FOR LEASE

HY-VEE CENTER

NEC Highway 7 & Highway 40
Blue Springs, Missouri



SITE SUMMARY

- 3,000 SF Available for Lease
- Join Hy-Vee Supermarket - High Volume
- Other Anchors Include Savers and Planet Fitness
- Busiest Intersection in Blue Springs
- Aggressive Rental Rates

The R.H. JOHNSON COMPANY
Brokerage • Development • Management
A MEMBER OF CHAIN LINKS RETAIL ADVISORS

Bryan Jantsch
bjantsch@rhjohnson.com | 816.268.2455

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 The property may be withdrawn from the market without notice.

HYVEE-CENTER SITE PLAN

The R.H. Johnson Company



TENANCY INFORMATION

1.	Hy-Vee	80,000 SF	4. Tsaocaa Bubble Tea	2,400 SF	7. The UPS Store	2,500 SF
2.	Beards & Brews Barbershop	1,550 SF	5. Royal Nails & Spa	2,000 SF	8. Savers	32,000 SF
3.	Tokyo Grill	1,600 SF	**6. AVAILABLE**	**3,000 SF**	9. Planet Fitness	20,000 SF


HyVee
AVAILABLE
THE UPS STORE


AVAILABLE
THE UPS STORE
SAVERS


THE SCARLET NAILS
AVAILABLE
THE UPS STORE

Summary Profile

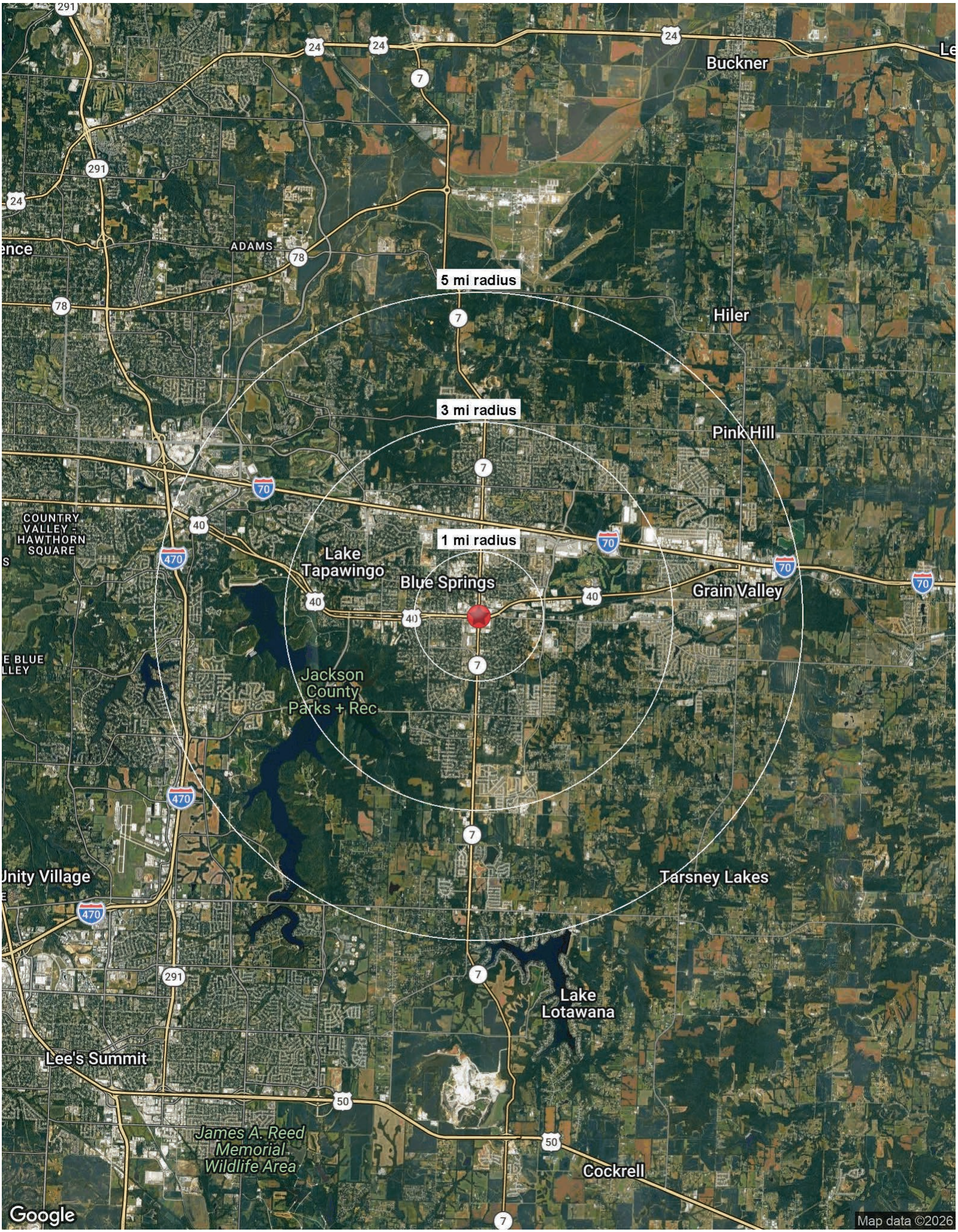
2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0091/-94.2727

Hwy 7 & Hwy 40 Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,105	59,738	95,162
2031 Projected Population	12,626	61,955	100,276
2020 Census Population	11,950	60,497	92,207
2010 Census Population	11,302	54,937	80,253
Projected Annual Growth 2026 to 2031	0.9%	0.7%	1.1%
Historical Annual Growth 2010 to 2026	0.4%	0.5%	1.2%
2026 Median Age	34.7	37.2	38.0
Households			
2026 Estimated Households	4,934	23,107	36,549
2031 Projected Households	5,115	23,858	38,292
2020 Census Households	4,625	22,472	34,385
2010 Census Households	4,404	20,464	29,787
Projected Annual Growth 2026 to 2031	0.7%	0.7%	1.0%
Historical Annual Growth 2010 to 2026	0.8%	0.8%	1.4%
Race and Ethnicity			
2026 Estimated White	76.7%	78.8%	79.9%
2026 Estimated Black or African American	11.0%	10.5%	9.6%
2026 Estimated Asian or Pacific Islander	1.7%	1.6%	1.8%
2026 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2026 Estimated Other Races	10.1%	8.7%	8.3%
2026 Estimated Hispanic	9.4%	8.0%	7.7%
Income			
2026 Estimated Average Household Income	$94,524	$117,795	$125,099
2026 Estimated Median Household Income	$65,799	$88,367	$95,266
2026 Estimated Per Capita Income	$38,528	$45,591	$48,089
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.6%
2026 Estimated Some High School (Grade Level 9 to 11)	4.4%	3.5%	3.0%
2026 Estimated High School Graduate	30.4%	28.4%	28.3%
2026 Estimated Some College	24.9%	24.0%	22.1%
2026 Estimated Associates Degree Only	8.0%	8.7%	8.3%
2026 Estimated Bachelors Degree Only	18.7%	22.6%	23.8%
2026 Estimated Graduate Degree	12.6%	11.8%	12.9%
Business			
2026 Estimated Total Businesses	688	1,968	3,050
2026 Estimated Total Employees	5,210	15,178	29,103
2026 Estimated Employee Population per Business	7.6	7.7	9.5
2026 Estimated Residential Population per Business	17.6	30.4	31.2

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1

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


5 mi radius
3 mi radius
1 mi radius
Buckner
Hiler
Pink Hill
Grain Valley
Blue Springs
Lake Tapawingo
Jackson County Parks + Rec
COUNTRY VALLEY - HAWTHORN SQUARE
ADAMS
Tarsney Lakes
Lake Lotawana
Lee's Summit
James A. Reed Memorial Wildlife Area
Cockrell
Google
Map data ©2026