



COUNTRY CLUB SHOPS | FOR LEASE

1402-1422 NW 7 Highway, Blue Springs, Missouri



LEASE RATE: \$15/SF NNN | SPACE FOR LEASE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,759	51,365	89,273
Avg. Household Income	\$124,601	\$114,716	\$116,508

- 996 SF space available
- 11,000 SF building on 1.5 acres with e-commerce resistant tenants
- Less than 1/2 mile north of I-70 with direct frontage on 7 Highway
- Center built in 2004 - diligently maintained
- Hard corner on signalized intersection at the entrance of Blue Springs Country Club

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

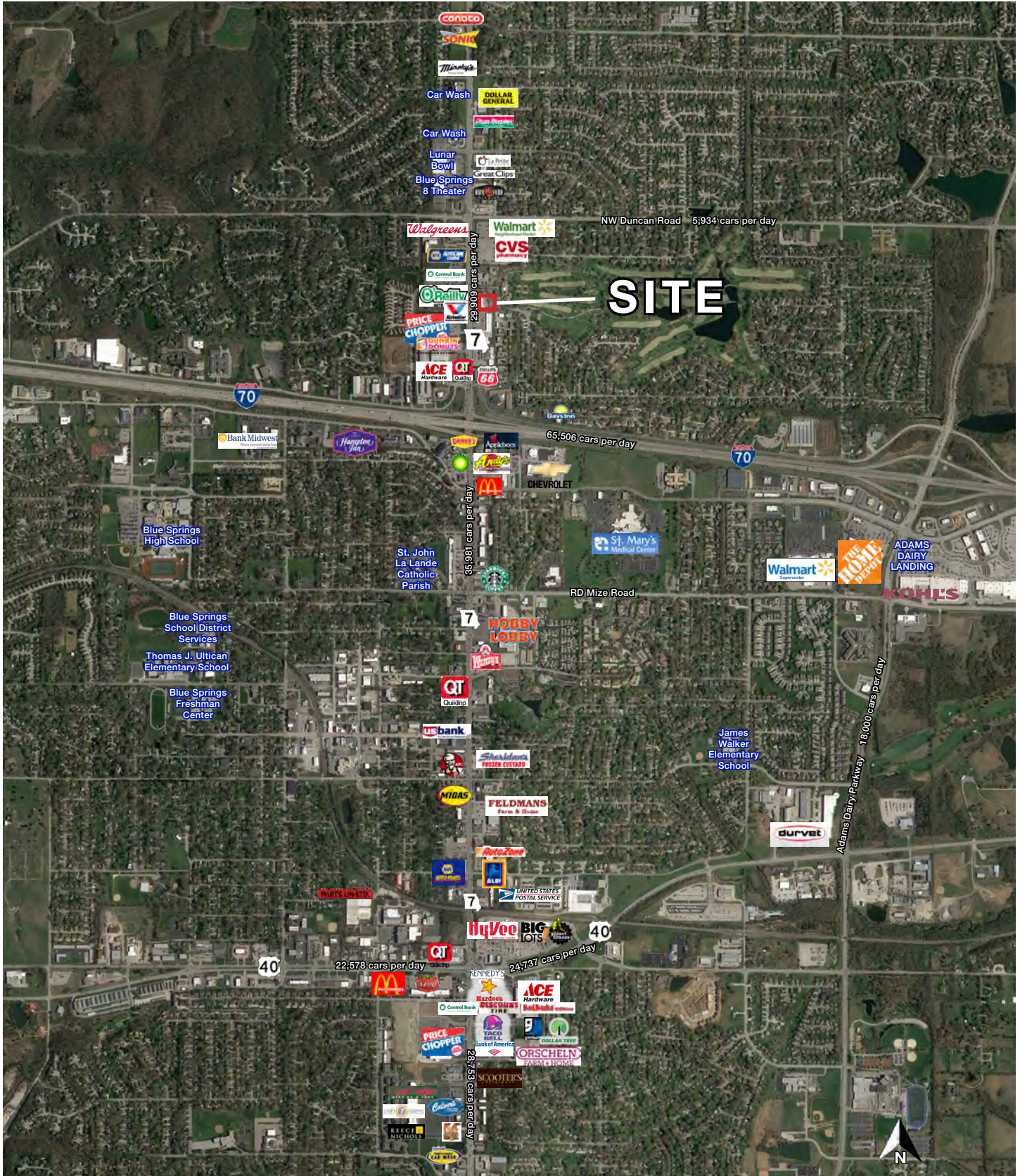
For More Information Contact:

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agent



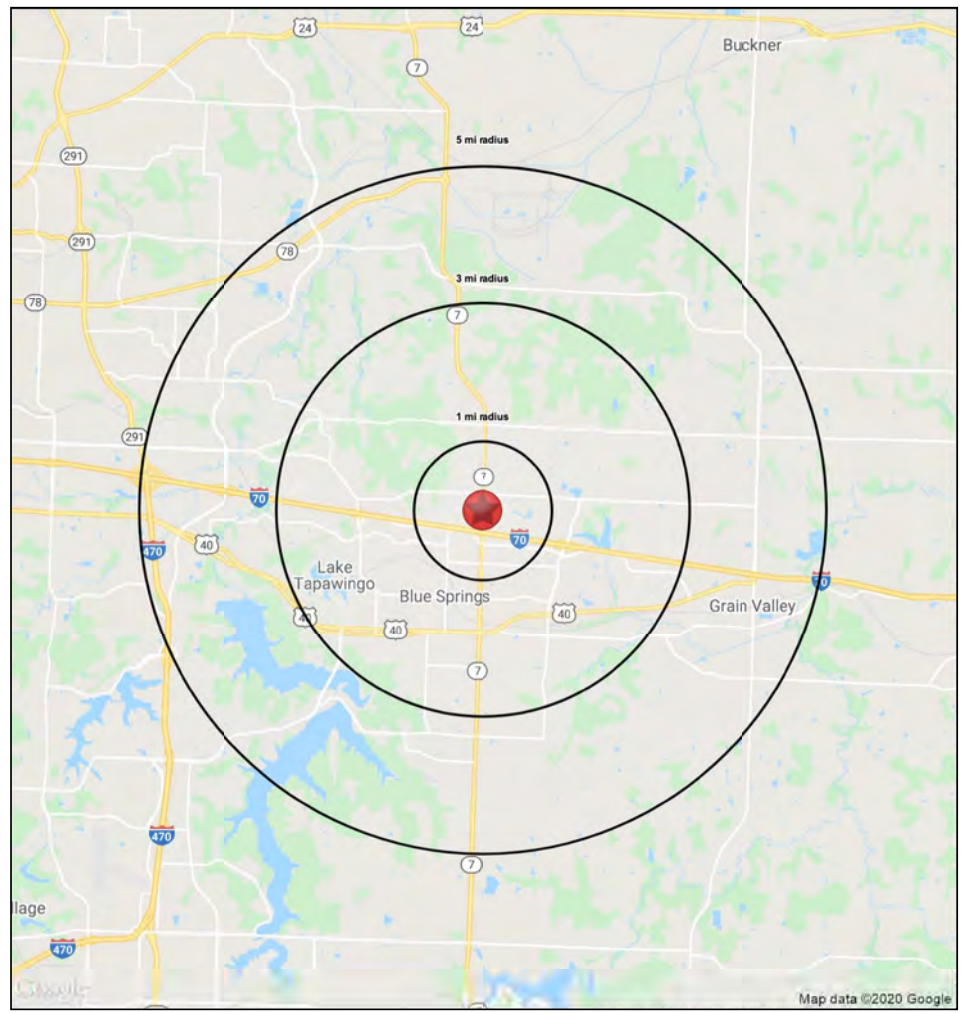
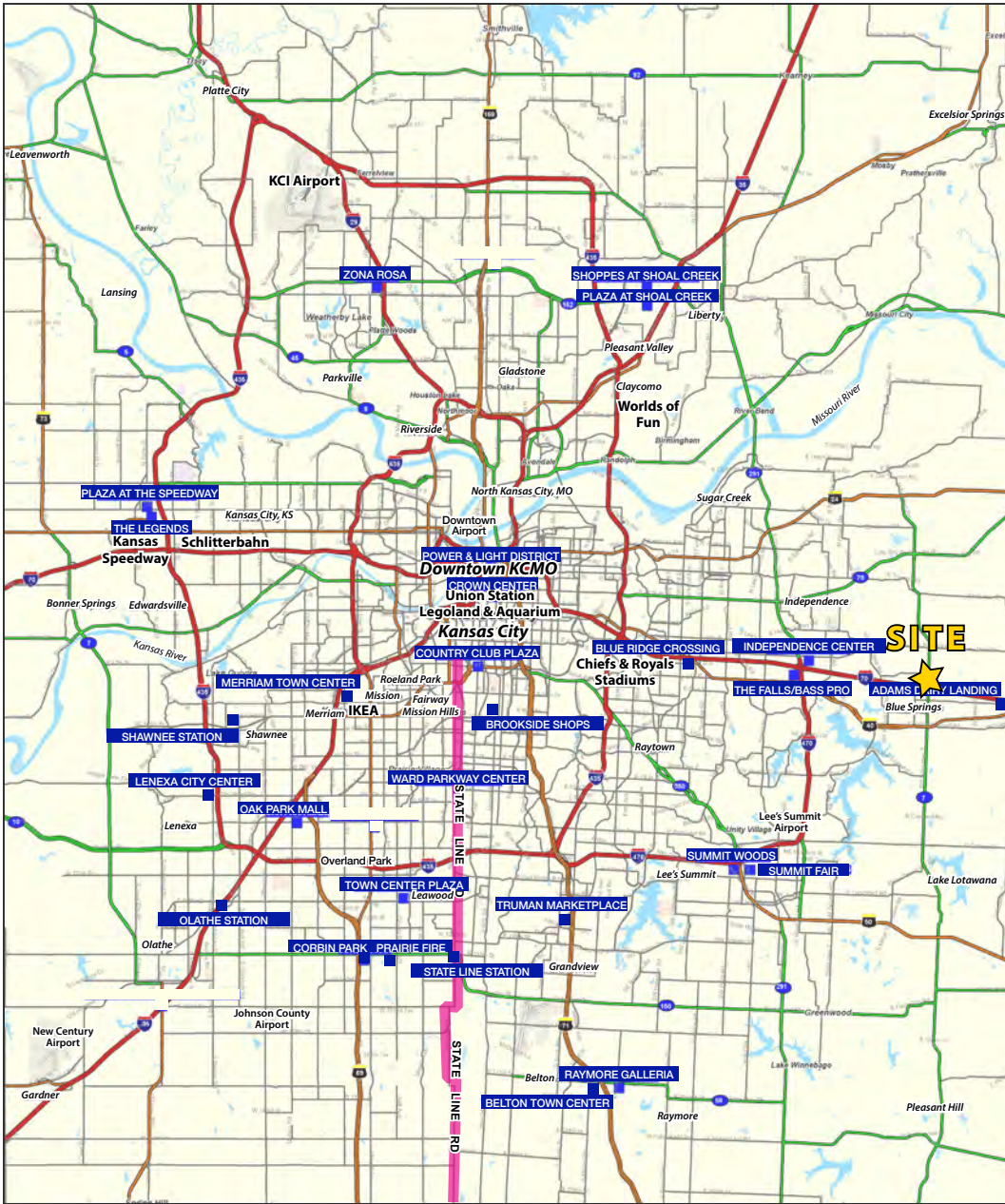
AERIAL





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1402-1422 NW Hwy 7 Blue Springs, MO 64014	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,759	51,365	89,273
2029 Projected Population	9,703	51,564	91,457
2020 Census Population	9,672	52,957	90,085
2010 Census Population	9,457	48,993	79,454
Projected Annual Growth 2024 to 2029	-0.1%	-	0.5%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.9%
2024 Median Age	39.2	37.4	37.9
Households			
2024 Estimated Households	3,836	19,813	34,353
2029 Projected Households	3,843	20,038	35,319
2020 Census Households	3,759	19,731	33,764
2010 Census Households	3,654	18,303	29,647
Projected Annual Growth 2024 to 2029	-	0.2%	0.6%
Historical Annual Growth 2010 to 2024	0.4%	0.6%	1.1%
Race and Ethnicity			
2024 Estimated White	81.0%	80.3%	81.0%
2024 Estimated Black or African American	9.0%	9.3%	9.0%
2024 Estimated Asian or Pacific Islander	1.7%	1.6%	1.6%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2024 Estimated Other Races	8.0%	8.3%	8.1%
2024 Estimated Hispanic	7.3%	7.5%	7.4%
Income			
2024 Estimated Average Household Income	\$124,601	\$114,716	\$116,508
2024 Estimated Median Household Income	\$84,160	\$86,482	\$90,126
2024 Estimated Per Capita Income	\$49,035	\$44,275	\$44,872
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)	3.7%	3.2%	3.0%
2024 Estimated High School Graduate	23.4%	28.1%	28.9%
2024 Estimated Some College	24.6%	24.5%	23.3%
2024 Estimated Associates Degree Only	9.0%	8.6%	8.6%
2024 Estimated Bachelors Degree Only	24.3%	21.8%	22.2%
2024 Estimated Graduate Degree	13.9%	12.7%	12.8%
Business			
2024 Estimated Total Businesses	444	1,818	2,970
2024 Estimated Total Employees	3,019	13,597	29,102
2024 Estimated Employee Population per Business	6.8	7.5	9.8
2024 Estimated Residential Population per Business	22.0	28.3	30.1

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