

FOR LEASE - 32,000 SF

HY-VEE CENTER

NEC Highway 7 & Highway 40
Blue Springs, Missouri



SITE SUMMARY

- 32,000 SF Available in Hy-Vee Center - Can be Split
- Join Hy-Vee Supermarket - High Volume Store
- Other Anchors Include Planet Fitness
- Busiest Intersection in Blue Springs
- Aggressive Rental Rates



Brokerage • Development • Management



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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 The property may be withdrawn from the market without notice.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. AVAILABLE	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. FOR LEASE	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

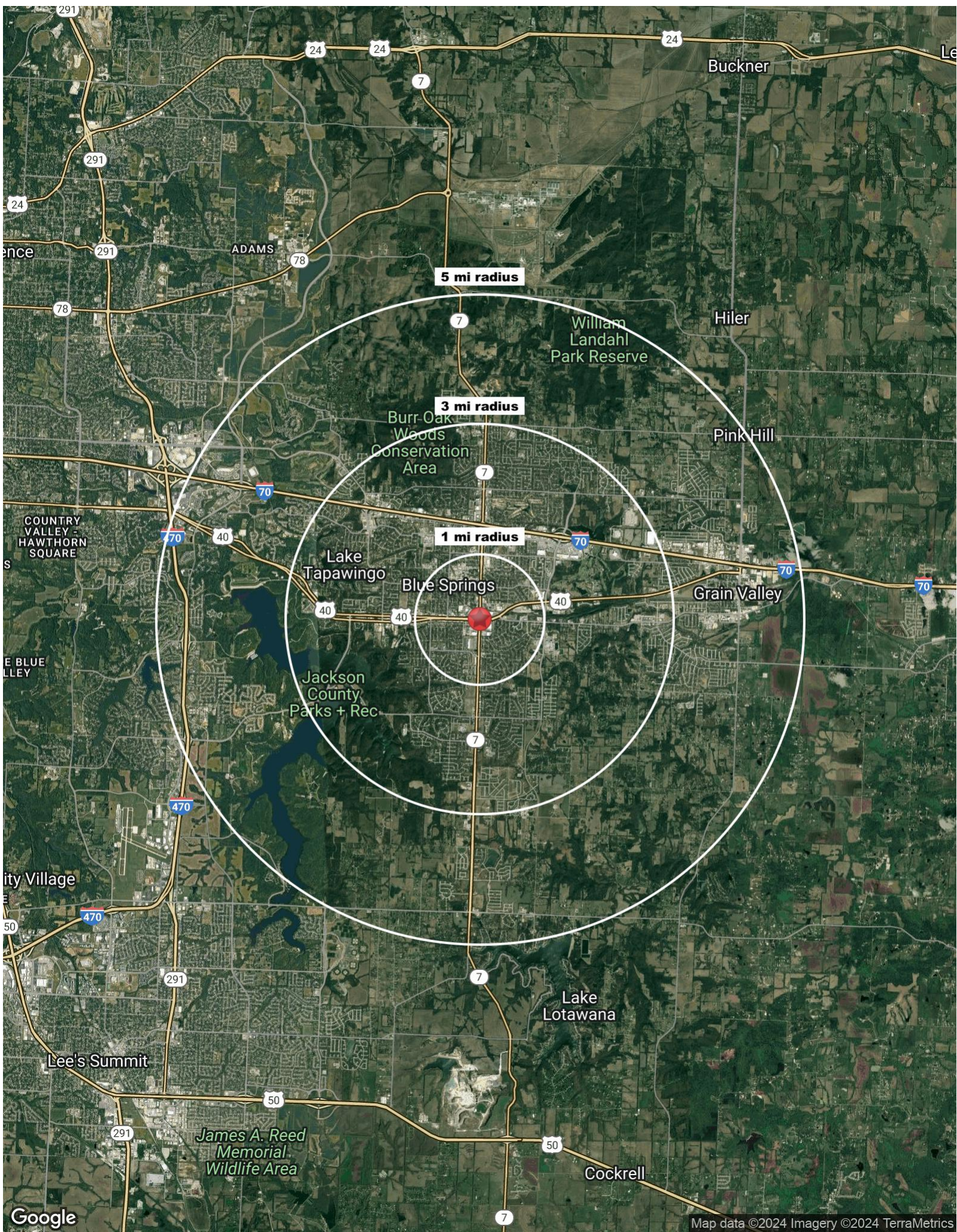


Lat/Lon: 39.0091/-94.2727

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