



## Free-Standing Restaurant - Drive-Thru Available

- 3,039 SF free-standing restaurant with 39 car parking plus cross easements for additional parking and access
- Drive-thru available
- Join Zarda BBQ, Sheridan's Frozen Custard, Quick Trip, Wendy's and more on this prime stretch of 7 Highway in the heart of Blue Springs, Missouri
- Excellent visibility pad site with 37,000+ cars per day
- Great demographics:
  - Average household income of \$69,971 within a 5 mile radius
  - Population of 72,595 within a 5 mile radius

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## For more information:

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com

## Building Specifications

Current Use: Einstein Bros Bagels (Will vacate upon request)

Building Size: 3,039 Square Feet

Land Size: Pad site location with crosse easements for parking, ingress, and egress 137.5 by 155 or 21,312.5 SF

Lease Type: Triple Net (Tenant pays taxes, insurance, CAM, utilities)

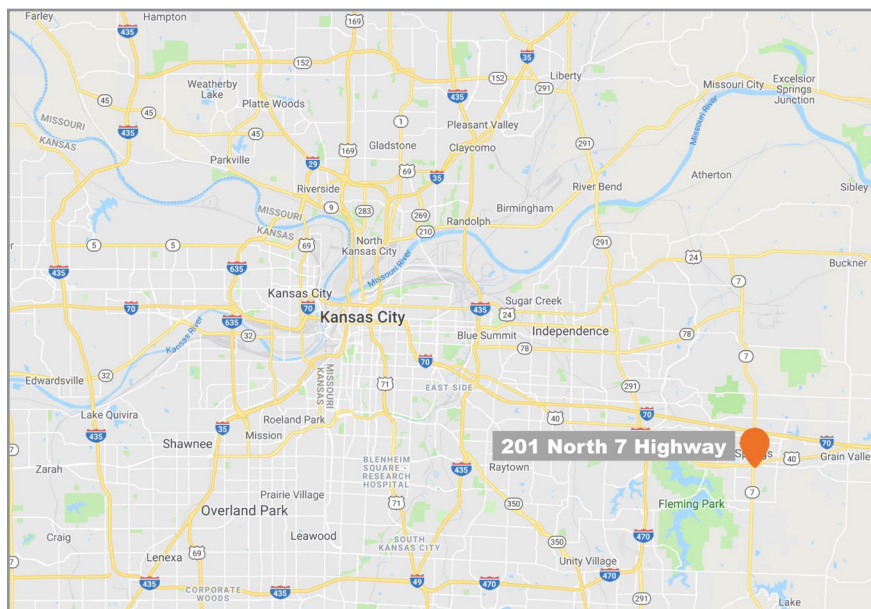
Net Charges: (2020 Est.)	Real Estate Taxes:	\$4.47 PSF
	Insurance:	\$0.10 PSF*
	<u>CAM:</u>	<u>\$0.89 PSF</u>
	Total:	\$5.47 PSF

\*If tenant pays fire and extended coverage insurance direct as this is only for LL's liability and loss of rents insurance

For more information:

Michael R. Block, CPM  
816.932.5549  
mblock@blockllc.com





For more information:

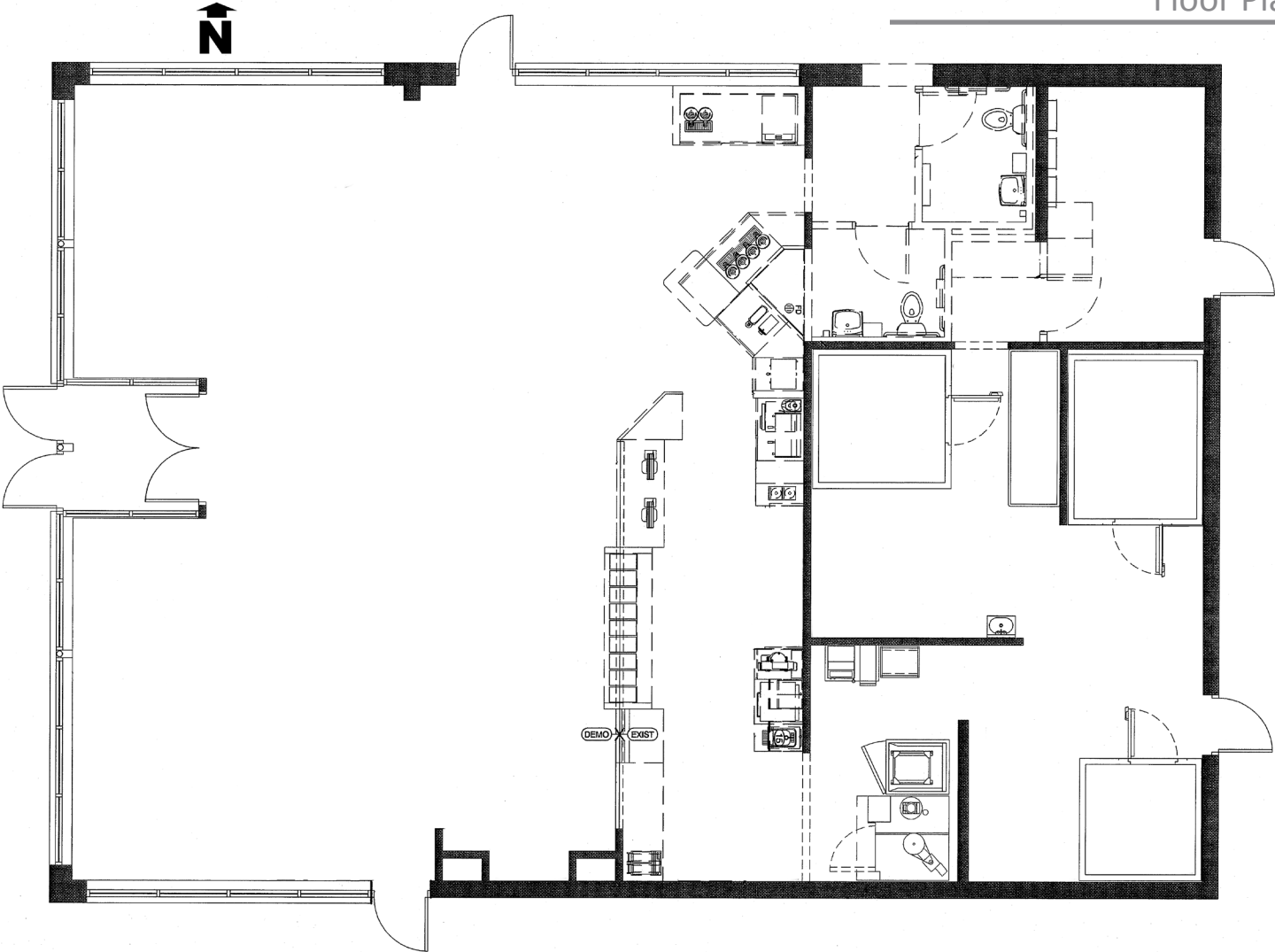
Michael R. Block, CPM  
816.932.5549  
mblock@blockllc.com







Floor Plan





## Demographics

210 N 7 Hwy Blue Springs, MO 64014		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	9,324	55,929	80,474
	2021 Projected Population	9,375	56,320	80,974
	2010 Census Population	9,291	56,140	79,835
	2000 Census Population	9,147	50,822	65,131
	Projected Annual Growth 2016 to 2021	0.1%	0.1%	0.1%
	Historical Annual Growth 2000 to 2016	0.1%	0.6%	1.5%
	2016 Median Age	34.9	35.4	35.4
HOUSEHOLDS	2016 Estimated Households	3,950	21,186	30,438
	2021 Projected Households	4,038	21,715	31,161
	2010 Census Households	3,854	20,856	29,621
	2000 Census Households	3,839	18,343	23,505
	Projected Annual Growth 2016 to 2021	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2016	0.2%	1.0%	1.8%
RACE AND ETHNICITY	2016 Estimated White	84.5%	87.6%	88.1%
	2016 Estimated Black or African American	7.9%	5.9%	5.6%
	2016 Estimated Asian or Pacific Islander	1.7%	1.6%	1.8%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
	2016 Estimated Other Races	5.3%	4.5%	4.2%
	2016 Estimated Hispanic	5.5%	5.1%	4.8%
INCOME	2016 Estimated Average Household Income	\$64,319	\$80,848	\$83,957
	2016 Estimated Median Household Income	\$47,823	\$66,709	\$69,451
	2016 Estimated Per Capita Income	\$27,295	\$30,646	\$31,779
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.0%	0.9%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.9%	4.5%	4.4%
	2016 Estimated High School Graduate	34.0%	29.0%	29.3%
	2016 Estimated Some College	27.8%	27.1%	26.5%
	2016 Estimated Associates Degree Only	7.3%	7.2%	7.2%
	2016 Estimated Bachelors Degree Only	15.1%	19.5%	19.6%
	2016 Estimated Graduate Degree	7.8%	11.8%	12.1%
BUSINESS	2016 Estimated Total Businesses	926	2,122	3,082
	2016 Estimated Total Employees	10,357	21,393	31,951
	2016 Estimated Employee Population per Business	11.2	10.1	10.4
	2016 Estimated Residential Population per Business	10.1	26.4	26.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.