



FORMER BLOCKBUSTER BUILDING

620-624 US 40 Highway, Blue Springs, Missouri

**FOR
LEASE**




LEASE RATE: \$18/SF | 1,715 SF - 5,324 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,311	56,610	85,967
Avg. Household Income	\$61,713	\$84,218	\$89,285

- Freestanding retail building
- Adjacent tenants include New Price Chopper and QuikTrip, along with Hy Vee, Westlake Hardware, Taco Bell, and many more
- Excellent visibility and access
- Over 53,000 cars per day at this intersection
- Strong co-tenants

 **CLICK HERE TO VIEW MORE LISTING INFORMATION**

For More Information Contact:

Exclusive Agents

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

MARSHAL BLOUNT | 816.412.7342 | mblount@blockandco.com





FORMER BLOCKBUSTER BUILDING

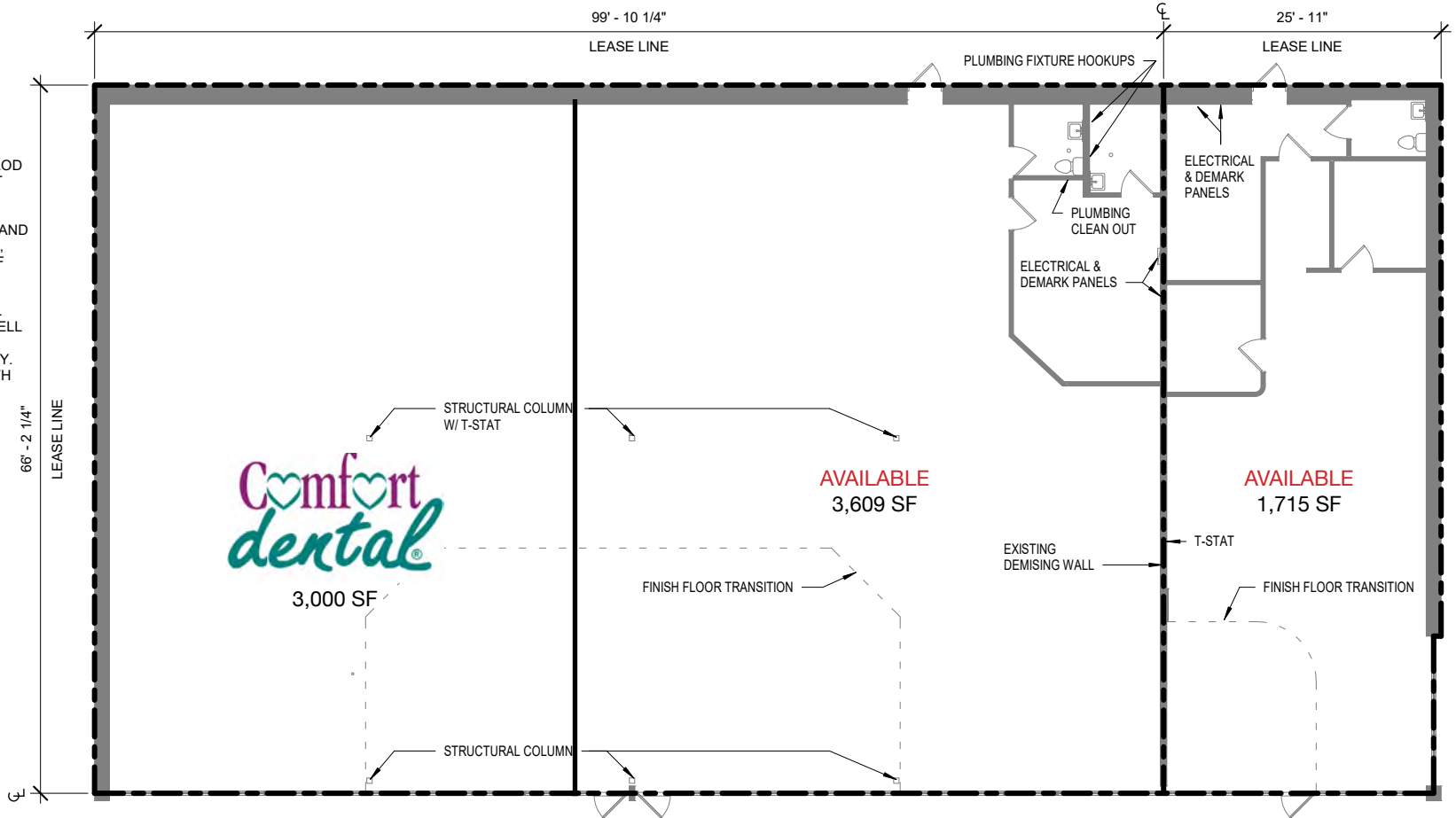
620-624 US 40 Highway, Blue Springs, Missouri

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SITE PLAN

GENERAL NOTES:

1. IT IS THE TENANTS RESPONSIBILITY TO FIELD VERIFY ALL ASPECTS OF THE EXISTING LEASE SPACE PRIOR TO THE START OF WORKING DRAWINGS. THIS LOD IS PRELIMINARY AND MAY NOT REFLECT THE ACTUAL CONDITIONS IN FIELD. EXISTING CONDITIONS TO BE VERIFIED BESIDES SIZE ARE: NEUTRAL PIER SIZE AND PLACEMENT, TOILET STUB-IN LOCATION, COLUMNS, SERVICE DOOR LOCATION (IF SPACE ALLOWS), ETC.
2. TENANTS SHALL BE RESPONSIBLE FOR VERIFICATION AND COMPLIANCE OF ALL LOCAL CODES AND ORDINANCES, AS WELL AS, REQUIREMENTS OF THE ADA.
3. THIS DRAWING IS FOR REFERENCE ONLY. THIS IS NOT A NOTICE TO PROCEED WITH CONSTRUCTION. THE FINAL DEMISED SPACE IS CONTINGENT UPON THE EXECUTED LEASE DOCUMENT.



PROJECT
BLUE SPRINGS "MJP RETAIL"
620 US-40
BLUE SPRINGS, MO 64014

SCALE: 1" = 10'-0"
LOD

PROJECT NUMBER 1902.1	© 2015 Luxe Architects, LLC. All rights reserved. No part of this document may be reproduced or used in any form without the prior written authorization of Luxe Architects, LLC.
SHEET AUTHOR PJP	SHEET NUMBER LOD
DATE 03.07.2019	LUXEARCHITECTS.COM



SURVEY

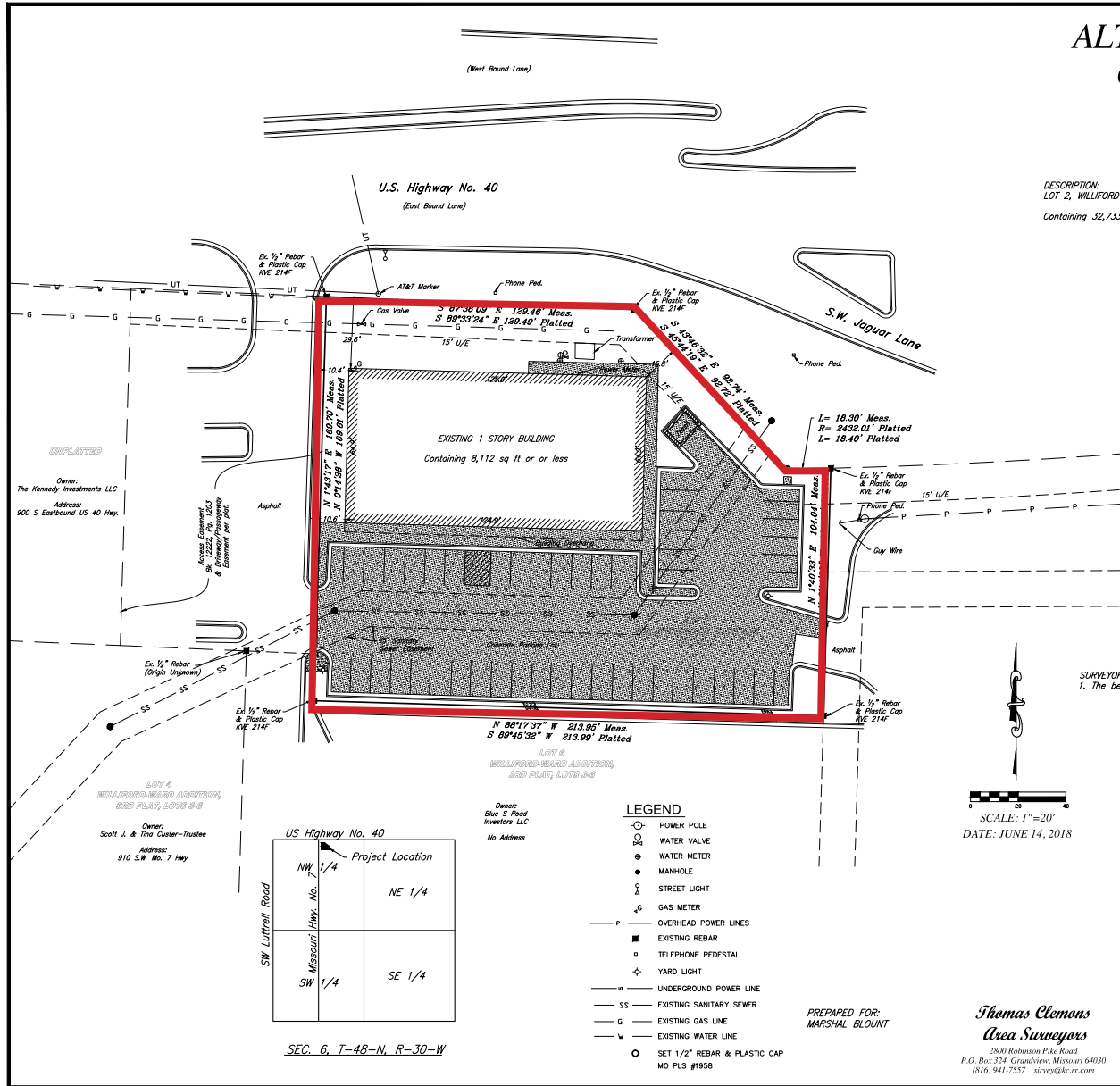
ALTA/NSPS LAND TITLE SURVEY

620 Eastbound U.S. 40 Highway,
Blue Springs, Jackson County,
Missouri 64014

DESCRIPTION:
LOT 2, WILLIFORD-WARD ADDITION, 1ST PLAT, A Subdivision in Blue Springs, Jackson County, Missouri
Containing 32,733.86 sq. ft. or 0.75 acres more or less.

NOTES:
1. Title Commitment used in preparation of this survey was prepared by
Schedule B Part II Exceptions:
Item :

SURVEYOR NOTES:
1. The bearings shown are in accordance with the State Plane Coordinate System, Missouri West Zone, NAD83 datum.



LEGEND

- POWER POLE
- ⊗ WATER VALVE
- ⊕ WATER METER
- MANHOLE
- ⊙ STREET LIGHT
- ⊕ GAS METER
- P — OVERHEAD POWER LINES
- EXISTING REBAR
- TELEPHONE PEDESTAL
- ⊕ YARD LIGHT
- U — UNDERGROUND POWER LINE
- SS — EXISTING SANITARY SEWER
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SET 1/2" REBAR & PLASTIC CAP
MO PLS #1958

PREPARED FOR:
MARSHAL BLOUNT

SCALE: 1"=20'
DATE: JUNE 14, 2018

Thomas Clemons
Area Surveyors
2800 Robinson Pike Road
P.O. Box 324 GrandView, Missouri 64030
(816) 942-7557 - survey@tclemons.com

To:
His successors or assigns as their interest may appear.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7(a),7(b),8,10,11,14, of Table A thereof.
The fieldwork was completed on June 14, 2018.

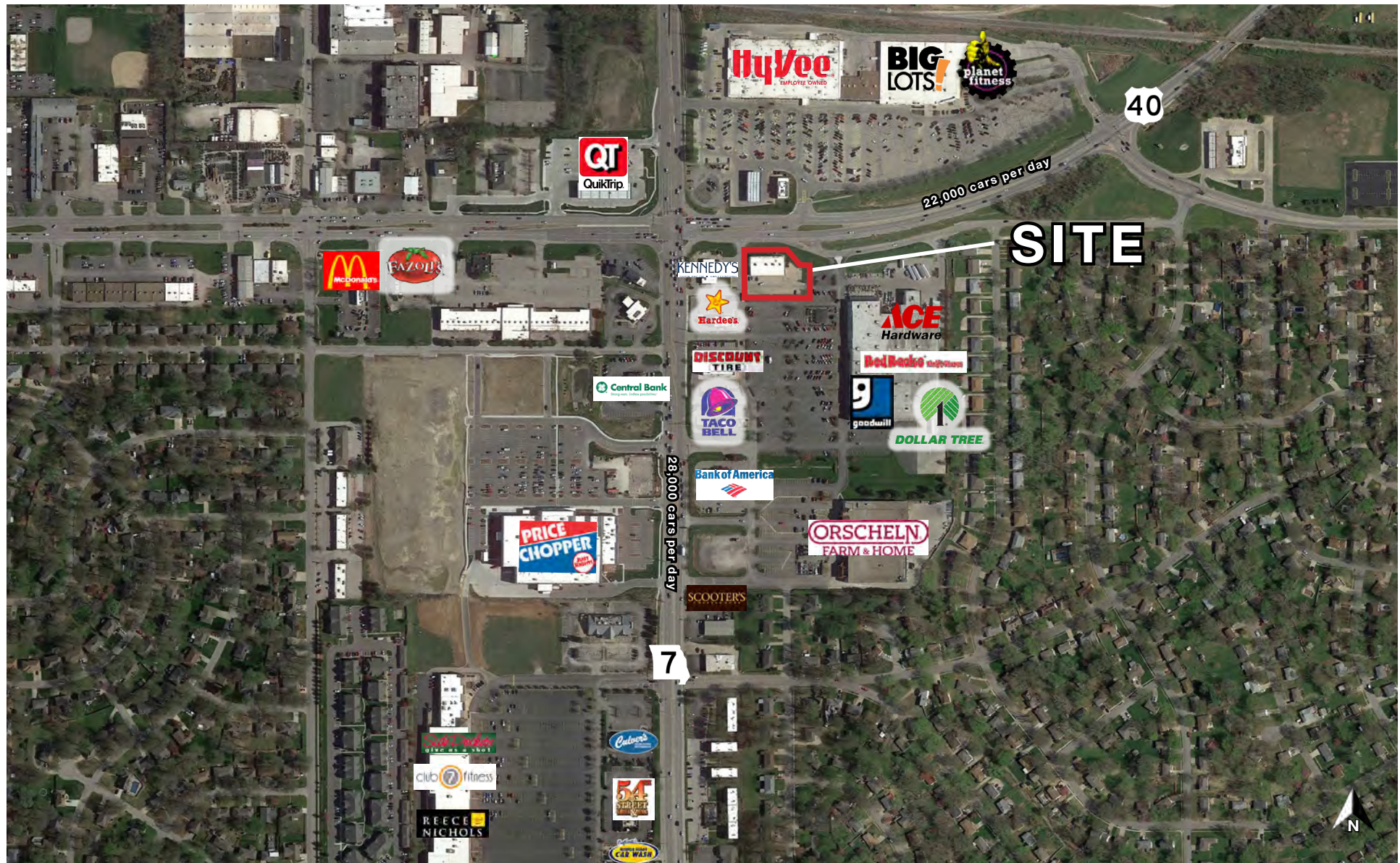
THOMAS W. CLEMONS P.L.S. MO. NO. 1958



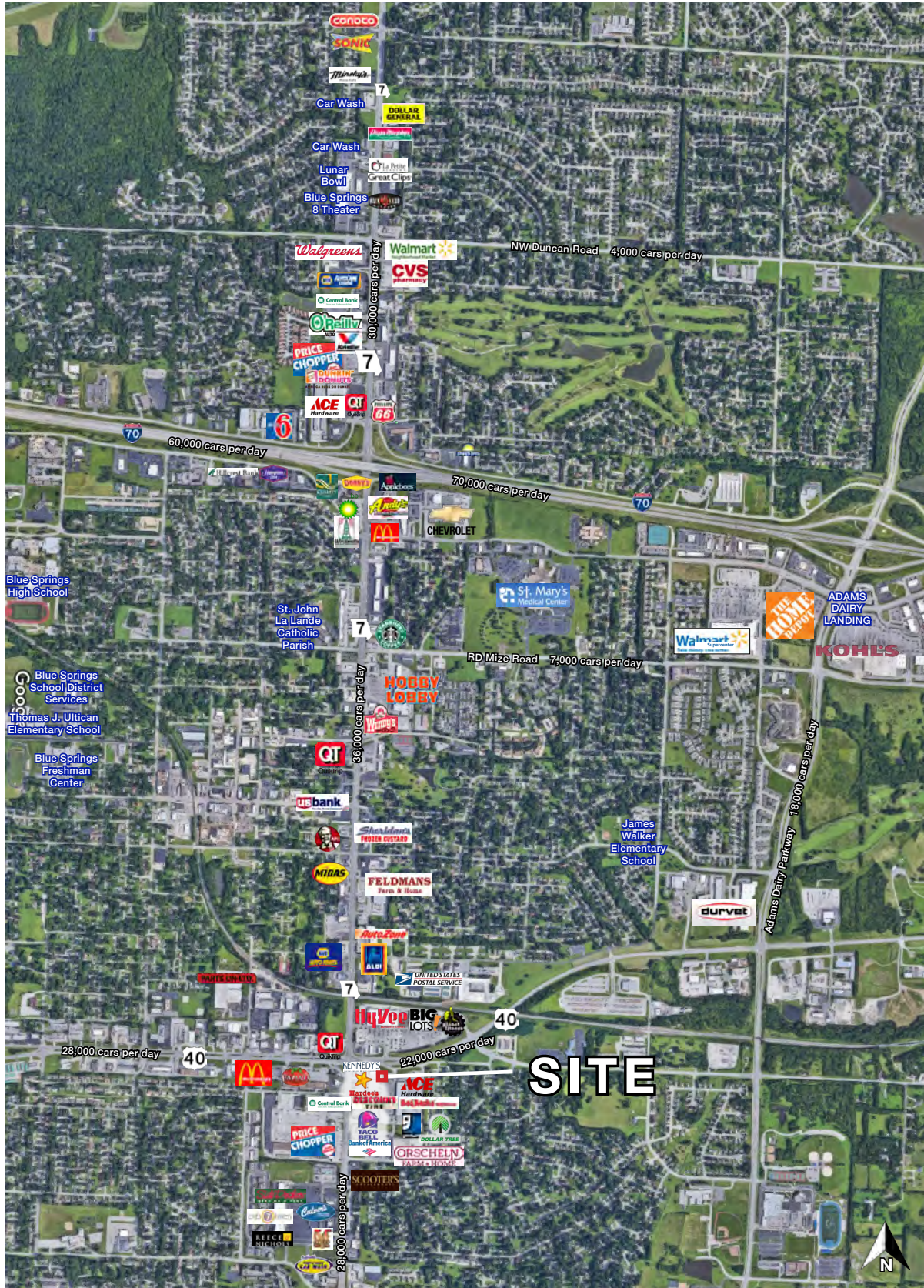
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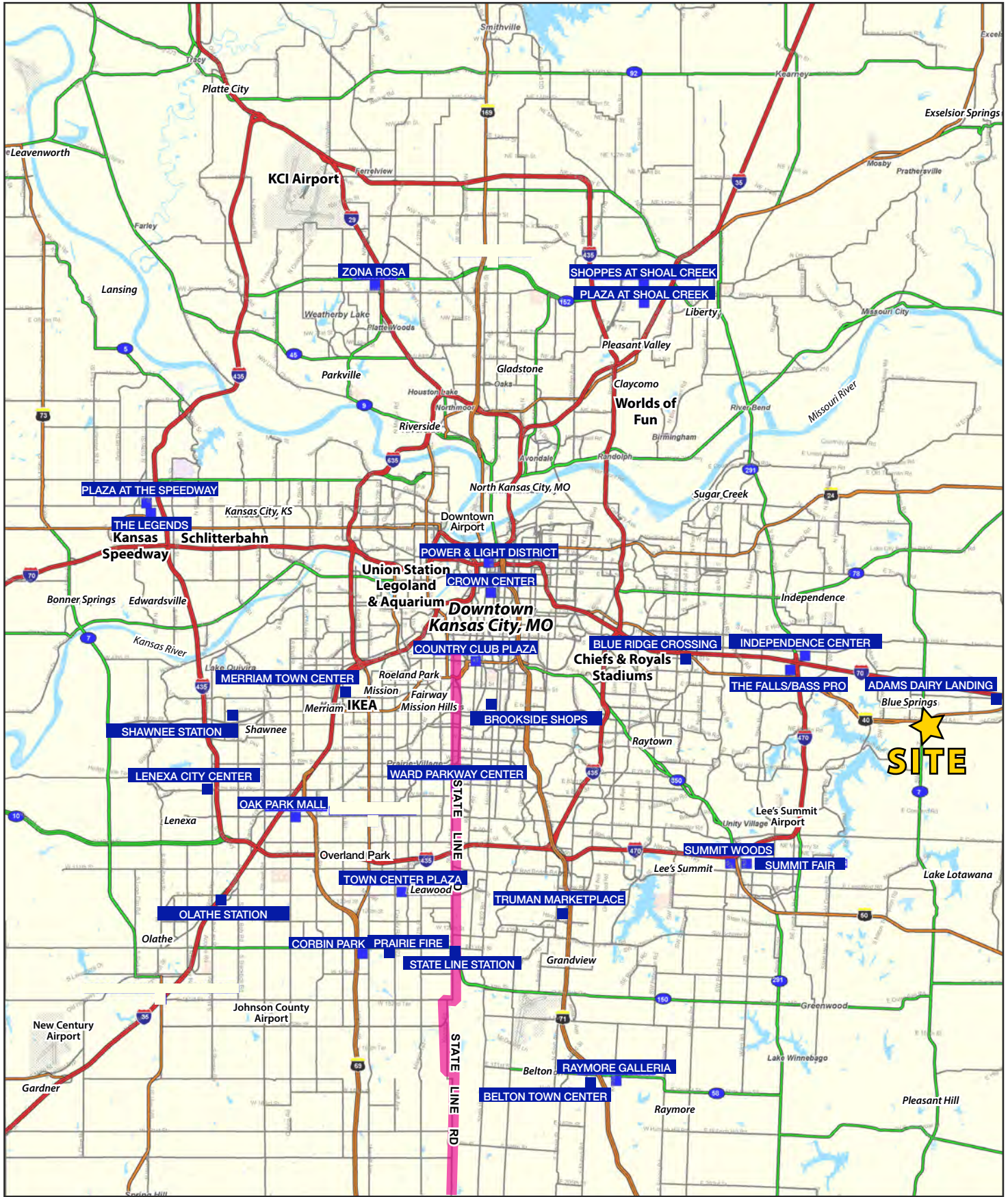


AERIAL



AERIAL



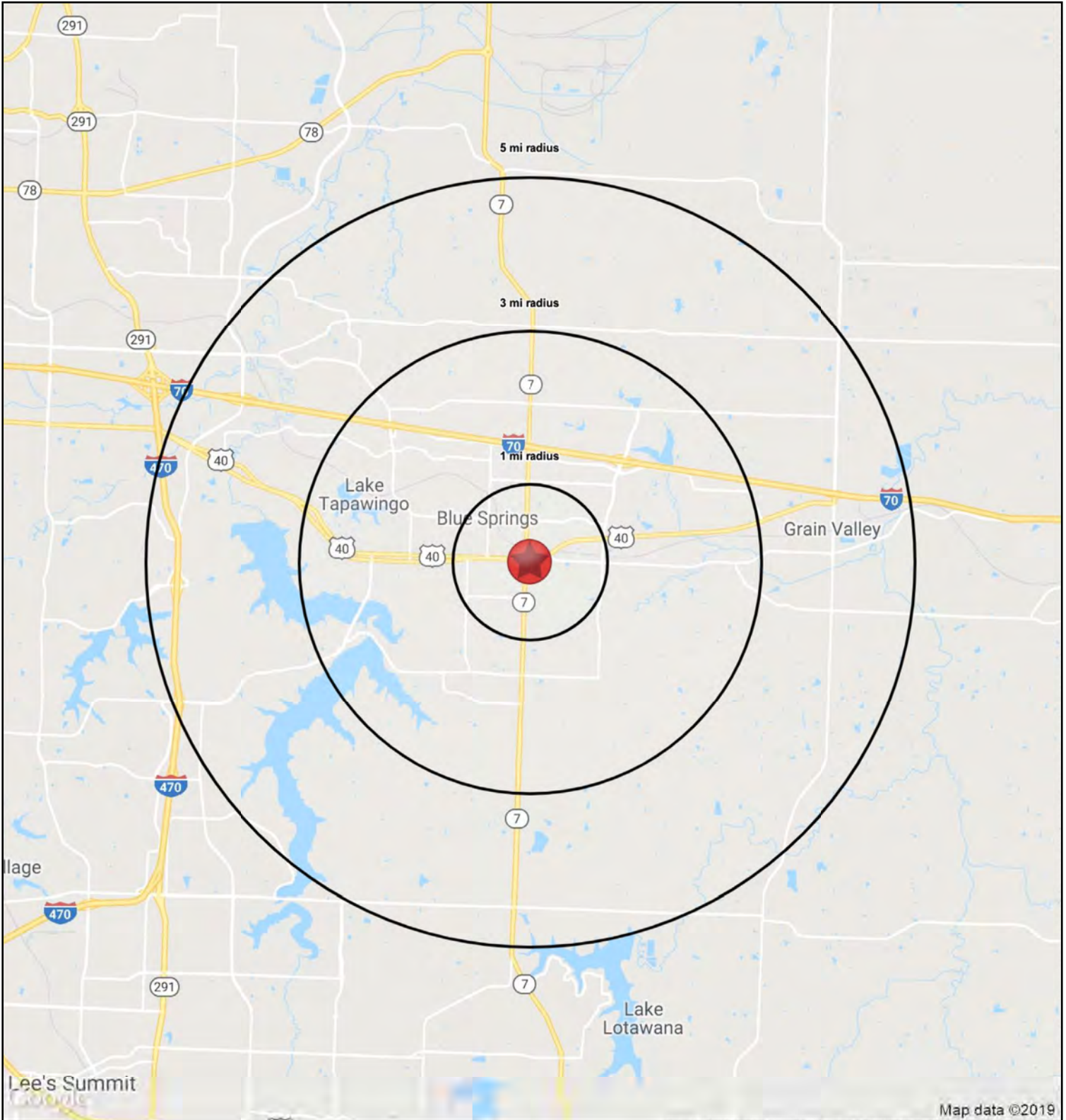




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FOR LEASE





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620-624 US 40 Highway		1 mi radius	3 mi radius	5 mi radius
Blue Springs, MO 64014				
POPULATION	2019 Estimated Population	11,311	56,610	85,967
	2024 Projected Population	11,558	58,072	88,059
	2010 Census Population	11,078	54,481	79,978
	2000 Census Population	11,000	48,478	65,816
	Projected Annual Growth 2019 to 2024	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.1%	0.9%	1.6%
	2019 Median Age	34.1	35.4	36.2
HOUSEHOLDS	2019 Estimated Households	4,658	22,220	33,609
	2024 Projected Households	4,703	22,582	34,109
	2010 Census Households	4,320	20,279	29,640
	2000 Census Households	4,075	17,575	23,767
	Projected Annual Growth 2019 to 2024	0.2%	0.3%	0.3%
	Historical Annual Growth 2000 to 2019	0.8%	1.4%	2.2%
	2019 Median Age	34.1	35.4	36.2
RACE AND ETHNICITY	2019 Estimated White	85.4%	86.9%	87.9%
	2019 Estimated Black or African American	6.0%	6.1%	5.3%
	2019 Estimated Asian or Pacific Islander	1.8%	1.7%	1.9%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%
	2019 Estimated Other Races	6.1%	4.9%	4.4%
	2019 Estimated Hispanic	6.1%	5.6%	5.2%
	2019 Median Age	34.1	35.4	36.2
INCOME	2019 Estimated Average Household Income	\$61,713	\$84,218	\$89,285
	2019 Estimated Median Household Income	\$59,221	\$75,253	\$80,197
	2019 Estimated Per Capita Income	\$25,437	\$33,077	\$34,925
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.1%	0.9%	1.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.1%	4.6%	4.3%
	2019 Estimated High School Graduate	31.0%	26.4%	26.5%
	2019 Estimated Some College	24.8%	25.0%	24.1%
	2019 Estimated Associates Degree Only	8.7%	8.8%	8.4%
	2019 Estimated Bachelors Degree Only	19.2%	22.8%	23.2%
	2019 Estimated Graduate Degree	8.9%	11.5%	12.5%
BUSINESS	2019 Estimated Total Businesses	742	1,991	3,045
	2019 Estimated Total Employees	7,464	22,725	34,321
	2019 Estimated Employee Population per Business	10.1	11.4	11.3
	2019 Estimated Residential Population per Business	15.2	28.4	28.2

