



FOR SALE: 100% Leased Retail Strip Center

1402-1422 Highway 7, Blue Springs, MO



PROPERTY INFO

- ✓ 11,000 SF investment property on 1 ½ acres
- ✓ 100% leased to e-commerce resistant businesses
- ✓ Less than ½ mile north of I-70 with direct frontage on Highway 7
- ✓ 100% of Tenants have signed/extended since 2018
- ✓ Center built in 2004 – meticulously maintained
- ✓ Hard corner on signalized intersection at the entrance to Blue Springs Country Club

DEMOGRAPHICS

2018 POPULATION	9,476	51,435	85,176
2018 MED HOUSEHOLD INCOME	\$76,328	\$71,361	\$72,241

\$1,600,000 – 7.18% CAP RATE

Hunter Seabaugh

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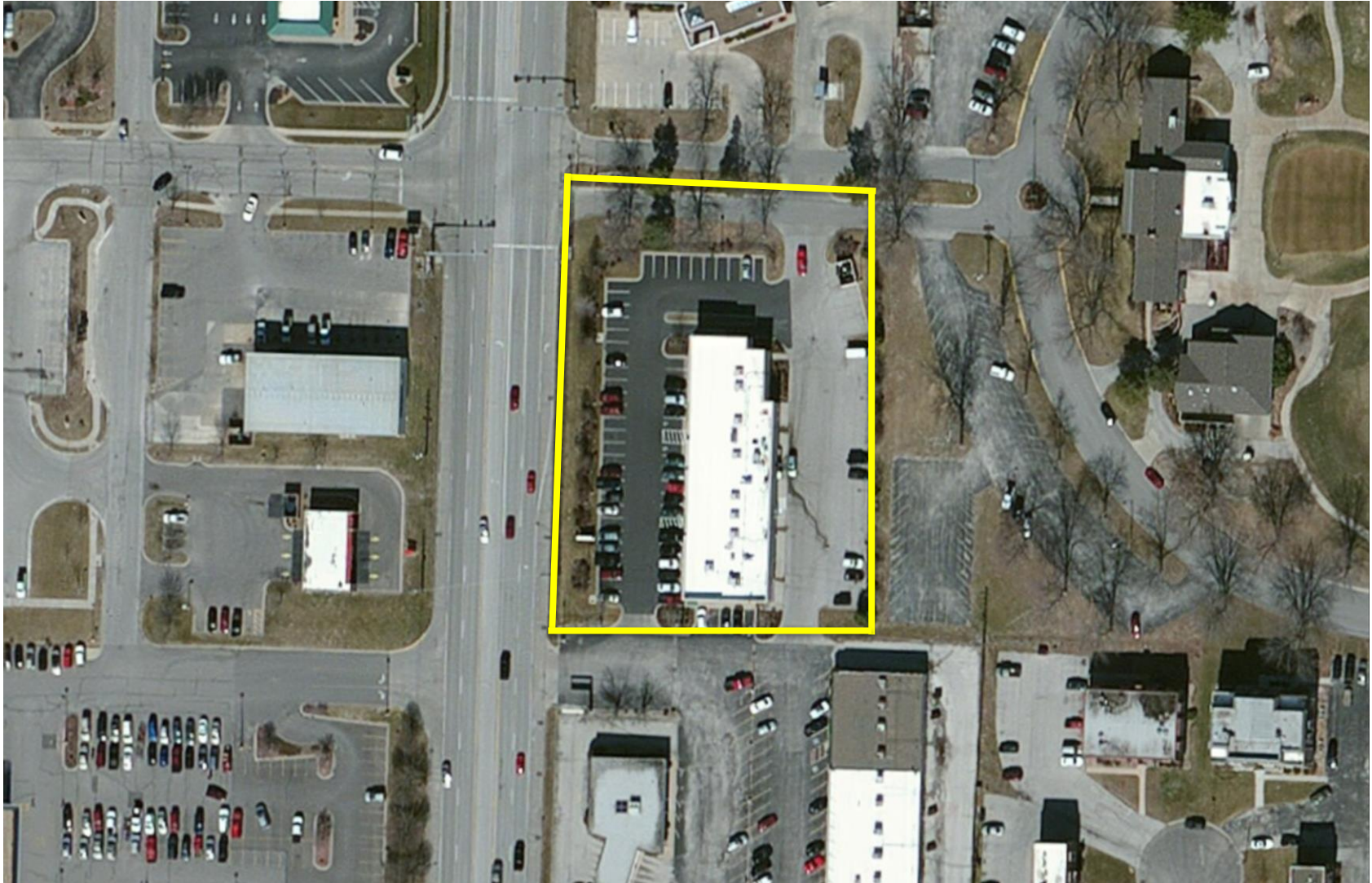
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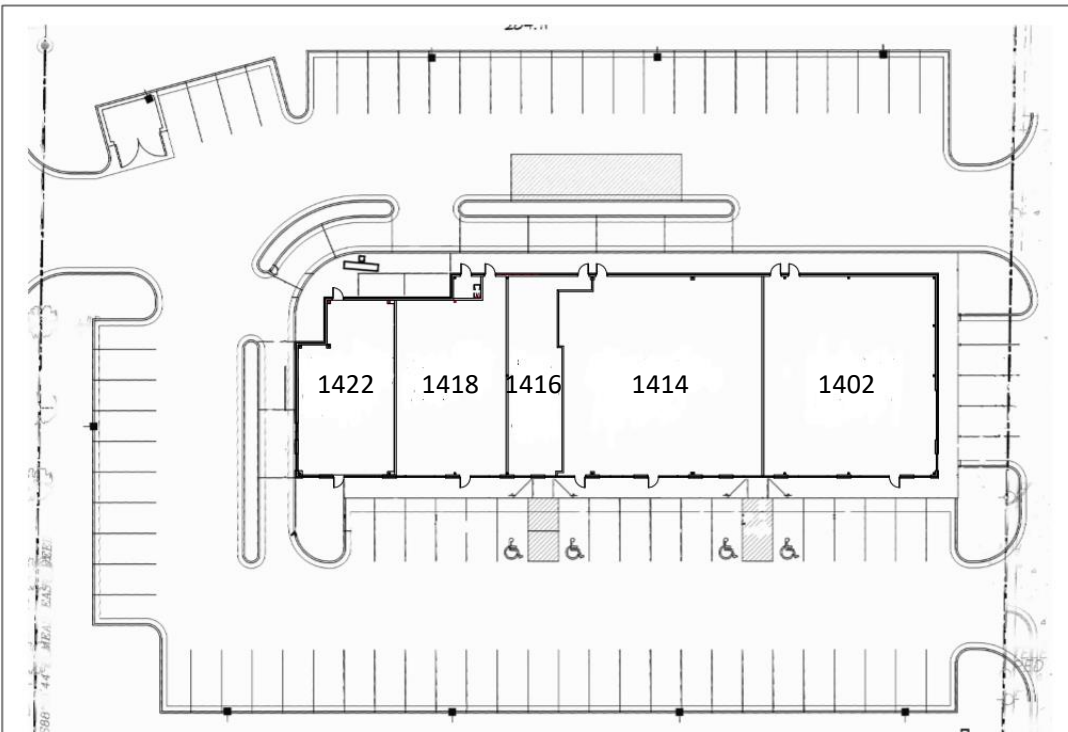
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Space	Tenant	Square Footage
1402	Sinclair's Restaurant	3,085 SF
1414	Casa Mexico	3,140 SF
1416	GFM Weight Management	996 SF
1418	Coconut Beach Tan	1,590 SF
1422	Ross Miller Cleaners	1,500 SF

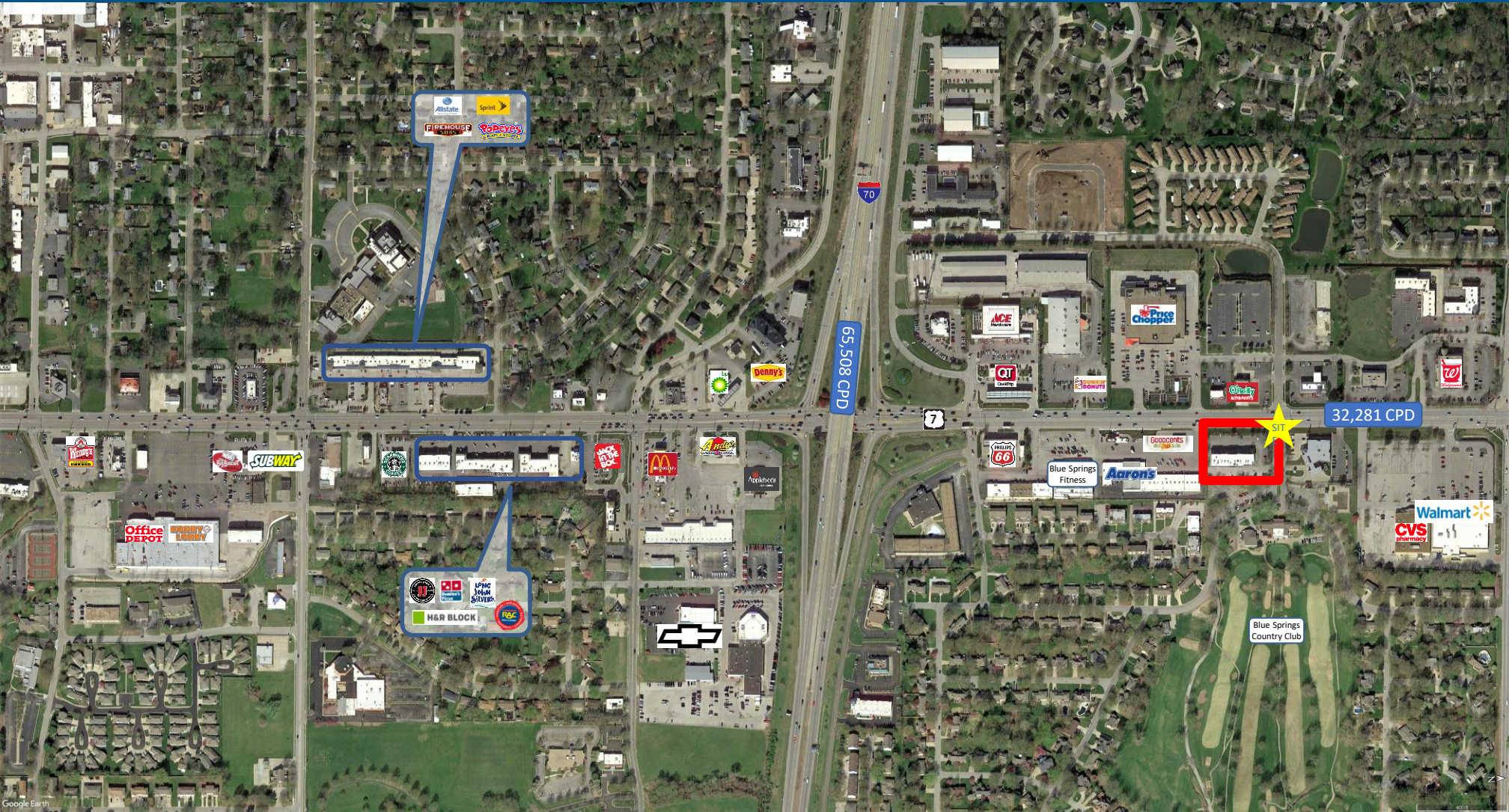
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