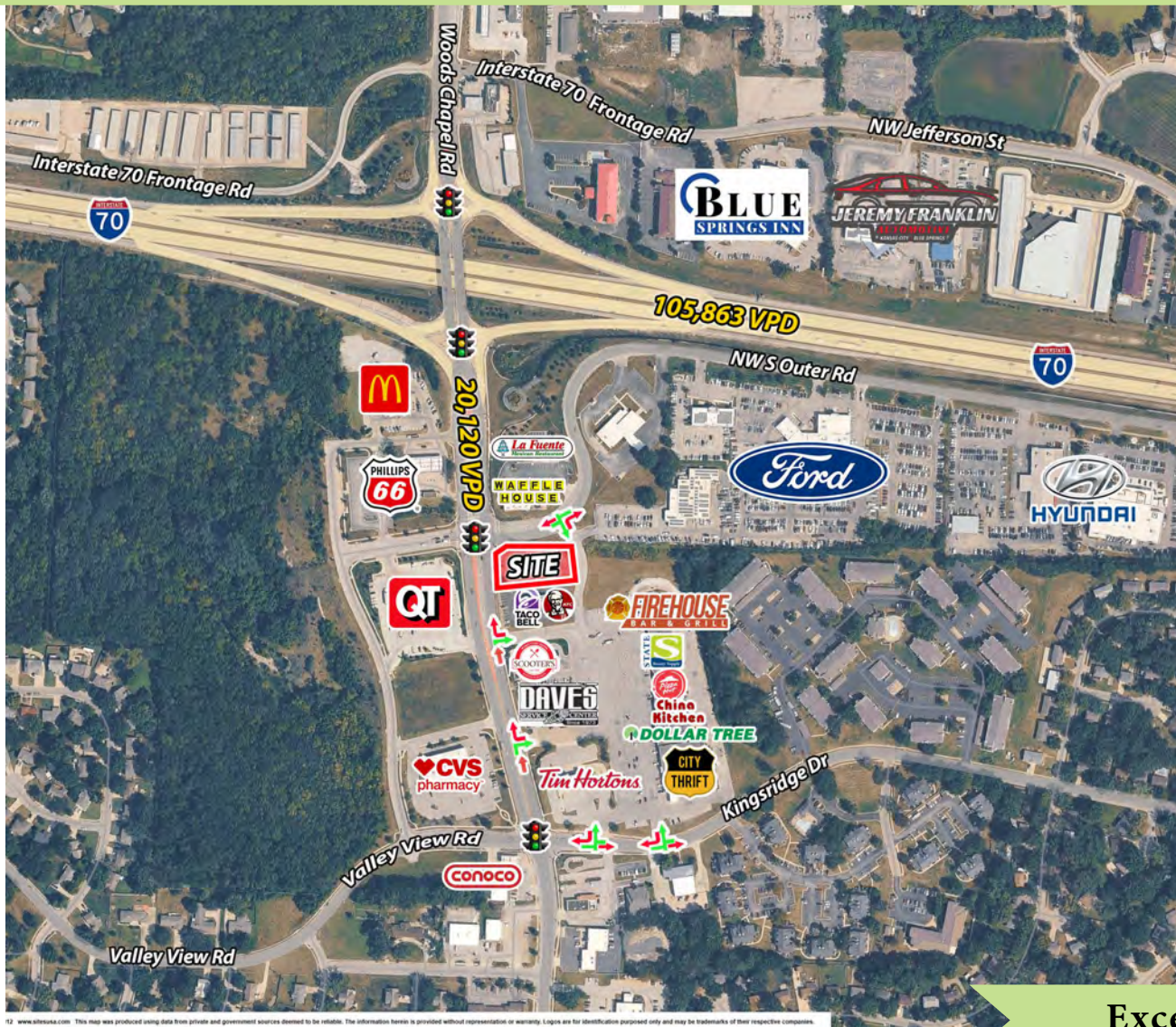


CONFIDENTIAL: DO NOT DISTURB TENANT!!!

FREE-STANDING BUILDING WITH DRIVE-THRU - AVAILABLE FOR LEASE

KINGSRIDGE SHOPPING CENTER - 1240 NW WOODS CHAPEL RD, BLUE SPRINGS, MO



AVAILABLE:

- 1,346 SF Building
- 0.63 Acre Lot
- Call for Pricing

DESCRIPTION:

- Free-Standing Building with Drive Thru
- Excellent Accessibility
- Located South of I-70 on Woods Chapel Rd
- The property benefits from its location between two signalized intersections and 5 points of ingress/egress
- 20,120 VPD on Woods Chapel Rd
- Average Household Income over \$101,000 within a 5 mile radius; 9.19% population growth from 2010-2020

Excellent Access & Visibility!

Contact us today. Jay Ferguson | jayferguson@fergprop.com | 816.204.1803 | Jordan Zenger | jzenger@fergprop.com | 913.558.5183

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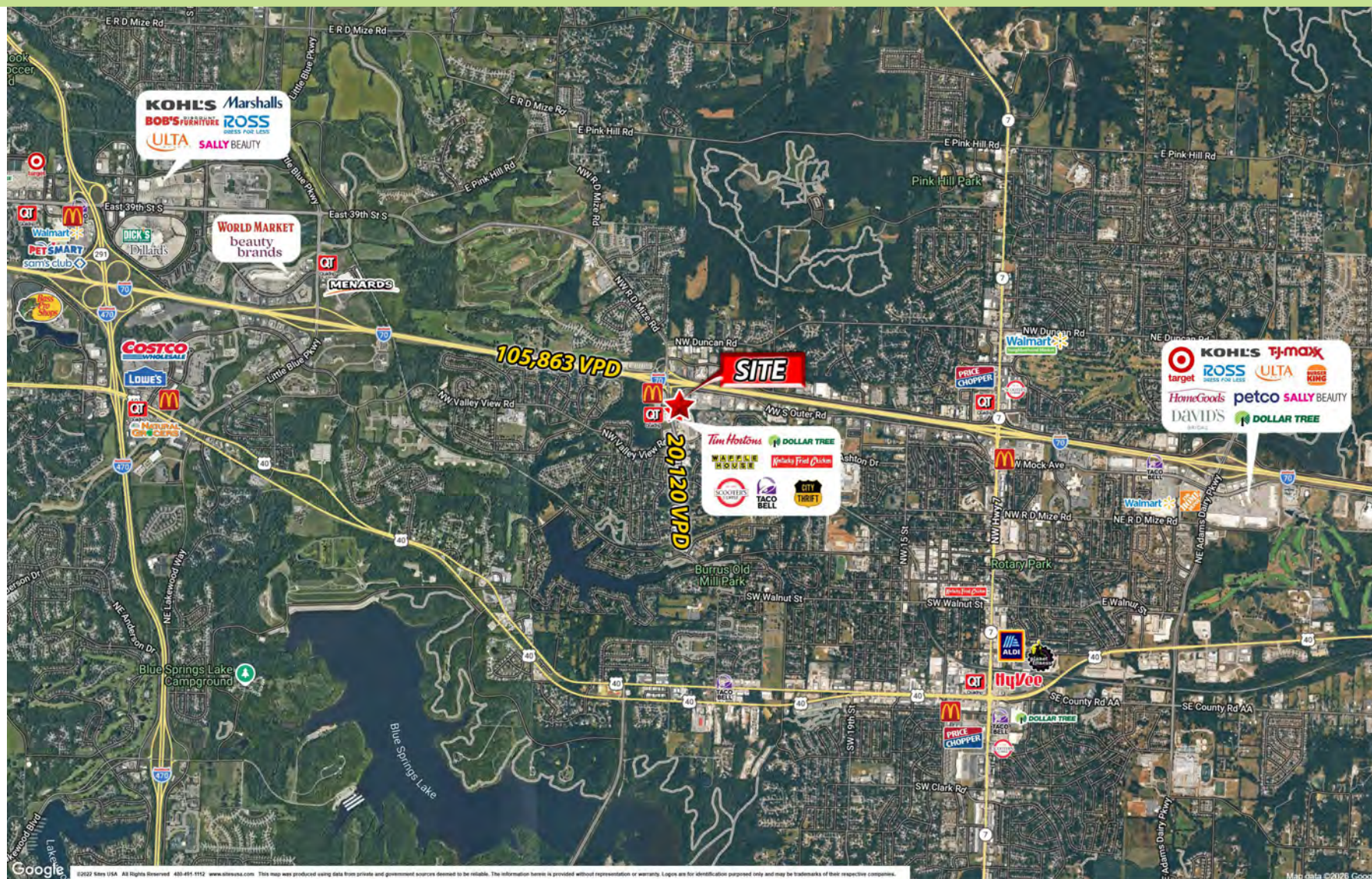
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DEMOGRAPHICS

	1 mile	3 miles	5 miles
2024 Population	5,429,929	48,391	109,125
Daytime Population	4,698	31,204	61,247
Total Households	3,760	19,284	43,229
Average HH Income	\$108,311	\$107,883	\$114,897

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