



TOTAL SALE PRICE: \$1,250,000 | 6.73+/- ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,519	13,027	63,826
Avg. Household Income	\$130,630	\$132,292	\$98,472

- 2.33 acre site A for sale for \$850,000
- 4.4 acre site B for sale for \$400,000
- Located on high traffic corner
- Ideal for two-level office/retail center
- Close to several new housing developments

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

For More Information Contact: *Exclusive Agent*
BOB JAEKEL | 816.412.7365 | bjael@blockandco.com



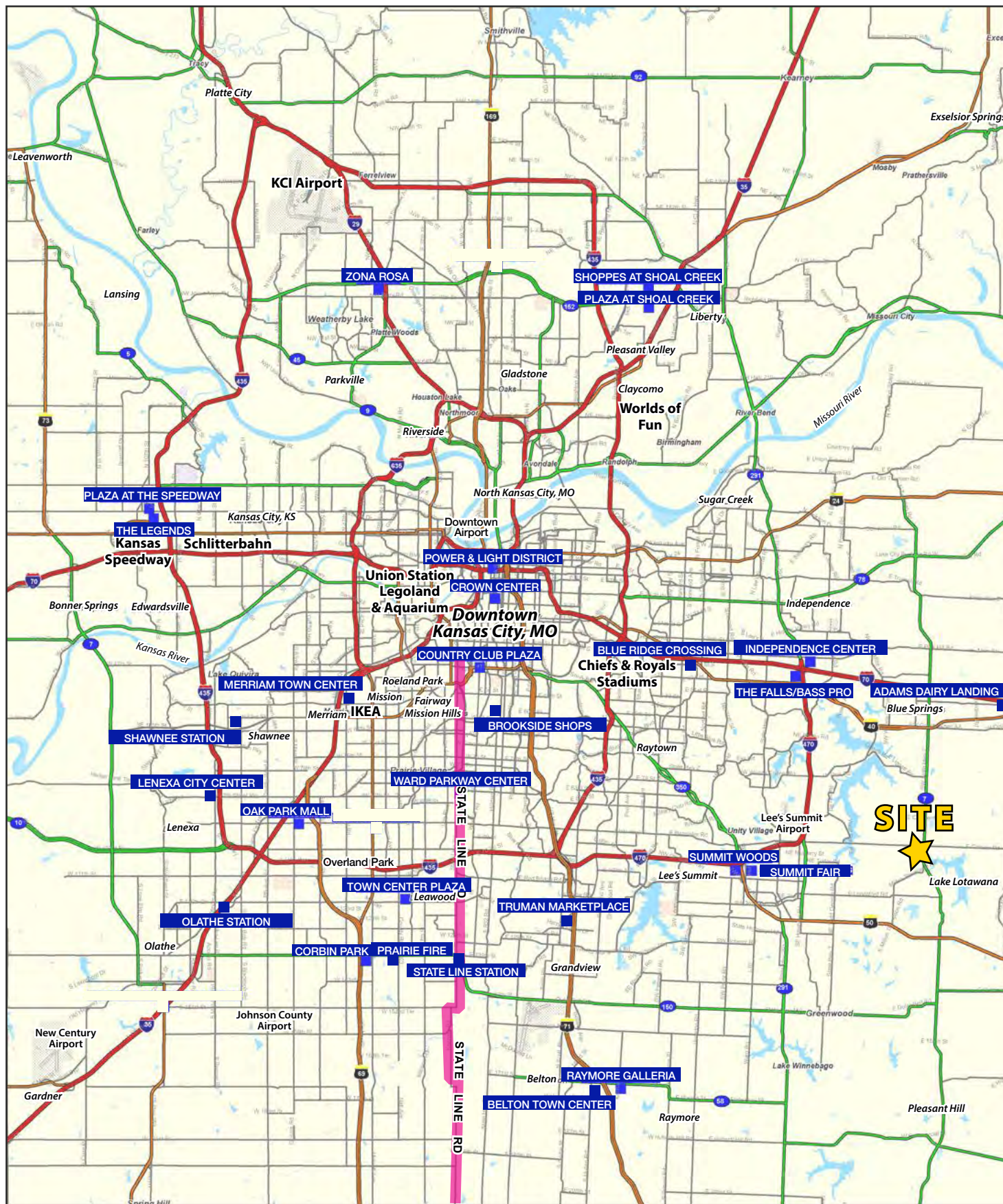
HARD CORNER RETAIL LOT

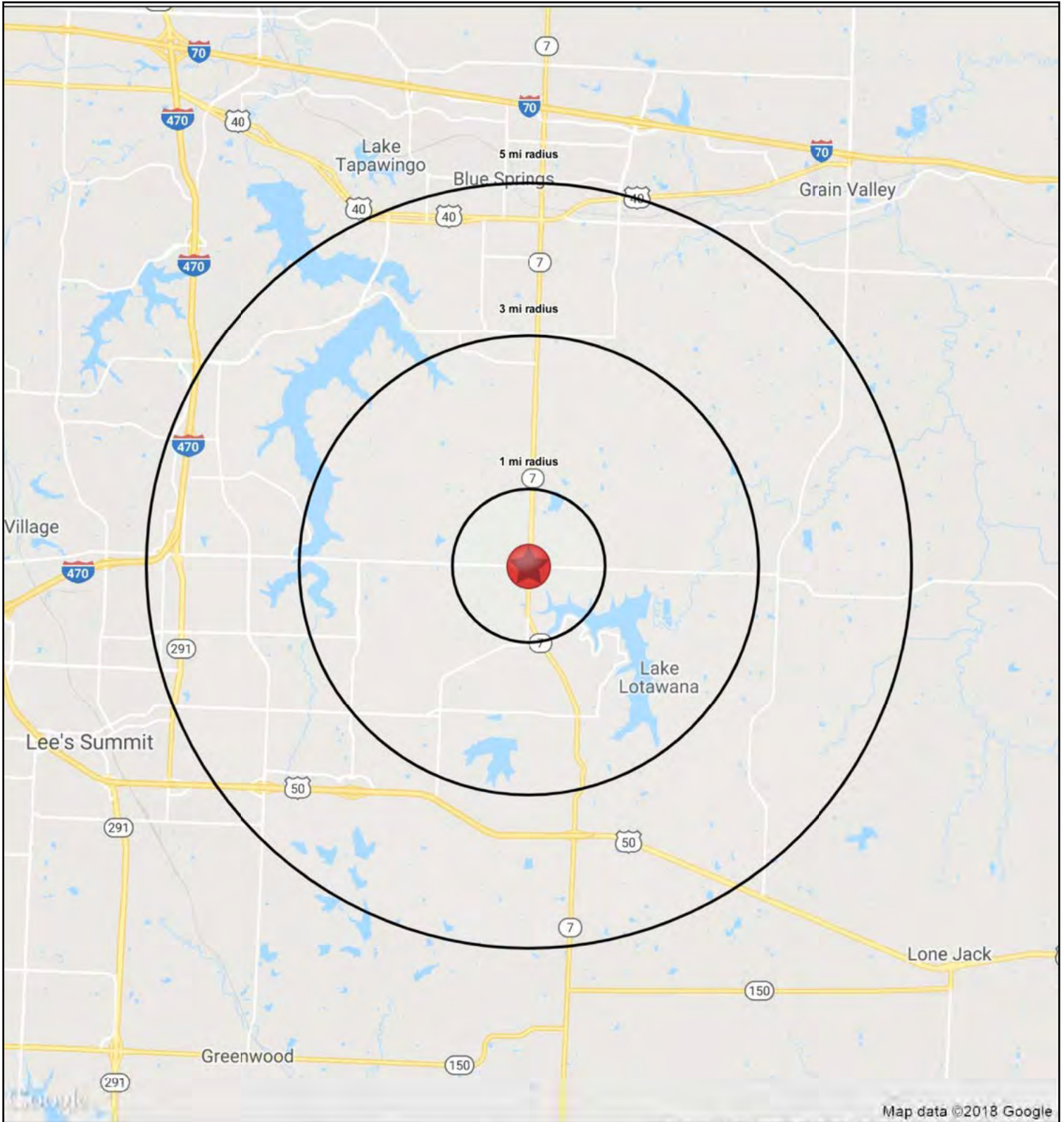
7 Hwy & Colbern Rd (SWC), Lake Lotawana, MO

FOR SALE

AERIAL









HARD CORNER RETAIL LOT

7 Hwy & Colbern Rd (SWC), Lake Lotawana, MO

**FOR
SALE**

7 Highway & Colbern Road		1 mi radius	3 mi radius	5 mi radius
Blue Springs, MO 64064				
POPULATION	2018 Estimated Population	1,519	13,027	63,826
	2023 Projected Population	1,536	13,313	65,674
	2010 Census Population	1,343	11,508	60,022
	2000 Census Population	1,275	9,632	54,519
	Projected Annual Growth 2018 to 2023	0.2%	0.4%	0.6%
	Historical Annual Growth 2000 to 2018	1.1%	2.0%	0.9%
	2018 Median Age	44.2	38.9	35.9
HOUSEHOLDS	2018 Estimated Households	617	4,948	24,215
	2023 Projected Households	617	4,992	24,626
	2010 Census Households	521	4,194	21,754
	2000 Census Households	477	3,395	19,020
	Projected Annual Growth 2018 to 2023	-	0.2%	0.3%
	Historical Annual Growth 2000 to 2018	1.6%	2.5%	1.5%
RACE AND ETHNICITY	2018 Estimated White	92.8%	90.0%	87.8%
	2018 Estimated Black or African American	3.1%	4.8%	5.8%
	2018 Estimated Asian or Pacific Islander	1.3%	1.7%	1.9%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
	2018 Estimated Other Races	2.5%	3.2%	4.1%
	2018 Estimated Hispanic	3.3%	4.2%	4.8%
INCOME	2018 Estimated Average Household Income	\$130,630	\$132,292	\$98,472
	2018 Estimated Median Household Income	\$107,231	\$103,997	\$84,756
	2018 Estimated Per Capita Income	\$53,117	\$50,274	\$37,368
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	0.7%	0.6%	0.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.6%	3.7%	3.4%
	2018 Estimated High School Graduate	24.4%	21.3%	24.0%
	2018 Estimated Some College	18.7%	20.5%	23.7%
	2018 Estimated Associates Degree Only	8.6%	8.8%	9.1%
	2018 Estimated Bachelors Degree Only	26.8%	28.2%	26.4%
	2018 Estimated Graduate Degree	18.1%	17.0%	12.6%
BUSINESS	2018 Estimated Total Businesses	32	210	1,694
	2018 Estimated Total Employees	250	1,656	18,290
	2018 Estimated Employee Population per Business	7.7	7.9	10.8
	2018 Estimated Residential Population per Business	47.0	62.0	37.7

