

Available For Lease

Recently Built Fully Fixtured Restaurant w/ Drive-Thru



800 NE Coronado Drive
Blue Springs, Missouri

NAIHeartland
4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

800 NE Coronado Dr
Blue Springs, Missouri



Property Features

- 4,119 SF building
- Fully fixtered and equipped former Kneaders Bakery
- Excellent condition
- Built in 2017
- Abundant retail area with good demographics
- Lease Rate: \$37.00 PSF NNN (No shared CAM)



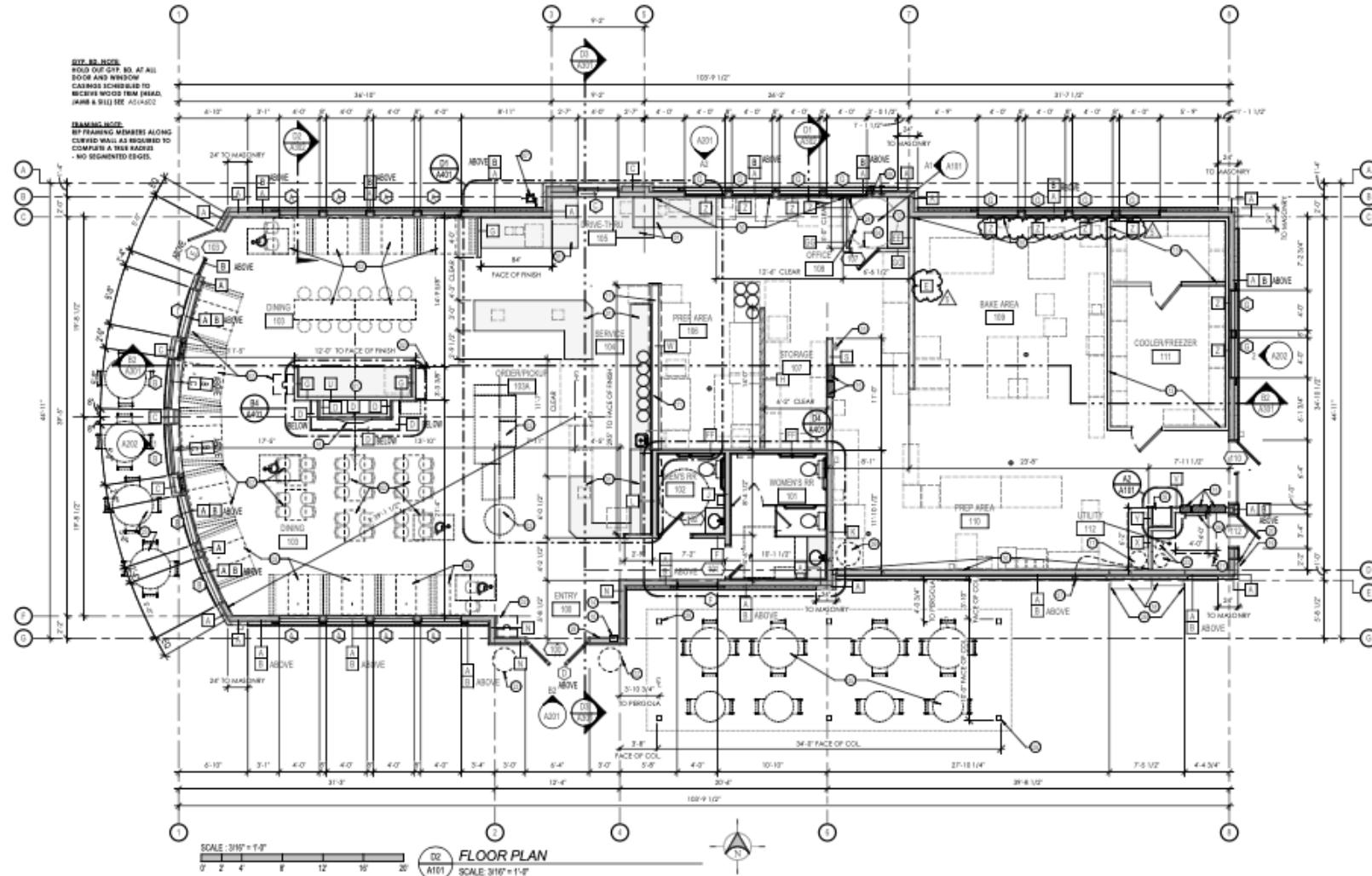
**CLICK TO VIEW
DRONE FOOTAGE**

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Floor Plan

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For more information:

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Property Aerial

800 NE Coronado Dr Blue Springs, Missouri



1 Mile to I-70

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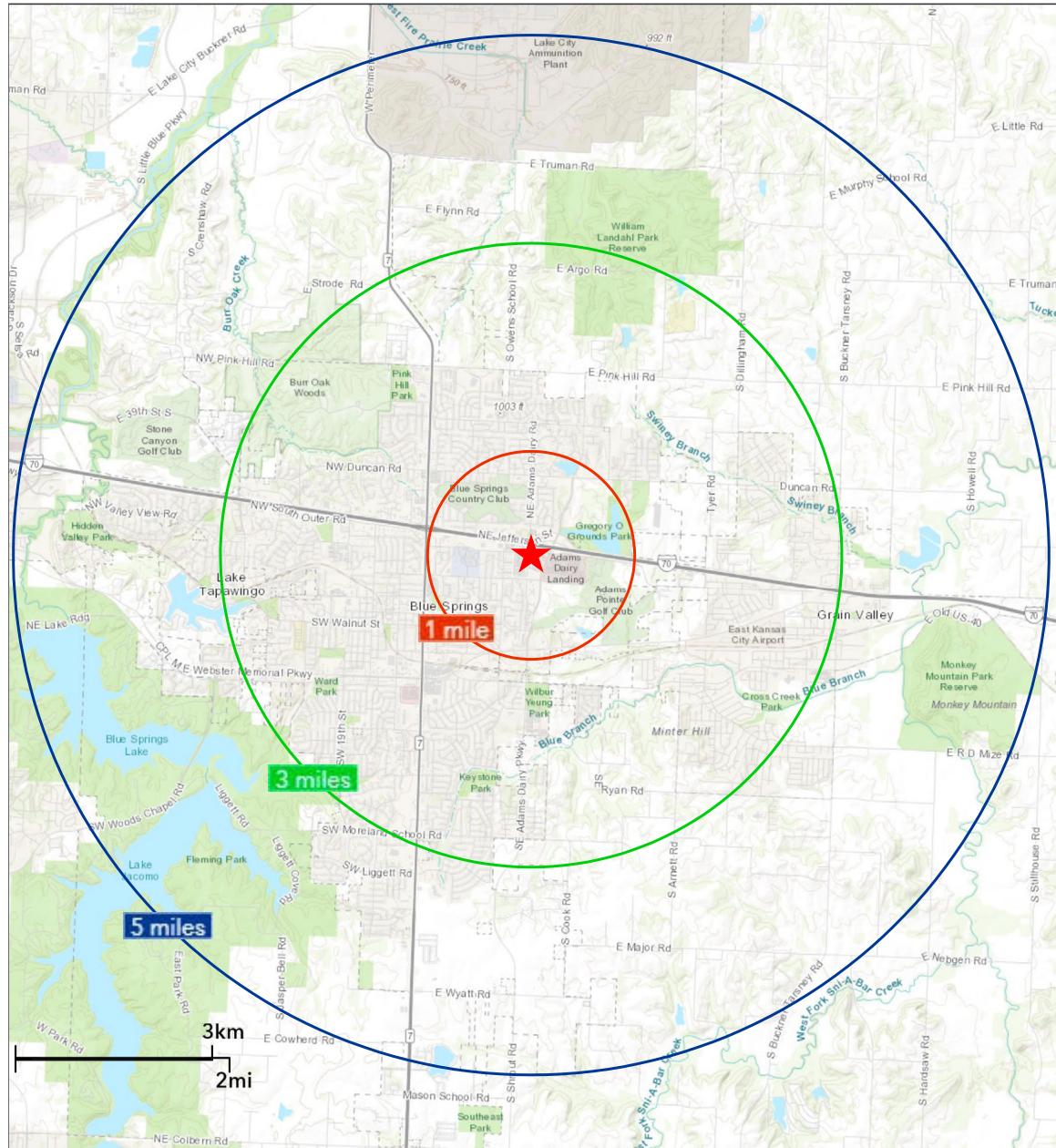
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Demographics

800 NE Coronado Dr Blue Springs, Missouri



Drive Times

10 Minutes to I-70 / I-470 Interchange

20 Minutes to Downtown Kansas City

44 Minutes to Kansas City International Airport

Demographics:	1 Mile	3 Miles	5 Miles
2020 Population:	7,323	58,207	78,742
2025 Est. Population:	7,453	59,660	80,965
2020-2025 Annual Rate:	0.35%	0.49%	0.56%
Daytime Population:	7,847	52,259	71,299
Median HH Income:	\$72,861	\$74,864	\$78,051
Median Home Value:	\$166,223	\$181,013	\$192,071
Median Age:	35.6	36	36.8
Some College or Higher:	68%	69%	70%

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Property Photos

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Location Facts

800 NE Coronado Dr
Blue Springs, Missouri

Jackson County, Missouri

- The estimated population is 703,011 making it the second-most populous county in the state
- Jackson County is the most populated county in the Kansas City Metro area
- Home to Kansas City's MLB team the Royals and NFL team the Chiefs
- The majority of downtown Kansas City resides in Jackson County along with the award winning Country Club Plaza shopping district
- Jackson County has a rich arts & entertainment scene, home to numerous art museums including the Nelson Atkins Museum of Art and the Kauffman Center for Performing Arts
- With a median home value of \$139,000, Jackson County offers a low cost of living
- Great access to major highways, allowing for quick travel times to all areas within the metro

Major Employers



Honeywell



Blue Springs, Missouri

Blue Springs has a lot to offer including a vibrant downtown, rich recreational options, quality housing and a healthy business community.

- Named best place in the US where home buyers can find an affordable home with access to good schools (HomeUnion - 2016)
- Blue Springs Schools are ranked at the 88th percentile
- Median price for homes - \$143,000
- The City of Blue Springs was named a "Community for All Ages" Bronze Award Winner

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