



# Coronado Shoppes | Space For Lease

481-495 NE Coronado Drive, Blue Springs, Missouri



## LEASE RATE: \$20/SF | 1,216 SF AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,307	59,704	82,520
Avg. Household Income	\$96,543	\$114,235	\$117,860

- In-Line space for lease
- Excellent visibility off NE Coronado Drive
- 9,397 SF Center
- Neighboring anchor tenants include Walmart Supercenter, Home Depot, Target, Michaels, Petco, TJ Maxx, Home Goods, Kohls, and many more
- All tenants have great street visibility and signage



CLICK HERE TO VIEW MORE LISTING INFORMATION

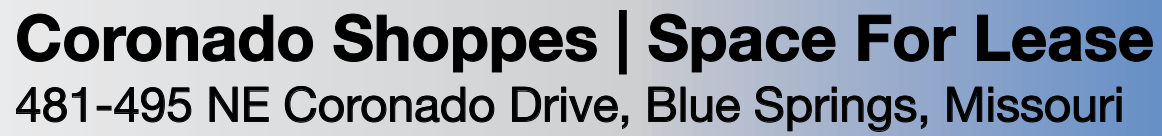
For More Information Contact:

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Exclusive Agents





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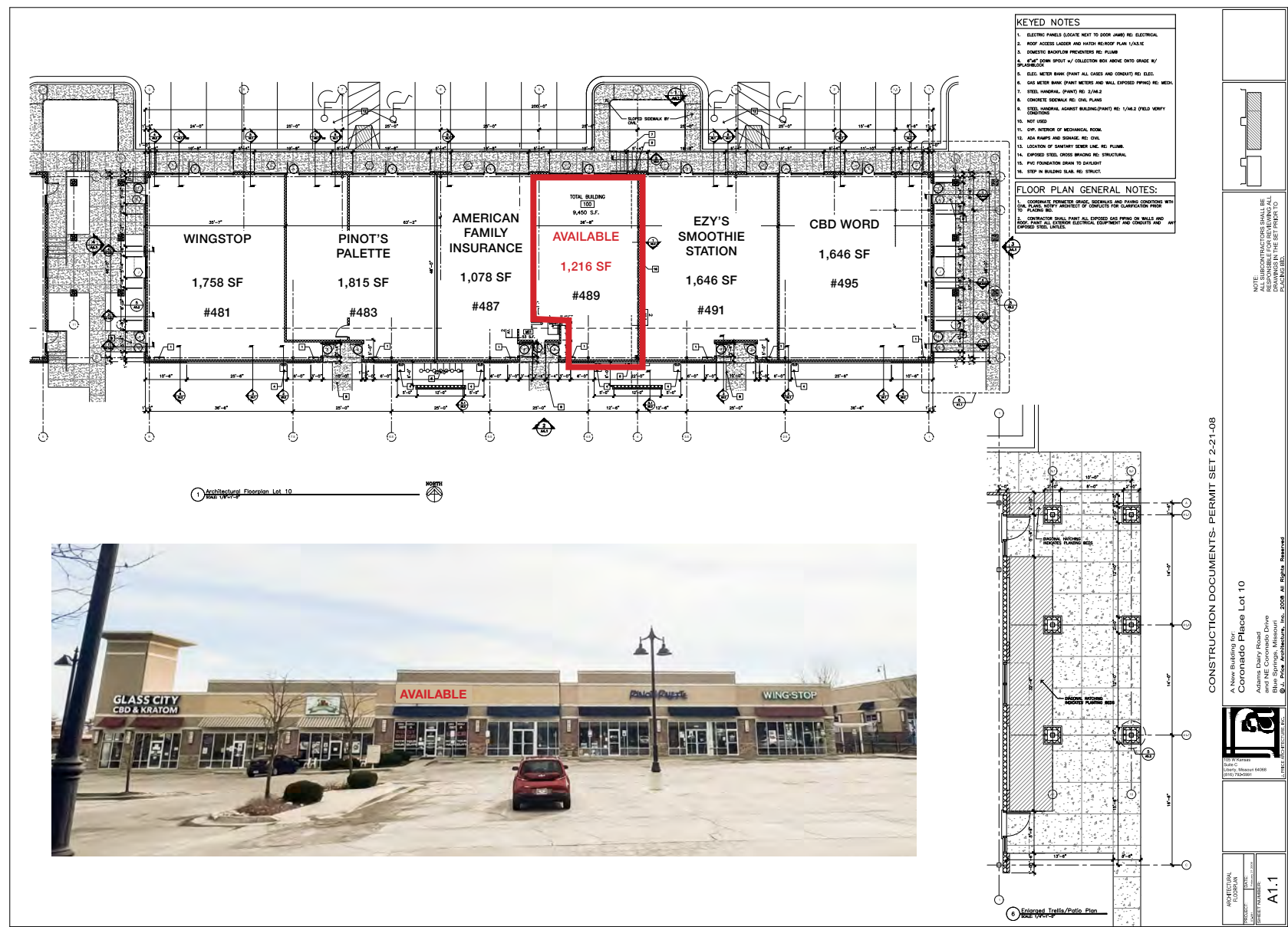




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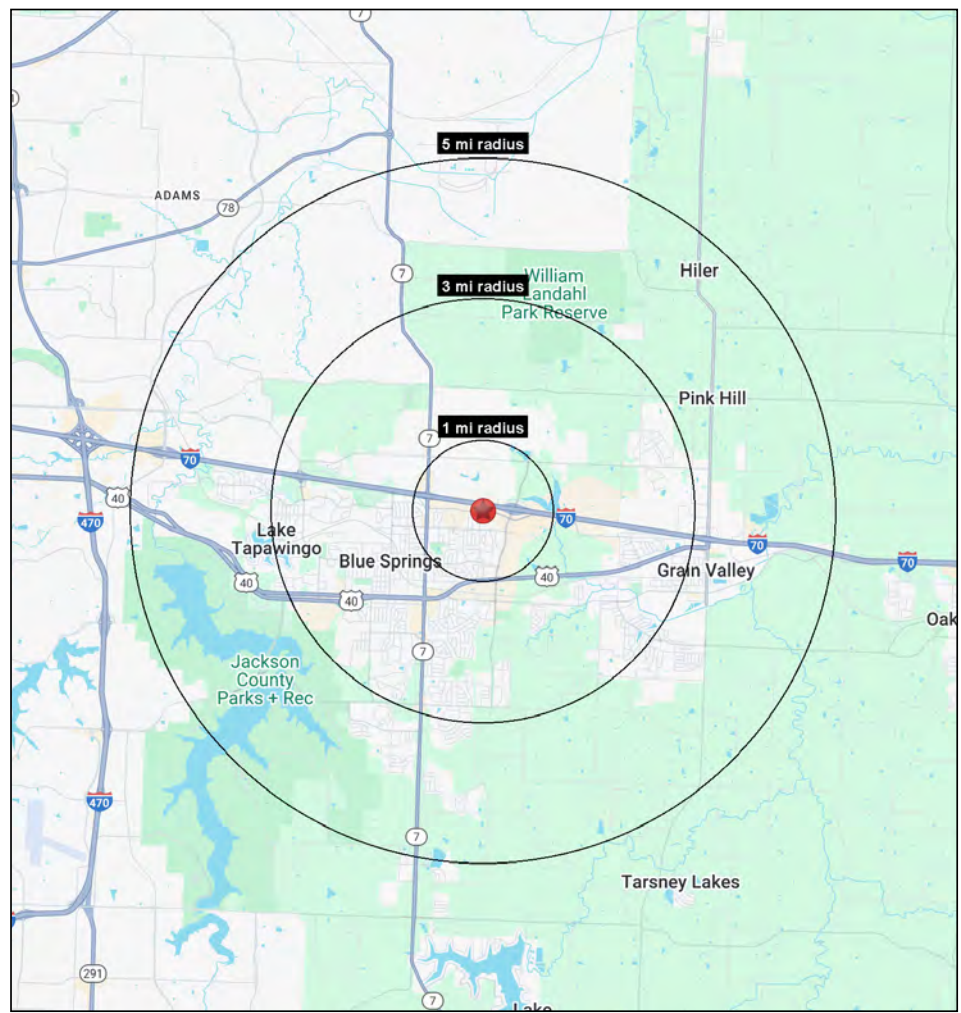
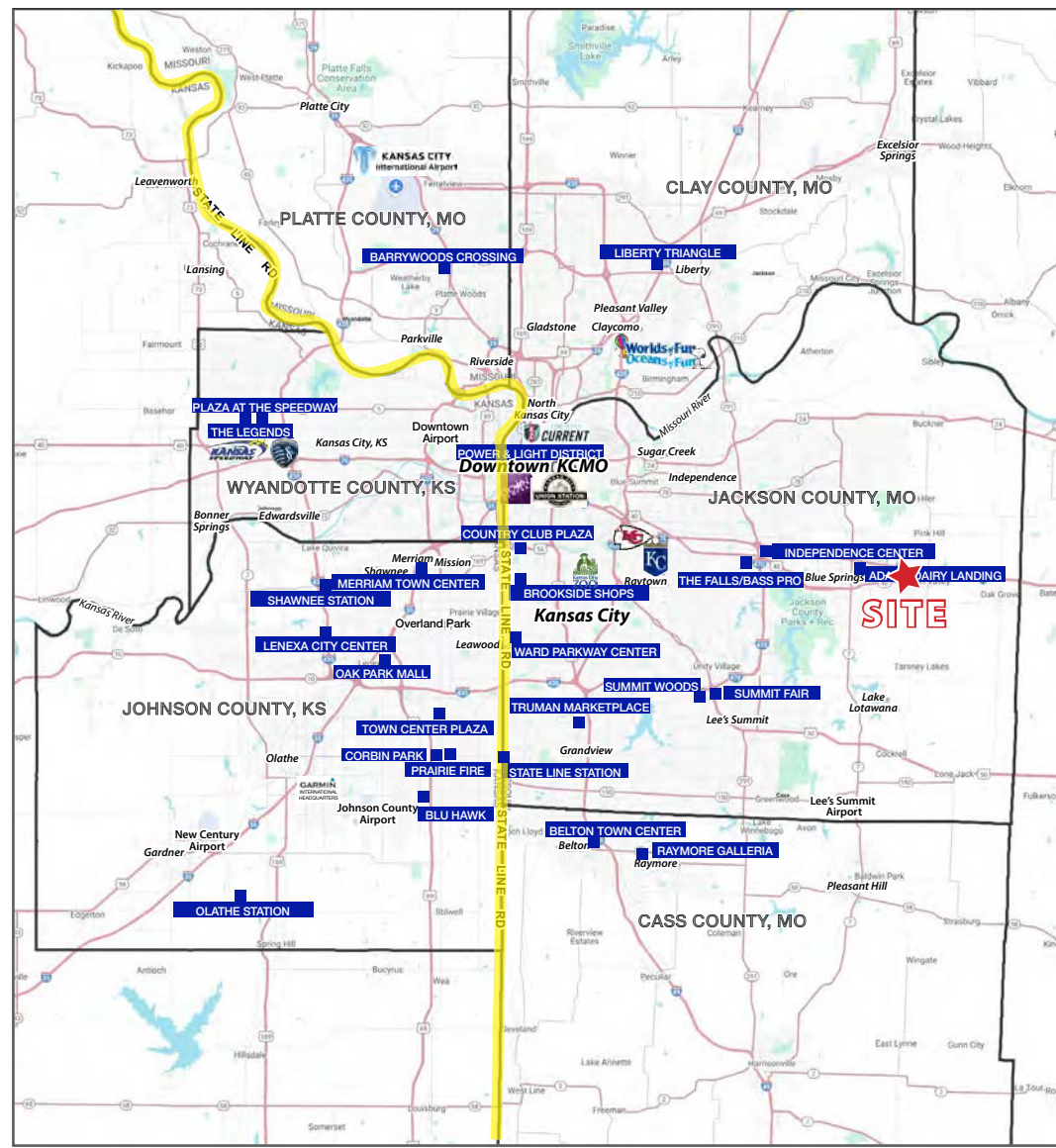
## PLAN





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# Coronado Shoppes | Space For Lease

## 481-495 NE Coronado Drive, Blue Springs, Missouri

481-495 NE Coronado Drive Blue Springs, MO 64014	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	8,307	59,704	82,520
2029 Projected Population	8,532	60,613	84,553
2020 Census Population	8,425	61,132	83,266
2010 Census Population	7,870	55,079	73,737
Projected Annual Growth 2024 to 2029	0.5%	0.3%	0.5%
Historical Annual Growth 2010 to 2024	0.4%	0.6%	0.9%
2024 Median Age	38.3	36.9	37.4
<b>Households</b>			
2024 Estimated Households	3,502	22,747	31,170
2029 Projected Households	3,641	23,233	32,105
2020 Census Households	3,355	22,597	30,709
2010 Census Households	3,093	20,420	27,260
Projected Annual Growth 2024 to 2029	0.8%	0.4%	0.6%
Historical Annual Growth 2010 to 2024	0.9%	0.8%	1.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	79.0%	81.4%	81.7%
2024 Estimated Black or African American	11.1%	8.6%	8.5%
2024 Estimated Asian or Pacific Islander	1.6%	1.5%	1.5%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2024 Estimated Other Races	7.9%	8.2%	8.0%
2024 Estimated Hispanic	7.3%	7.4%	7.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$96,543	\$114,235	\$117,860
2024 Estimated Median Household Income	\$74,611	\$86,545	\$91,000
2024 Estimated Per Capita Income	\$40,792	\$43,549	\$44,544
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.0%	1.2%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	3.3%	3.1%
2024 Estimated High School Graduate	27.0%	29.5%	28.9%
2024 Estimated Some College	30.6%	23.2%	23.5%
2024 Estimated Associates Degree Only	7.9%	8.9%	8.7%
2024 Estimated Bachelors Degree Only	18.9%	21.3%	22.0%
2024 Estimated Graduate Degree	9.8%	12.8%	12.7%
<b>Business</b>			
2024 Estimated Total Businesses	379	1,918	2,566
2024 Estimated Total Employees	3,740	14,775	22,792
2024 Estimated Employee Population per Business	9.9	7.7	8.9
2024 Estimated Residential Population per Business	21.9	31.1	32.2

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