

# 1117 North Highway 7

## Property Details

- + 6,503 SF building with free-standing pylon sign, situated on 1.27 acres of land at the intersection of I-70 and Hwy 7
- + Former full service restaurant
- + Strong surrounding retail, including Price Chopper, Westlake Ace Hardware, QuikTrip, Dunkin Donuts, Home Depot, Walmart Neighborhood Market, Walmart Supercenter, Target, Kohl's, T.J. Maxx, Home Goods, Ross, and more!

Blue Springs, Missouri 64014



## Contact Us

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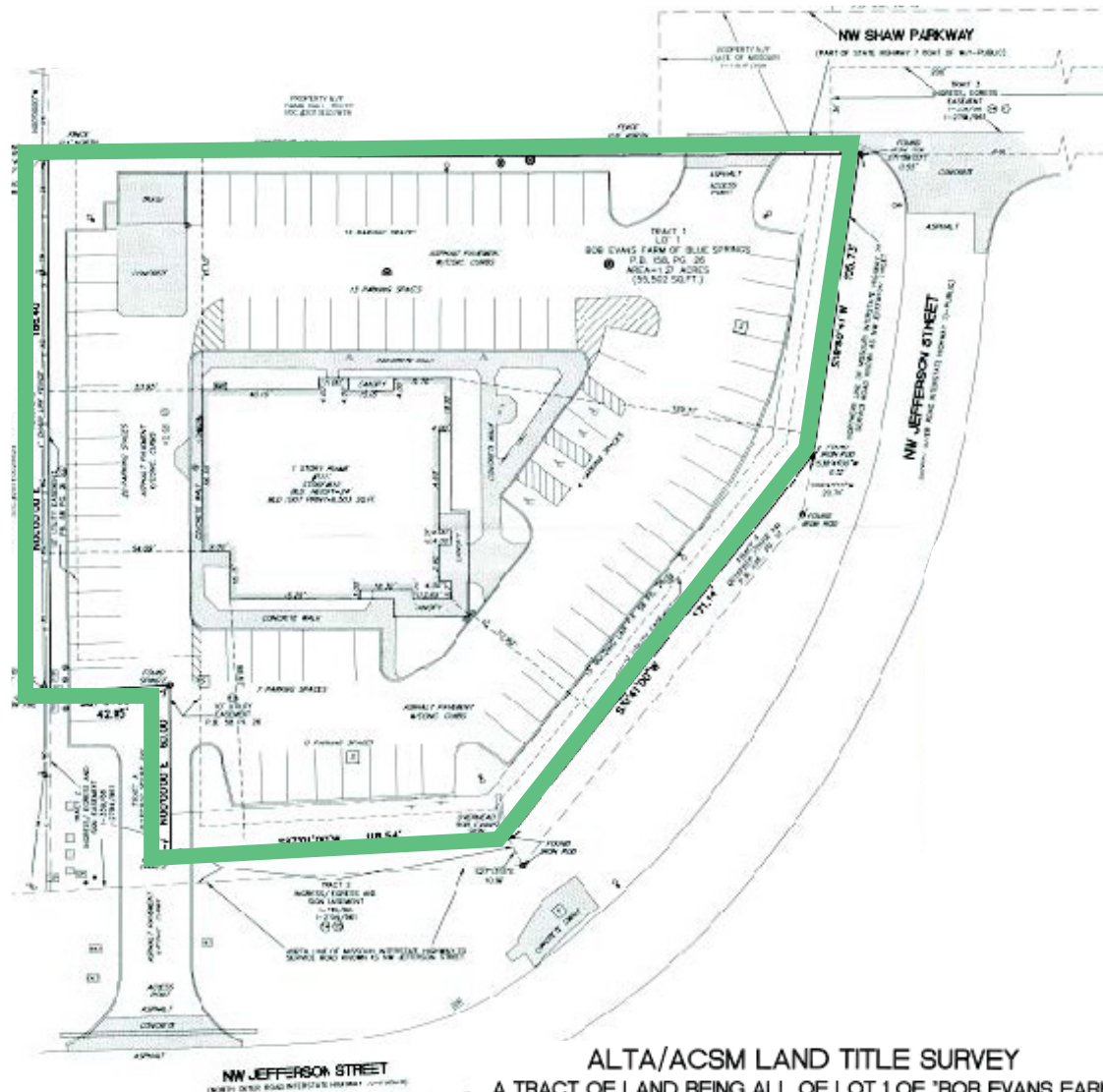
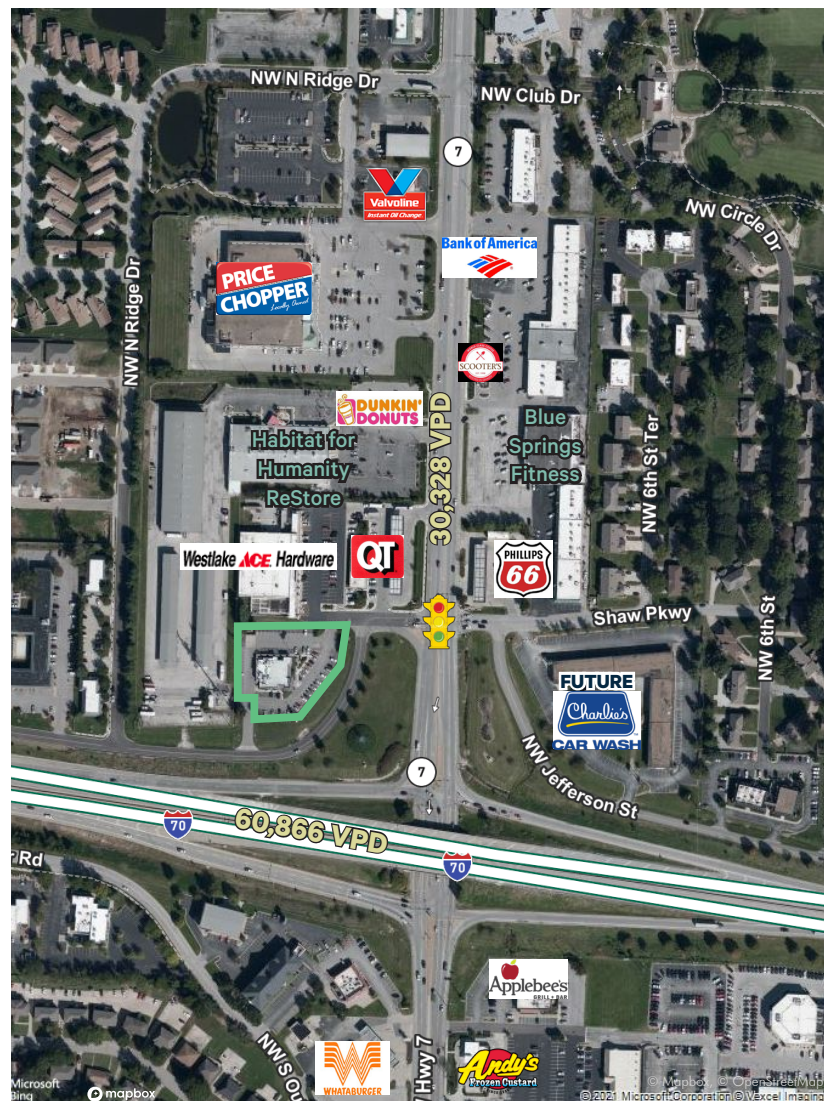
### Matt Rau

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2021 Demographics	1 Mile	3 Miles	5 Miles
Population	8,187	52,030	86,545
Daytime Population	9,523	47,925	82,144
Average Household Income	\$90,625	\$91,659	\$94,828

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For Lease



**ALTA/ACSM LAND TITLE SURVEY**  
A TRACT OF LAND BEING ALL OF LOT 1 OF 'BOB EVANS FARM OF BLUE SPRING' AS RECORDED IN PLAT BOOK 58, PAGE 26 AS DOCUMENT NO. I-0007929, WITHIN SECTION 30, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI



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