



For Lease

# 509 NW 7 Highway

Blue Springs, MO 64015



## PROPERTY INFO

- 2,675 SF building on 0.75 acres available for sale or lease – **approved for drive-thru**
- Situated in robust corridor of 7 Highway between I-70 and US-40 Highway
- Whataburger, Andy’s Frozen Custard, and Mo Bettah’s have all selected 7 Highway for their new Blue Springs locations
- Zoning allows for drive-thru uses such as QSR, bank, or dry cleaner
- Open floorplan is suitable for office/medical uses
- **Lease Rate: \$9,250/month NNN**

### Market Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,296	56,110	86,913
Daytime Population	11,746	51,072	82,707
Housing Units	4,365	22,141	34,308
Average HH Income	\$72,847	\$92,757	\$96,071

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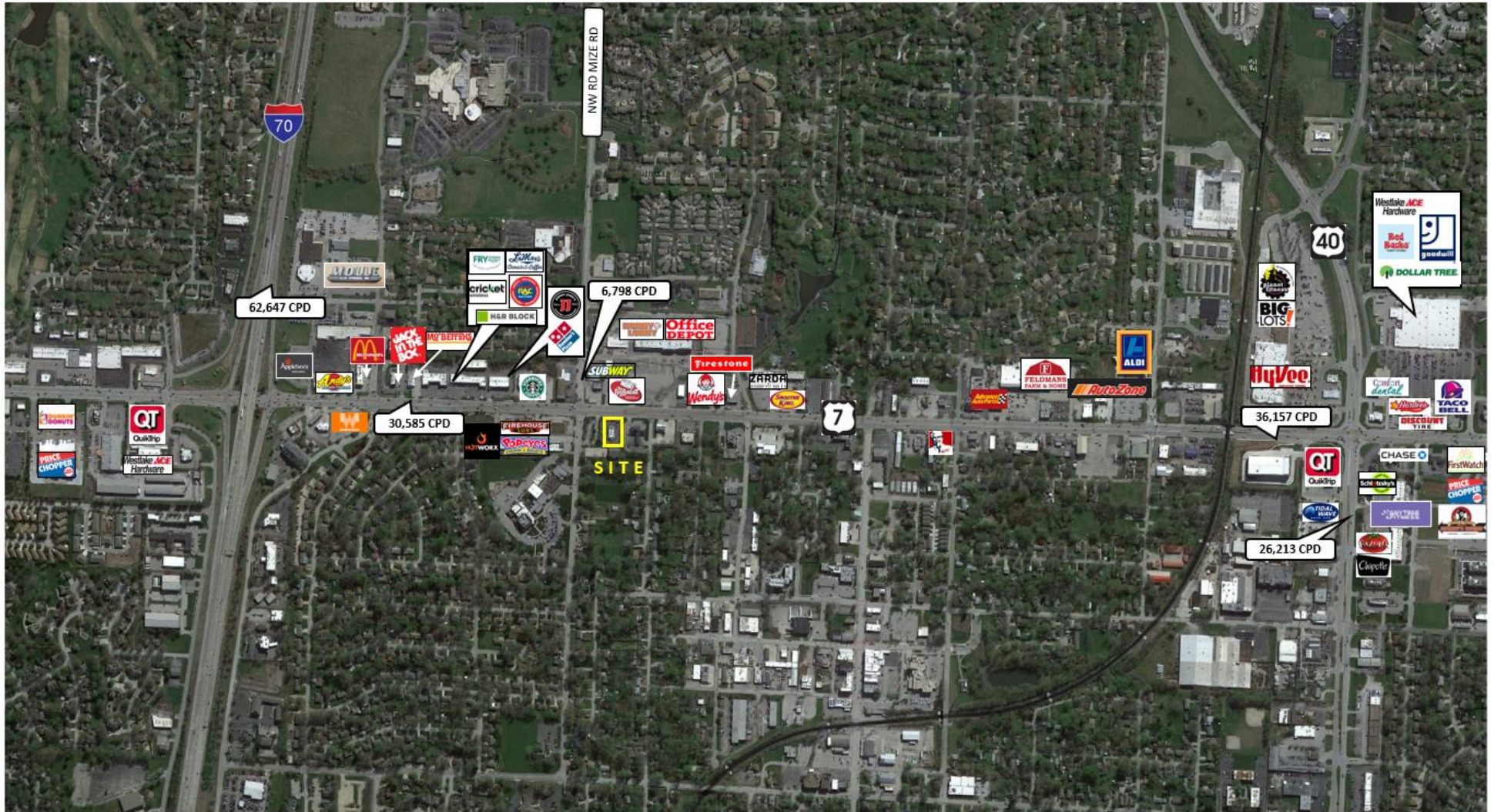
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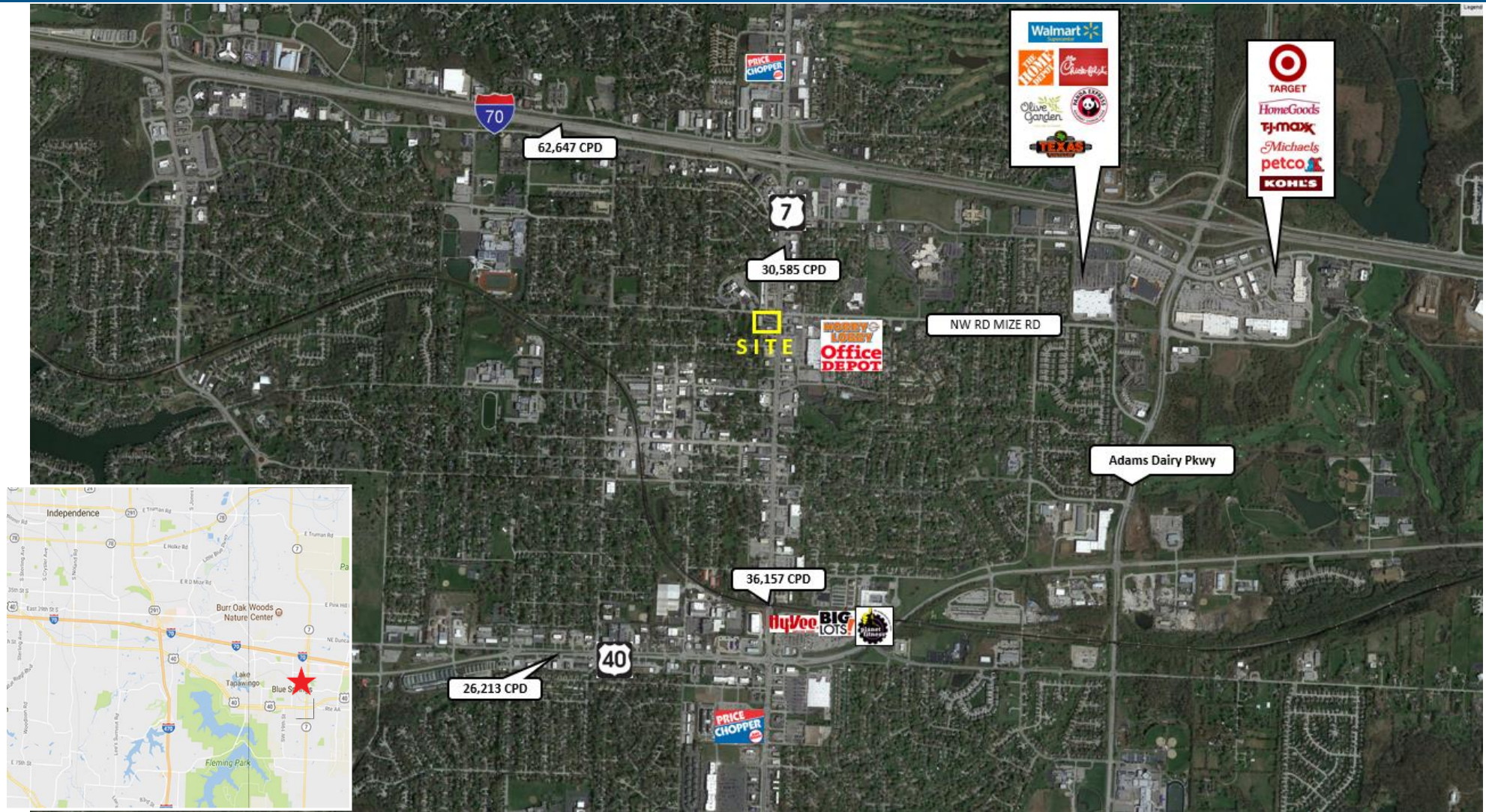
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