



SLEEP OUTFITTERS INVESTMENT SALE

520 NW 7 Highway, Blue Springs, Missouri



SALE PRICE: \$1,190,000

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,709	59,683	91,510
Avg. Household Income	\$74,151	\$88,225	\$89,944

- Located on 7 Highway in Hobby Lobby SC
- 7,800 SF single tenant building
- 4 years remaining on the lease as of December 2023
- NNN leases signed by Tempur Sealy International, Inc. Subsidiary



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents





SLEEP OUTFITTERS INVESTMENT SALE

520 NW 7 Highway, Blue Springs, MO

TEMPUR+SEALY

ABOUT TEMPUR SEALY

Tempur Sealy International Inc. (NYSE:TPX) is the world's largest bedding provider. Headquartered in Lexington, Kentucky, Tempur Sealy develops, manufactures and markets mattresses, foundations, pillows and other products — including an all-new line of hospitality mattresses.

ICONIC BRANDS

Tempur Sealy's brand portfolio includes many of the most highly recognized brands in the industry, including Tempur-Pedic®, Sealy®, Sealy Posturepedic® and Stearns & Foster®.



STEARNS
& FOSTER®



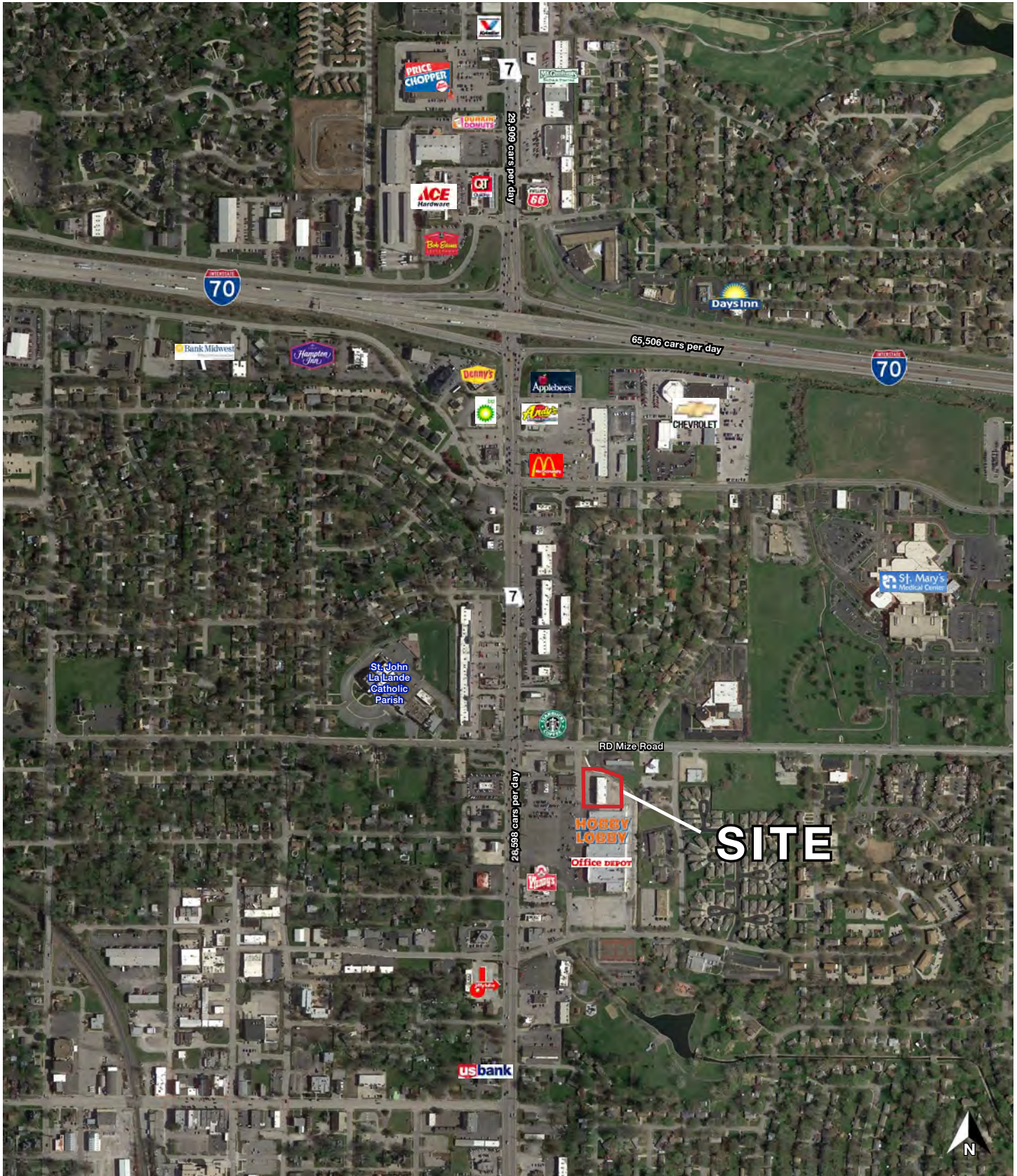
Posturepedic®

DESCRIPTION

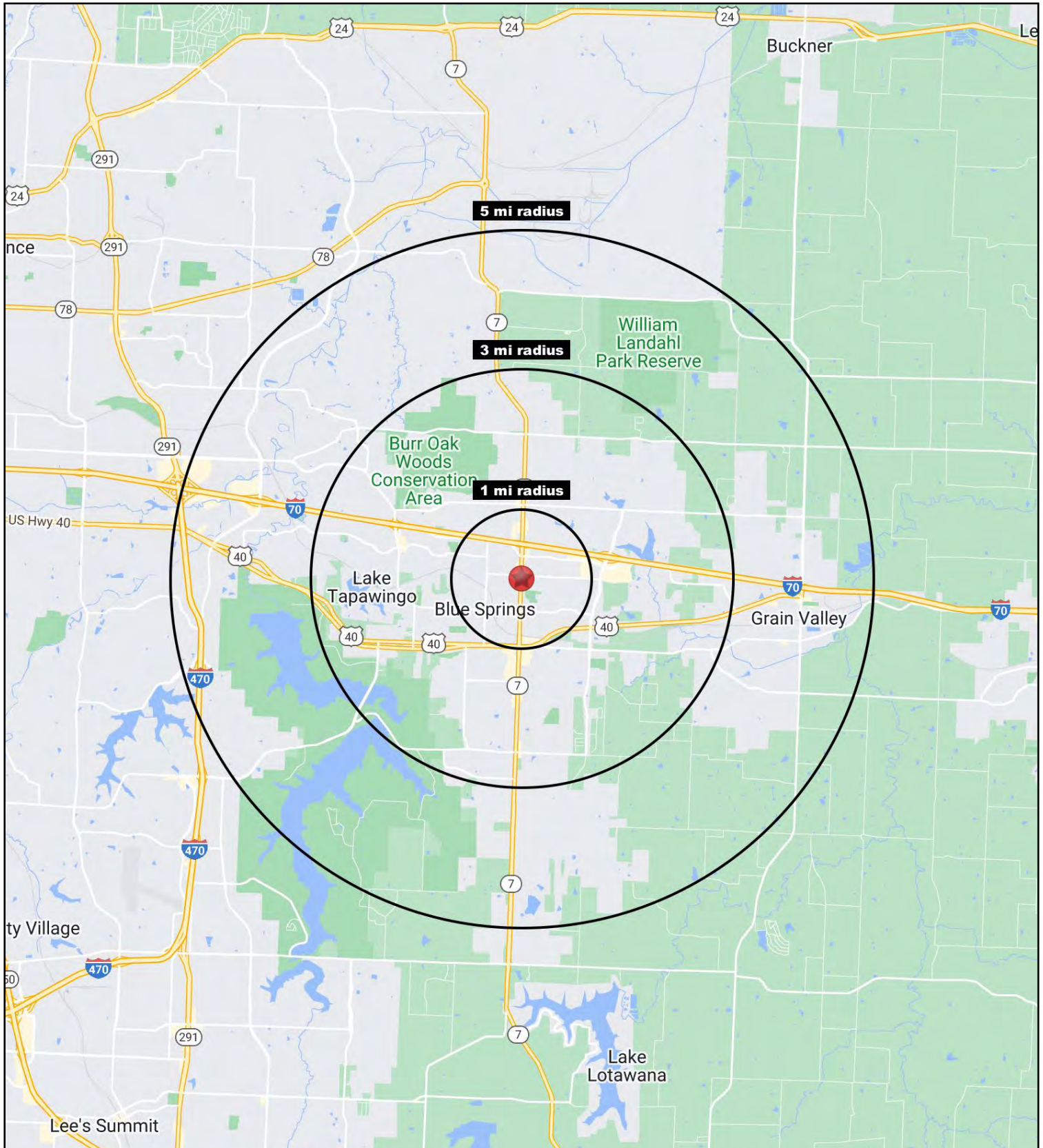
Tempur Sealy International, Inc., together with its subsidiaries, designs, manufactures, markets, and distributes bedding products in the United States and internationally. It provides mattresses, foundations and adjustable foundations, and adjustable bases, as well as other products comprising pillows, mattress covers, sheets, cushions, and various other accessories and comfort products under the TEMPUR, Tempur-Pedic, Sealy, and Stearns & Foster brands. The company sells its products through approximately 650 company-owned stores, e-commerce, and call centers; and third party retailers, including third party distribution, hospitality, and healthcare, as well as offers Cocoon by Sealy branded products through online. It also operates a portfolio of retail brands, including Tempur-Pedic retail stores, Sleep Outfitters, Sleep Solutions Outlet, SOVA, and other retail brands. In addition, the company is involved in licensing its Sealy, Tempur, and Stearns & Foster brands, technology, and trademarks to other manufacturers. Tempur Sealy International, Inc. was founded in 1846 and is based in Lexington, Kentucky.

Sources: <https://www.tempursealyhospitality.com/about-us/> & <https://finance.yahoo.com/quote/TPX/profile?p=TPX>

AERIAL









SLEEP OUTFITTERS INVESTMENT SALE

520 NW 7 Highway, Blue Springs, MO

520 NW 7 Highway Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	9,709	59,683	91,510
2027 Projected Population	9,806	61,742	95,940
2020 Census Population	9,793	59,903	91,067
2010 Census Population	9,444	54,508	79,504
Projected Annual Growth 2022 to 2027	0.2%	0.7%	1.0%
Historical Annual Growth 2010 to 2022	0.2%	0.8%	1.3%
2022 Median Age	39.2	36.6	36.8
Households			
2022 Estimated Households	4,095	22,136	34,138
2027 Projected Households	4,112	22,739	35,539
2020 Census Households	4,123	22,212	33,981
2010 Census Households	3,972	20,269	29,545
Projected Annual Growth 2022 to 2027	-	0.5%	0.8%
Historical Annual Growth 2010 to 2022	0.3%	0.8%	1.3%
Race and Ethnicity			
2022 Estimated White	76.3%	77.3%	78.1%
2022 Estimated Black or African American	10.0%	8.9%	8.3%
2022 Estimated Asian or Pacific Islander	1.7%	1.7%	1.8%
2022 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2022 Estimated Other Races	11.5%	11.7%	11.3%
2022 Estimated Hispanic	7.2%	7.2%	7.0%
Income			
2022 Estimated Average Household Income	\$74,151	\$88,225	\$89,944
2022 Estimated Median Household Income	\$63,713	\$78,437	\$80,686
2022 Estimated Per Capita Income	\$31,333	\$32,749	\$33,595
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.4%	0.9%	1.2%
2022 Estimated Some High School (Grade Level 9 to 11)	5.5%	3.5%	3.5%
2022 Estimated High School Graduate	28.6%	29.0%	28.8%
2022 Estimated Some College	30.4%	25.2%	24.8%
2022 Estimated Associates Degree Only	9.5%	8.4%	8.2%
2022 Estimated Bachelors Degree Only	16.6%	22.1%	22.0%
2022 Estimated Graduate Degree	7.9%	10.8%	11.5%
Business			
2022 Estimated Total Businesses	670	1,758	2,720
2022 Estimated Total Employees	6,210	15,971	32,228
2022 Estimated Employee Population per Business	9.3	9.1	11.8
2022 Estimated Residential Population per Business	14.5	33.9	33.6

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RS1



SLEEP OUTFITTERS INVESTMENT SALE

520 NW 7 Highway, Blue Springs, MO

520 NW 7 Highway Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	9,709	59,683	91,510
2027 Projected Population	9,806	61,742	95,940
2020 Census Population	9,793	59,903	91,067
2010 Census Population	9,444	54,508	79,504
Projected Annual Growth 2022 to 2027	0.2%	0.7%	1.0%
Historical Annual Growth 2010 to 2022	0.2%	0.8%	1.3%
2022 Median Age	39.2	36.6	36.8
Households			
2022 Estimated Households	4,095	22,136	34,138
2027 Projected Households	4,112	22,739	35,539
2020 Census Households	4,123	22,212	33,981
2010 Census Households	3,972	20,269	29,545
Projected Annual Growth 2022 to 2027	-	0.5%	0.8%
Historical Annual Growth 2010 to 2022	0.3%	0.8%	1.3%
Race and Ethnicity			
2022 Estimated White	76.3%	77.3%	78.1%
2022 Estimated Black or African American	10.0%	8.9%	8.3%
2022 Estimated Asian or Pacific Islander	1.7%	1.7%	1.8%
2022 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2022 Estimated Other Races	11.5%	11.7%	11.3%
2022 Estimated Hispanic	7.2%	7.2%	7.0%
Income			
2022 Estimated Average Household Income	\$74,151	\$88,225	\$89,944
2022 Estimated Median Household Income	\$63,713	\$78,437	\$80,686
2022 Estimated Per Capita Income	\$31,333	\$32,749	\$33,595
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.4%	0.9%	1.2%
2022 Estimated Some High School (Grade Level 9 to 11)	5.5%	3.5%	3.5%
2022 Estimated High School Graduate	28.6%	29.0%	28.8%
2022 Estimated Some College	30.4%	25.2%	24.8%
2022 Estimated Associates Degree Only	9.5%	8.4%	8.2%
2022 Estimated Bachelors Degree Only	16.6%	22.1%	22.0%
2022 Estimated Graduate Degree	7.9%	10.8%	11.5%
Business			
2022 Estimated Total Businesses	670	1,758	2,720
2022 Estimated Total Employees	6,210	15,971	32,228
2022 Estimated Employee Population per Business	9.3	9.1	11.8
2022 Estimated Residential Population per Business	14.5	33.9	33.6

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RS1