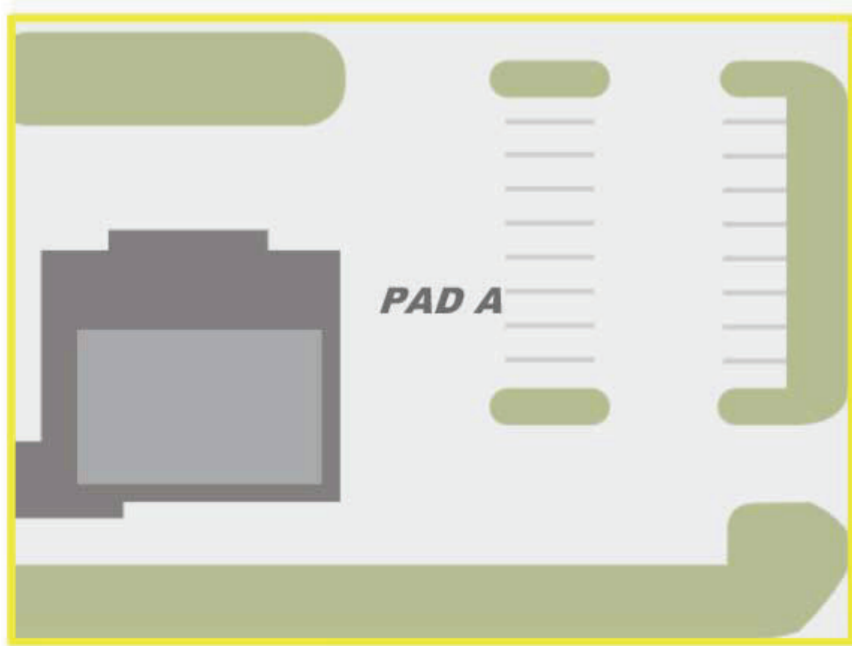




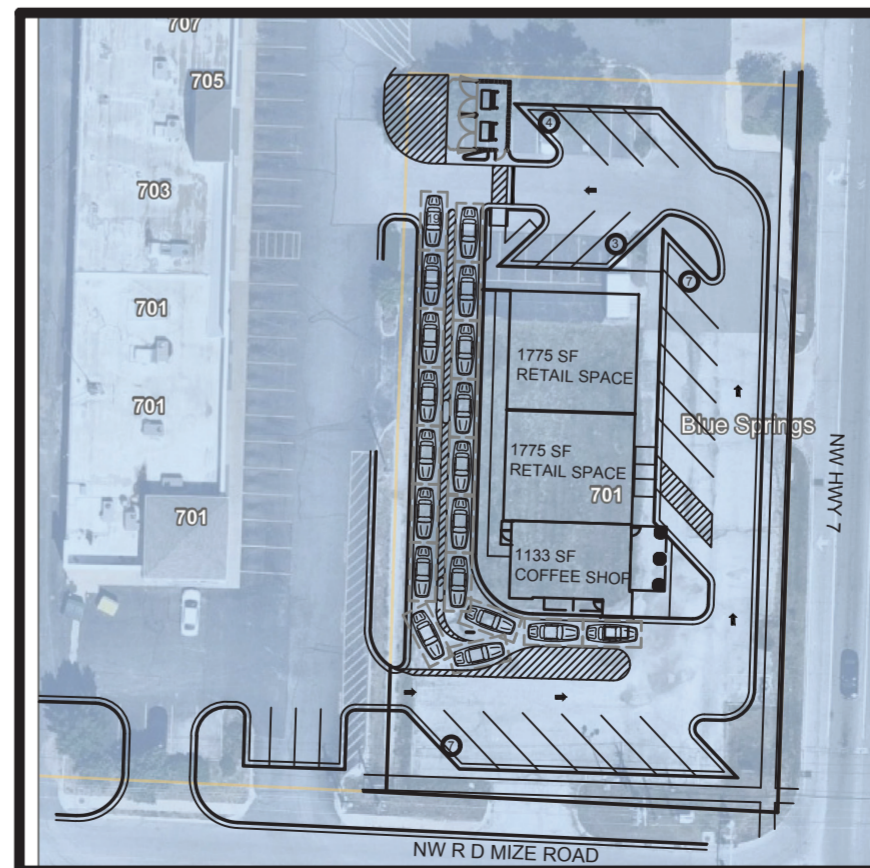
PAD SITE SUITES AVAILABLE
 1,200 – 3,900 SQFT AVAILABLE
 701 – 727 MISSOURI 7 HIGHWAY | BLUE SPRINGS, MO 64015

Dutch Bros Coffee Co-Anchor



Pad A Availability

Suite Pad	SF
A1	1,775
A2	1,775



BLUE SPRINGS MULTI-TENANT BUILDING

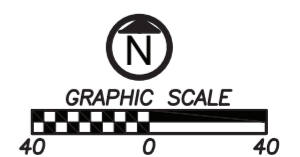
SITE INFORMATION
 BUILDING SQ FT 5033
 REQUIRED STALLS 16
 PROVIDE STALLS 21
 PROTECTED QUEUING 19
 SITE AC 0.78 AC
 SITE ADDRESS 701 NW HWY 7

DEVELOPER
 COMPANY KAVASO INVESTMENTS
 NAME VADIM AGAMIRZOVAN
 PHONE 619-962-1747

SITE CIVIL
 COMPANY AUBRY
 ENTERPRISES
 NAME JAY O'DELL
 PHONE 913.488.5584

ARCHITECT
 COMPANY CORALIC, LLC
 NAME EDIN CORALIC
 PHONE 314.578.4953

DISCLAIMER
 SITE PLAN PREPARED WITHOUT DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

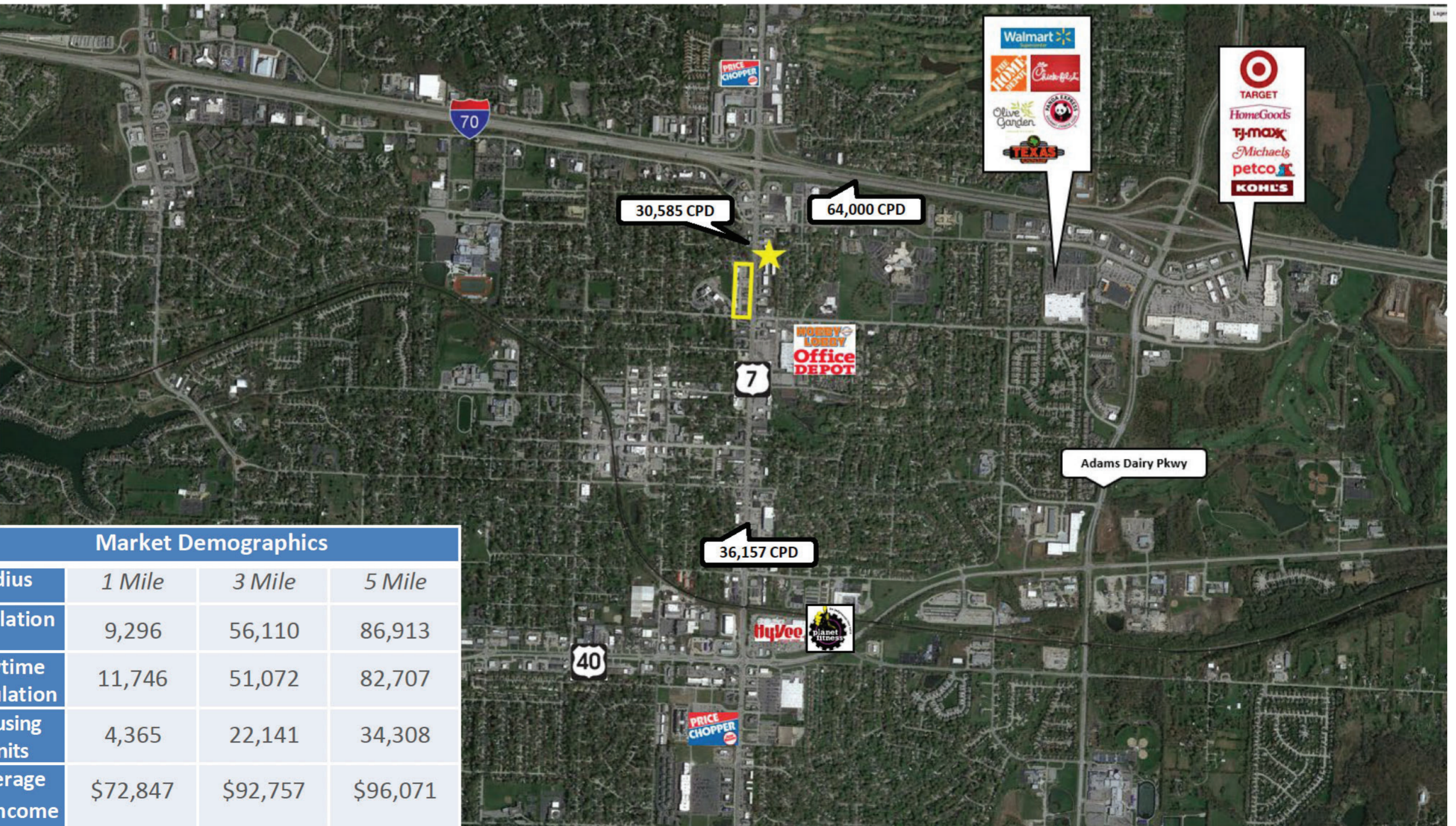


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COPPERLEAF SHOPPING CENTER

32,978 SF | MULTI TENANT



Market Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population	9,296	56,110	86,913
Daytime Population	11,746	51,072	82,707
Housing Units	4,365	22,141	34,308
Average HH Income	\$72,847	\$92,757	\$96,071