029 Projected Households | 5,106 | 23,038 | 35,361 |
| 2020 Census Households | 4,655 | 22,452 | 34,373 |
| 2010 Census Households | 4,434 | 20,447 | 29,777 |
| Projected Annual Growth 2024 to 2029 | 0.9% | 0.3% | 0.3% |
| Historical Annual Growth 2010 to 2024 | 0.7% | 0.8% | 1.2% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 58.8% | 62.2% | 64.0% |
| 2024 Estimated Black or African American | 28.3% | 24.8% | 23.5% |
| 2024 Estimated Asian or Pacific Islander | 2.1% | 2.1% | 2.1% |
| 2024 Estimated American Indian or Native Alaskan | 0.5% | 0.5% | 0.4% |
| 2024 Estimated Other Races | 10.4% | 10.4% | 10.0% |
| 2024 Estimated Hispanic | 11.7% | 11.5% | 11.0% |
| Income | | | |
| 2024 Estimated Average Household Income | \$80,051 | \$114,498 | \$120,699 |
| 2024 Estimated Median Household Income | \$65,574 | \$86,849 | \$92,341 |
| 2024 Estimated Per Capita Income | \$32,635 | \$44,170 | \$46,219 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 1.1% | 1.0% | 1.2% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 4.1% | 3.3% | 2.9% |
| 2024 Estimated High School Graduate | 32.3% | 28.7% | 28.4% |
| 2024 Estimated Some College | 26.4% | 23.9% | 22.8% |
| 2024 Estimated Associates Degree Only | 7.8% | 8.4% | 8.2% |
| 2024 Estimated Bachelors Degree Only | 16.3% | 22.1% | 23.2% |
| 2024 Estimated Graduate Degree | 12.1% | 12.4% | 13.3% |
| Business | | | |
| 2024 Estimated Total Businesses | 671 | 1,966 | 3,071 |
| 2024 Estimated Total Employees | 4,528 | 14,267 | 30,036 |
| 2024 Estimated Employee Population per Business | 6.7 | 7.3 | 9.8 |
| 2024 Estimated Residential Population per Business | 17.8 | 30.0 | 29.6 |

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5 mi radius

3 mi radius

1 mi radius