



# BLUE SPRINGS COMMERCIAL CORNER

40 Highway & Adams Dairy Parkway (NEC), Blue Springs, MO



**SALE PRICE: \$4.50/SF | 5.76 ACRES**

**DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Estimated Population	1,506	16,236	73,898
Avg. Household Income	\$118,034	\$117,250	\$95,772

- Ready for development
- Extended Walnut Street for property access
- Frontage to Adams Dairy Parkway and 40 Highway
- All utilities to site
- Light industrial/commercial zoning

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

For More Information Contact: *Exclusive Agent*  
**BILL MAAS, CCIM | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)**



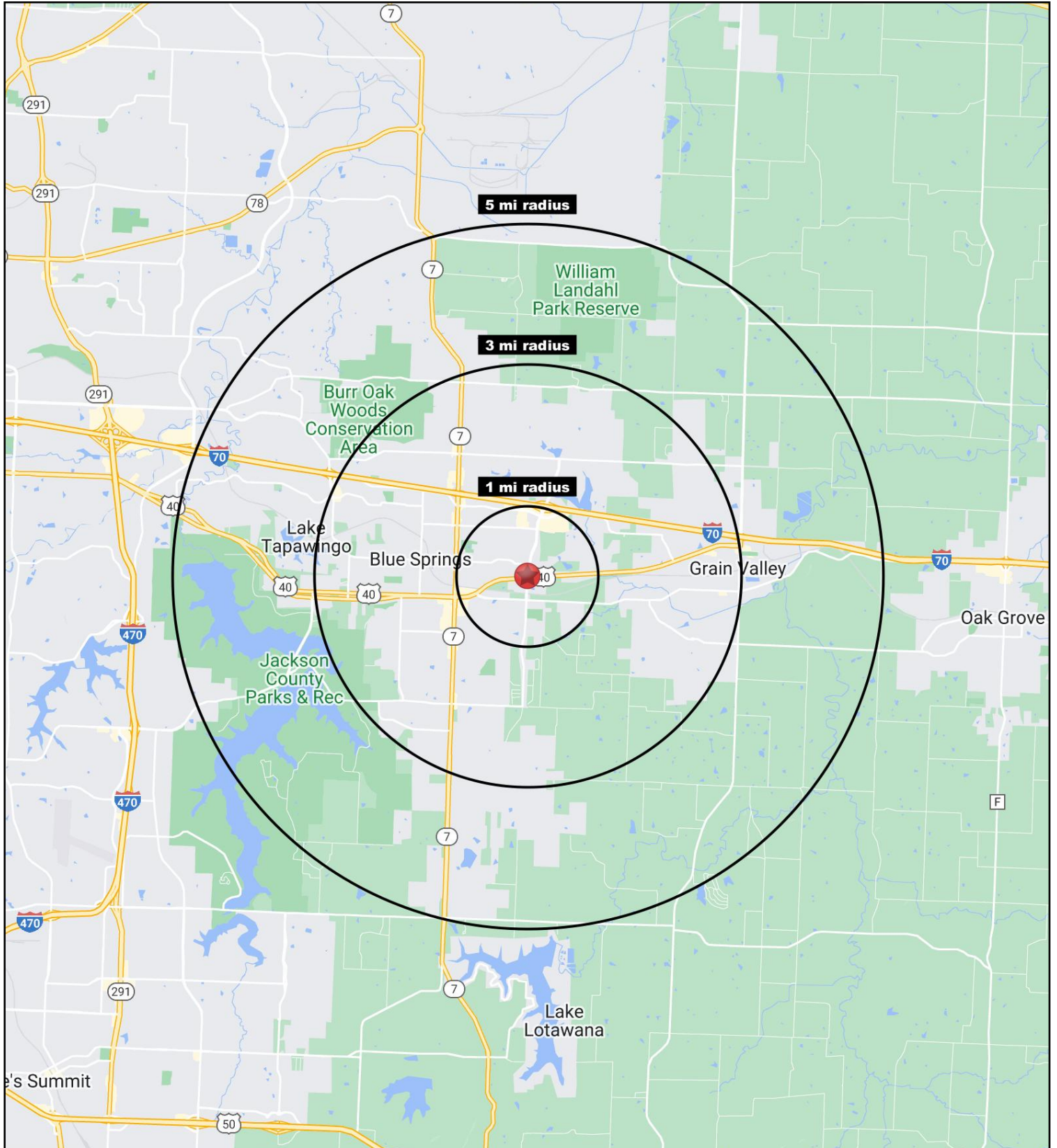
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40 Highway & Adams Dairy Parkway Blue Springs, MO 64014	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	8,199	65,981	85,65
2027 Projected Population	8,542	68,620	89,85
2020 Census Population	8,300	65,684	85,30
2010 Census Population	7,195	59,148	74,81
Projected Annual Growth 2022 to 2027	0.8%	0.8%	1.0%
Historical Annual Growth 2010 to 2022	1.2%	1.0%	1.2%
2022 Median Age	34.4	36.2	36.0
<b>Households</b>			
2022 Estimated Households	3,127	24,411	31,55
2027 Projected Households	3,225	25,196	32,85
2020 Census Households	3,160	24,304	31,42
2010 Census Households	2,759	21,914	27,64
Projected Annual Growth 2022 to 2027	0.6%	0.6%	0.8%
Historical Annual Growth 2010 to 2022	1.1%	0.9%	1.2%
<b>Race and Ethnicity</b>			
2022 Estimated White	74.3%	78.3%	78.6%
2022 Estimated Black or African American	11.0%	8.1%	8.0%
2022 Estimated Asian or Pacific Islander	1.8%	1.5%	1.7%
2022 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.5%
2022 Estimated Other Races	12.2%	11.5%	11.3%
2022 Estimated Hispanic	8.0%	7.2%	6.9%
<b>Income</b>			
2022 Estimated Average Household Income	\$71,118	\$85,745	\$90,10
2022 Estimated Median Household Income	\$70,672	\$77,696	\$81,25
2022 Estimated Per Capita Income	\$27,156	\$31,750	\$33,22
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.0%	1.0%
2022 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.0%	3.6%
2022 Estimated High School Graduate	27.1%	29.7%	29.0%
2022 Estimated Some College	31.0%	25.3%	24.9%
2022 Estimated Associates Degree Only	11.7%	8.5%	8.5%
2022 Estimated Bachelors Degree Only	18.1%	21.0%	21.6%
2022 Estimated Graduate Degree	7.9%	10.4%	11.4%
<b>Business</b>			
2022 Estimated Total Businesses	287	1,835	2,22
2022 Estimated Total Employees	4,122	16,346	22,11
2022 Estimated Employee Population per Business	14.4	8.9	9.0
2022 Estimated Residential Population per Business	28.6	36.0	38.0

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