



INDUSTRIAL/FLEX BUILDING AVAILABLE

3160-3180 NW Jefferson Street, Blue Springs, MO



SALE PRICE: \$2,200,000 | 8,000 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,867	99,898	240,730
Avg. Household Income	\$8,194	\$83,599	\$248,674

- Excellent visibility on I-70
- Six drive-thru garage bays
- Approximately 2,000 sq.ft. office/ flex space
- Large parking lot / outdoor storage opportunity



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

[For More Information Contact:
GARRETT COHOON | 816.412.7315 | \[gcohoon@blockandco.com\]\(mailto:gcohoon@blockandco.com\)](#)

Exclusive Agent



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DRONE PHOTOS





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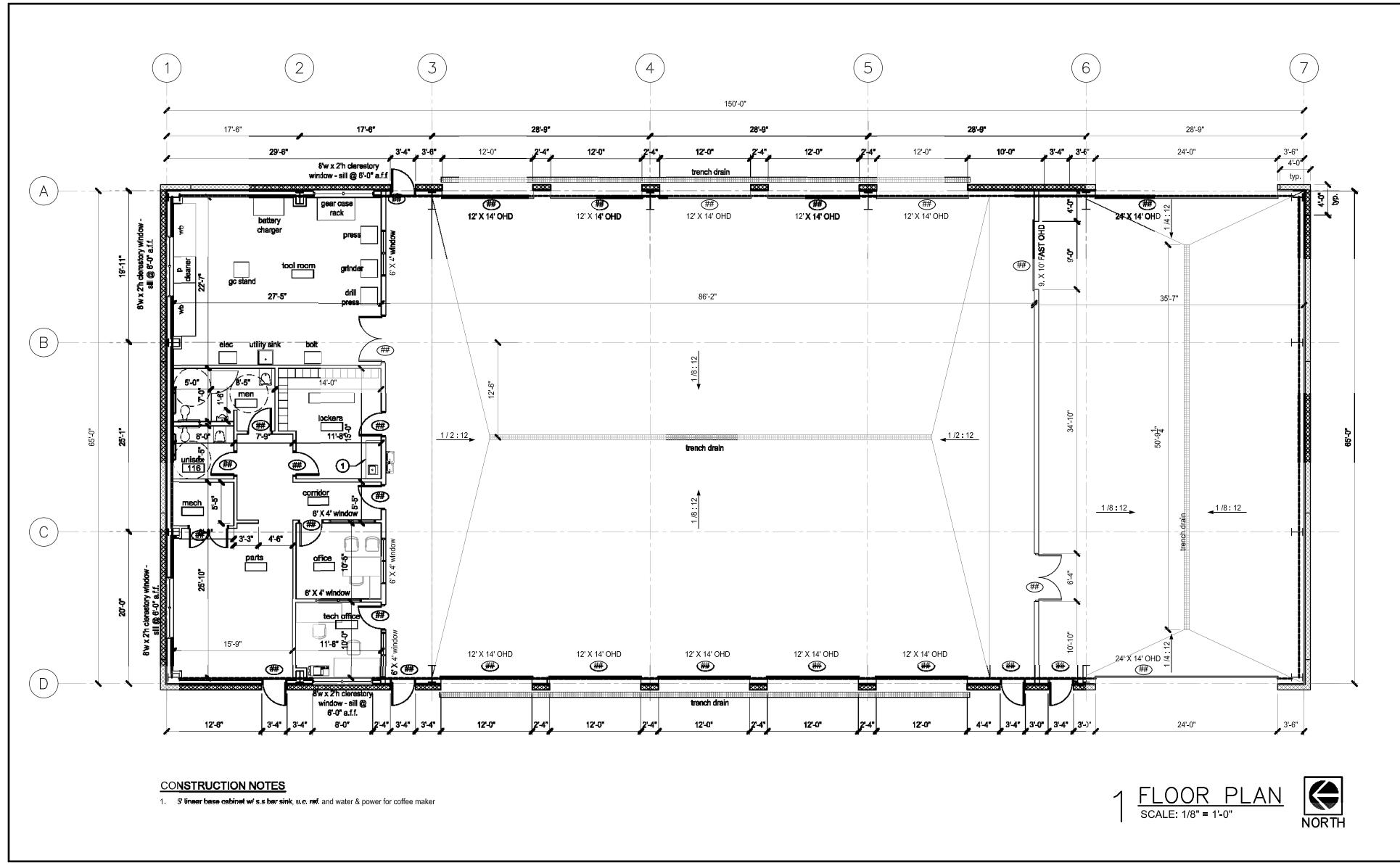
AERIAL



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FLOOR PLAN

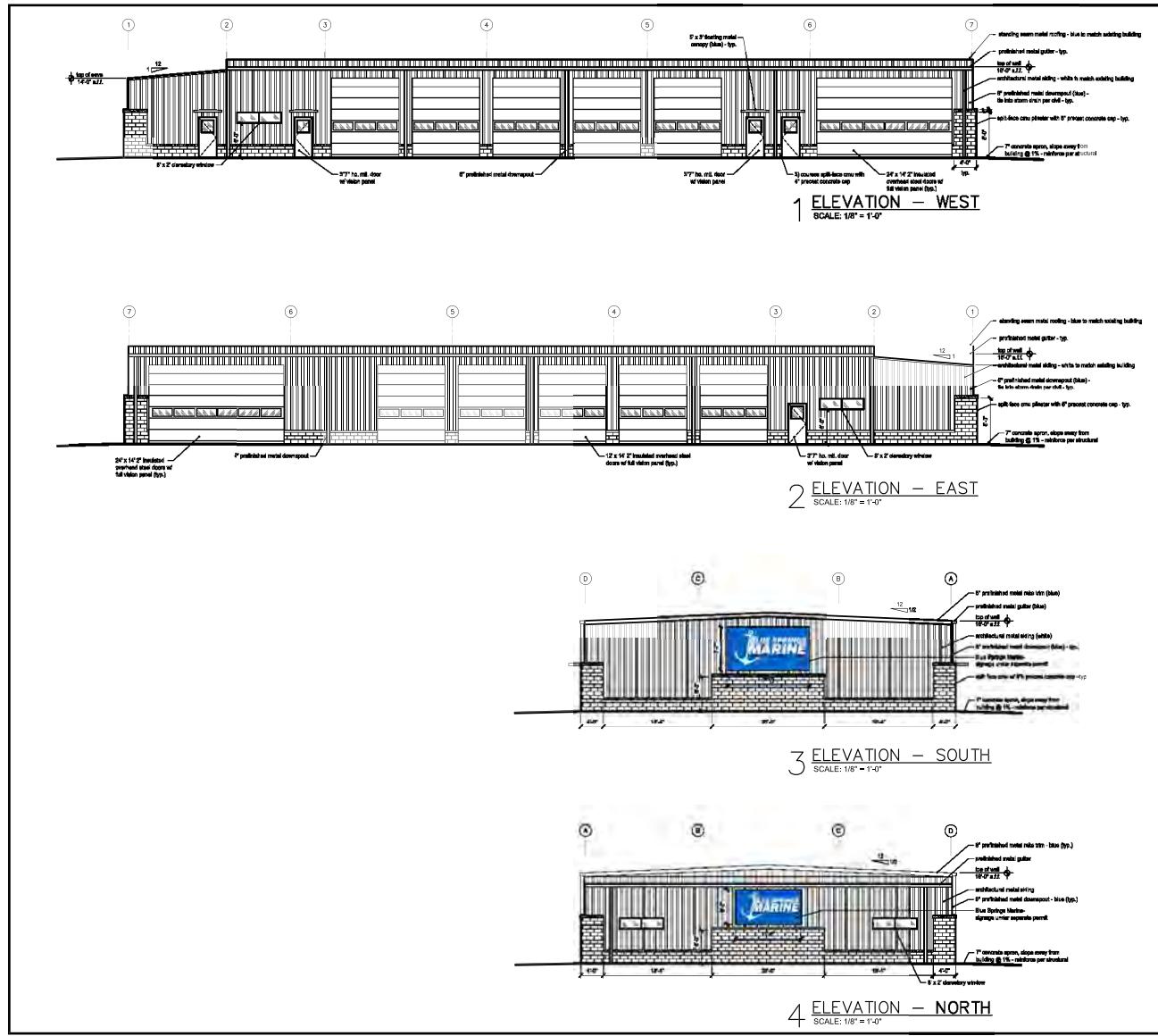




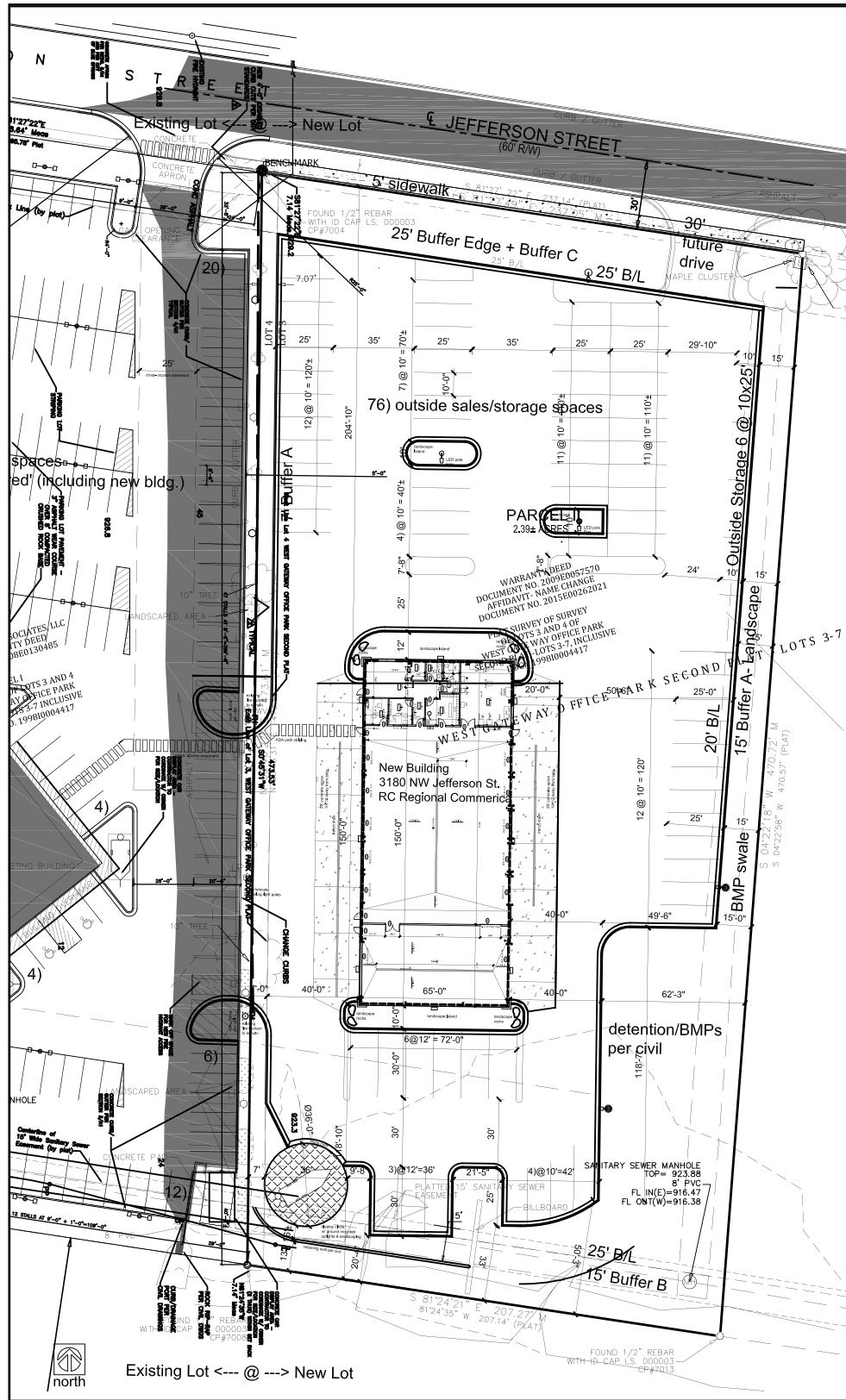
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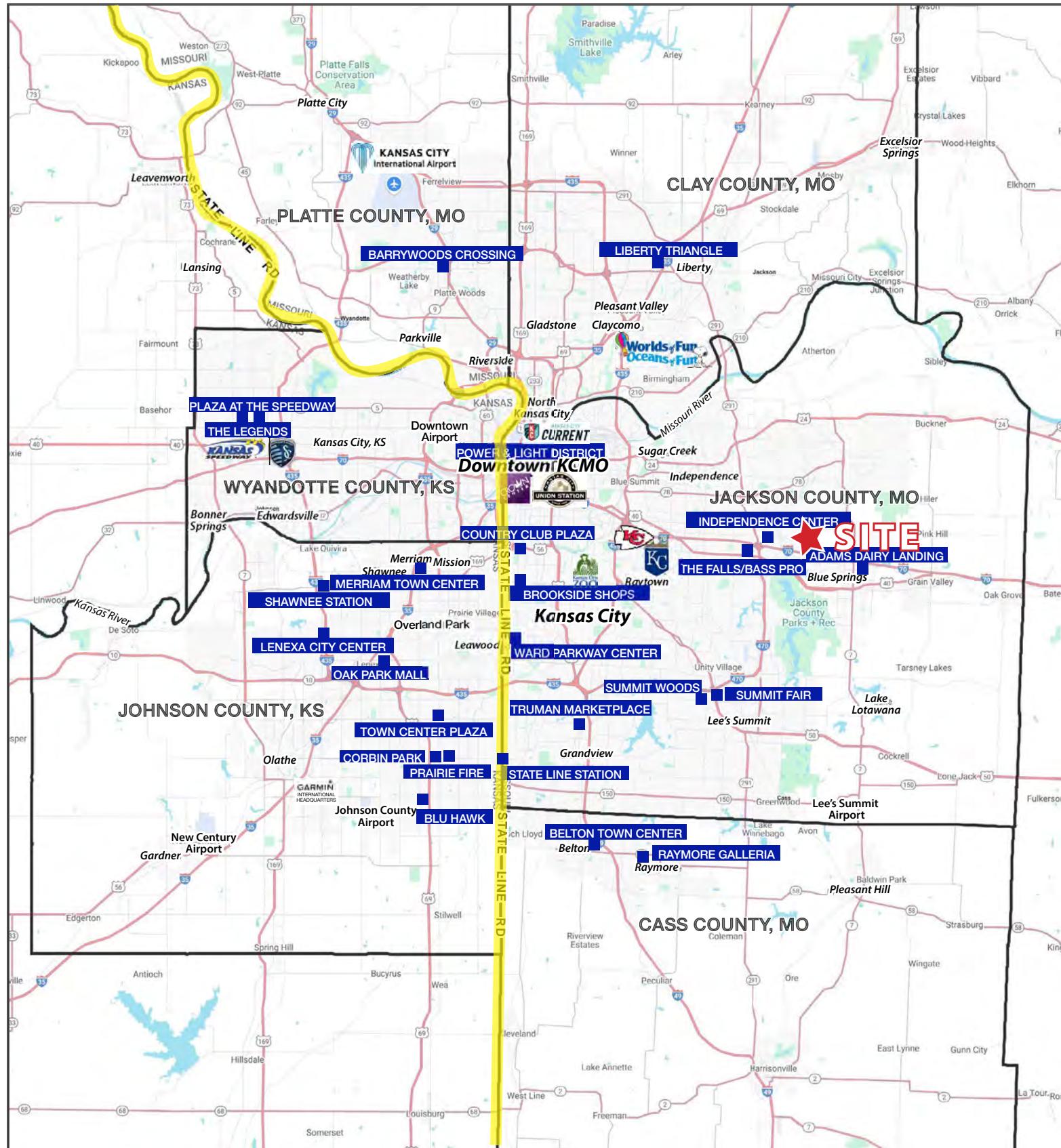
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ELEVATIONS



SITE PLAN

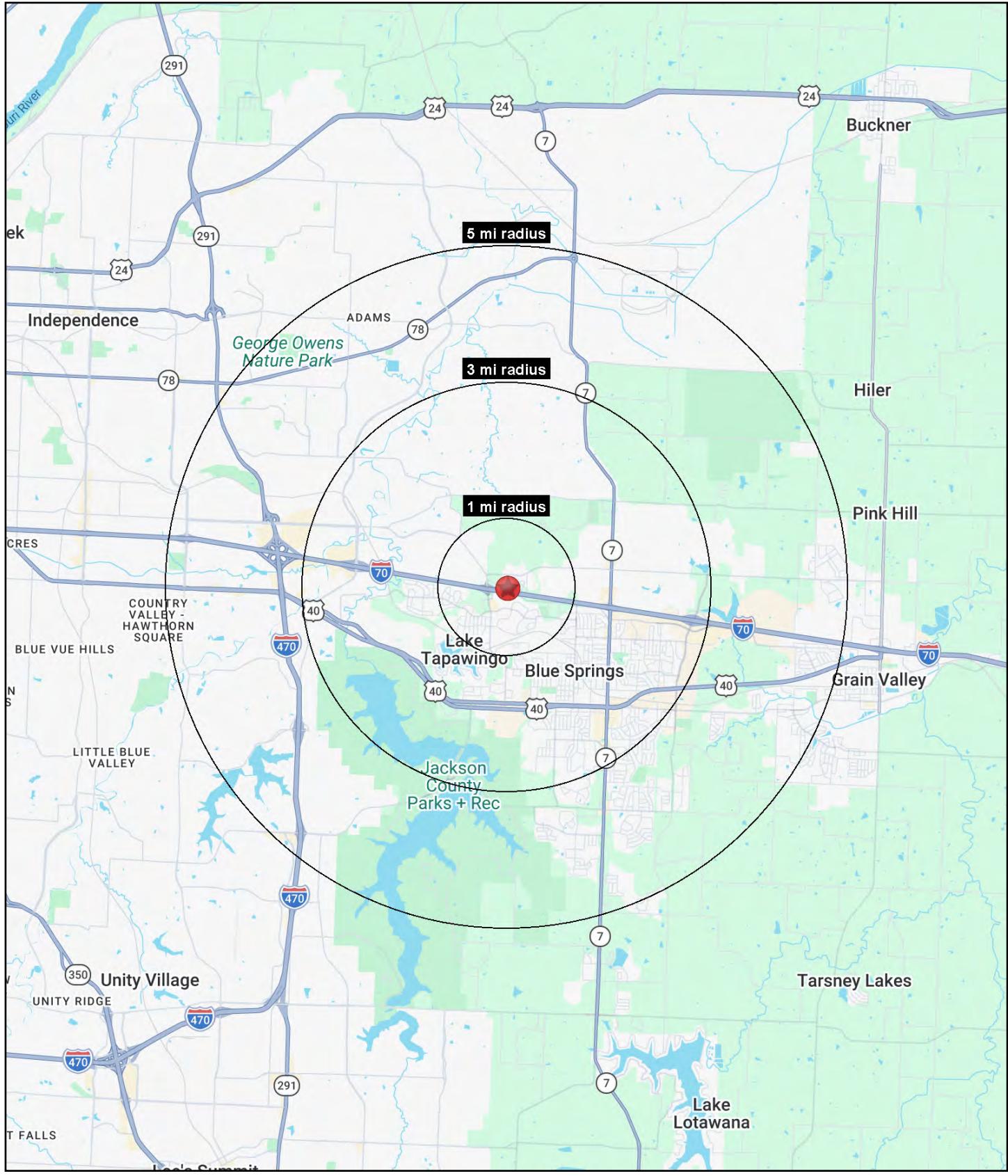






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3160-3180 NW Jefferson Street Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,107	48,559	108,982
2030 Projected Population	8,053	49,220	111,508
2020 Census Population	8,422	49,532	110,229
2010 Census Population	8,032	45,740	98,395
Projected Annual Growth 2025 to 2030	-0.1%	0.3%	0.5%
Historical Annual Growth 2010 to 2025	-	0.4%	0.7%
2025 Median Age	36.6	38.7	39.6
Households			
2025 Estimated Households	3,075	19,235	42,833
2030 Projected Households	3,081	19,695	44,144
2020 Census Households	3,154	19,123	42,405
2010 Census Households	3,007	17,466	37,944
Projected Annual Growth 2025 to 2030	-	0.5%	0.6%
Historical Annual Growth 2010 to 2025	0.2%	0.7%	0.9%
Race and Ethnicity			
2025 Estimated White	76.4%	78.2%	78.8%
2025 Estimated Black or African American	11.7%	10.6%	10.2%
2025 Estimated Asian or Pacific Islander	1.8%	1.8%	2.0%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	9.9%	9.1%	8.7%
2025 Estimated Hispanic	9.0%	8.3%	8.2%
Income			
2025 Estimated Average Household Income	\$106,967	\$109,084	\$116,052
2025 Estimated Median Household Income	\$82,837	\$83,065	\$90,937
2025 Estimated Per Capita Income	\$40,603	\$43,289	\$45,662
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.3%	1.2%
2025 Estimated Some High School (Grade Level 9 to 11)	4.6%	3.3%	3.4%
2025 Estimated High School Graduate	33.7%	27.9%	28.0%
2025 Estimated Some College	25.3%	24.8%	23.4%
2025 Estimated Associates Degree Only	8.1%	7.5%	8.4%
2025 Estimated Bachelors Degree Only	17.8%	23.4%	22.6%
2025 Estimated Graduate Degree	9.9%	11.7%	13.0%
Business			
2025 Estimated Total Businesses	290	2,080	3,668
2025 Estimated Total Employees	2,608	18,167	34,651
2025 Estimated Employee Population per Business	9.0	8.7	9.4
2025 Estimated Residential Population per Business	27.9	23.4	29.7

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