

COPPERLEAF VILLAGE

701-725 N 7 HWY, BLUE SPRINGS, MO



HIGHLIGHTS

- » Spaces range from 1,000 to 3,000+/- SF contiguous
- » 3,000 SF Endcap space available
- » Perfect for fast casual restaurant, coffee or ice cream shop, dance studio, fitness concept, and many other retail uses
- » Located directly along 7 Highway, easy access to Interstate 70, great signage and visibility
- » Outparcel pad sites for sale \$600,000/each

LEASE RATE

\$10-\$14/SF NNN

*Net Expenses \$6.23/SF

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
ESTIMATED POPULATION	9,323	53,813	81,636

TRAFFIC COUNTS HWY 7 34,000+ vehicles/day

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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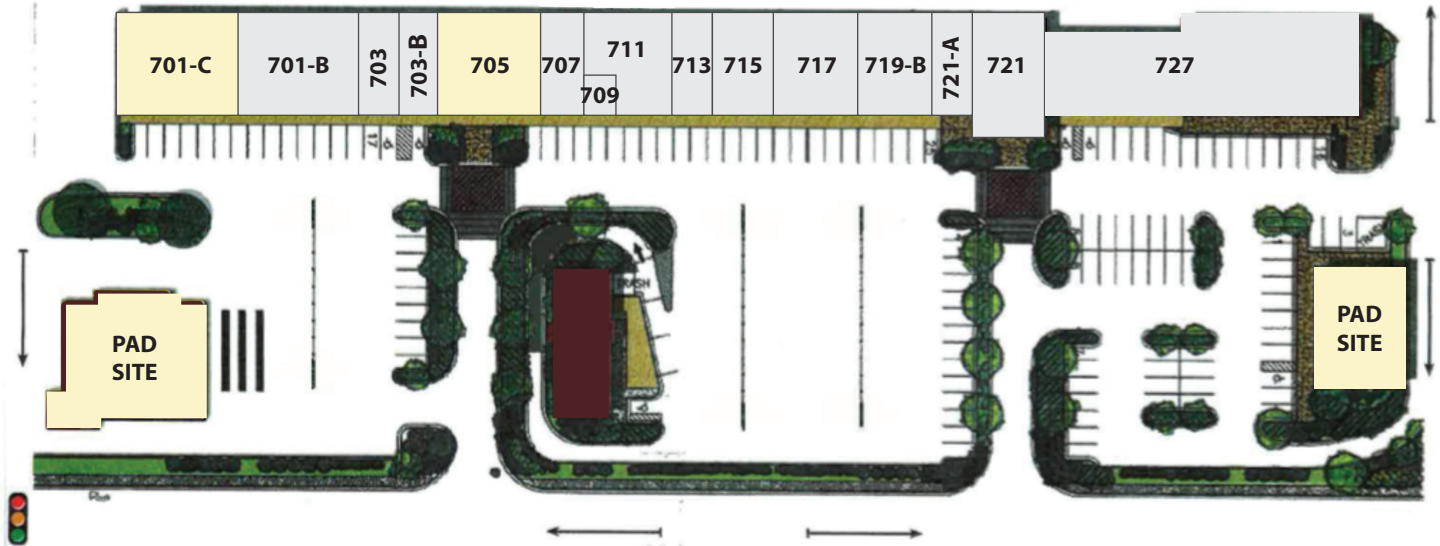
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Suite	Tenant	SF
701-C	Available	3,000 SF
701-B	Blue Springs Chiropractic	3,000 SF
703	Storage	1,000 SF
703-B	FanBoy Toys	1,000 SF
705	Available	3,000 SF
707	Connatser Family Insurance	1,570 SF
709	Parsons Photography	400 SF
711	Quest Diagnostics	1,600 SF
713	Vapor World	1,000 SF
715	Firehouse Subs	1,750 SF
717	Unruh Pediatric Dentistry	2,500 SF
719-B	Buddha Thai Restaurant	2,000 SF
721-A	LifeStyle Nutrition	1,000 SF
721	Sprint Wireless Lifestyle	2,160 SF
727	Centerpoint Clinic	8,268 SF

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