



# Blue Springs Prepaid Rent Investment Property

520 NW 7 Highway, Blue Springs, Missouri



## SALE PRICE: \$1,350,000 | CAP RATE: 8%

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,130	60,929	92,923
Avg. Household Income	\$79,653	\$114,218	\$118,361

- 3 Year NNN lease starting on the Sale of the Property
- \$108,000 NOI
- Prepaid Rent for the full 3 years at closing
- 2-5 Year options with 2% annual increases
- Tenant to pay taxes and insurance directly



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

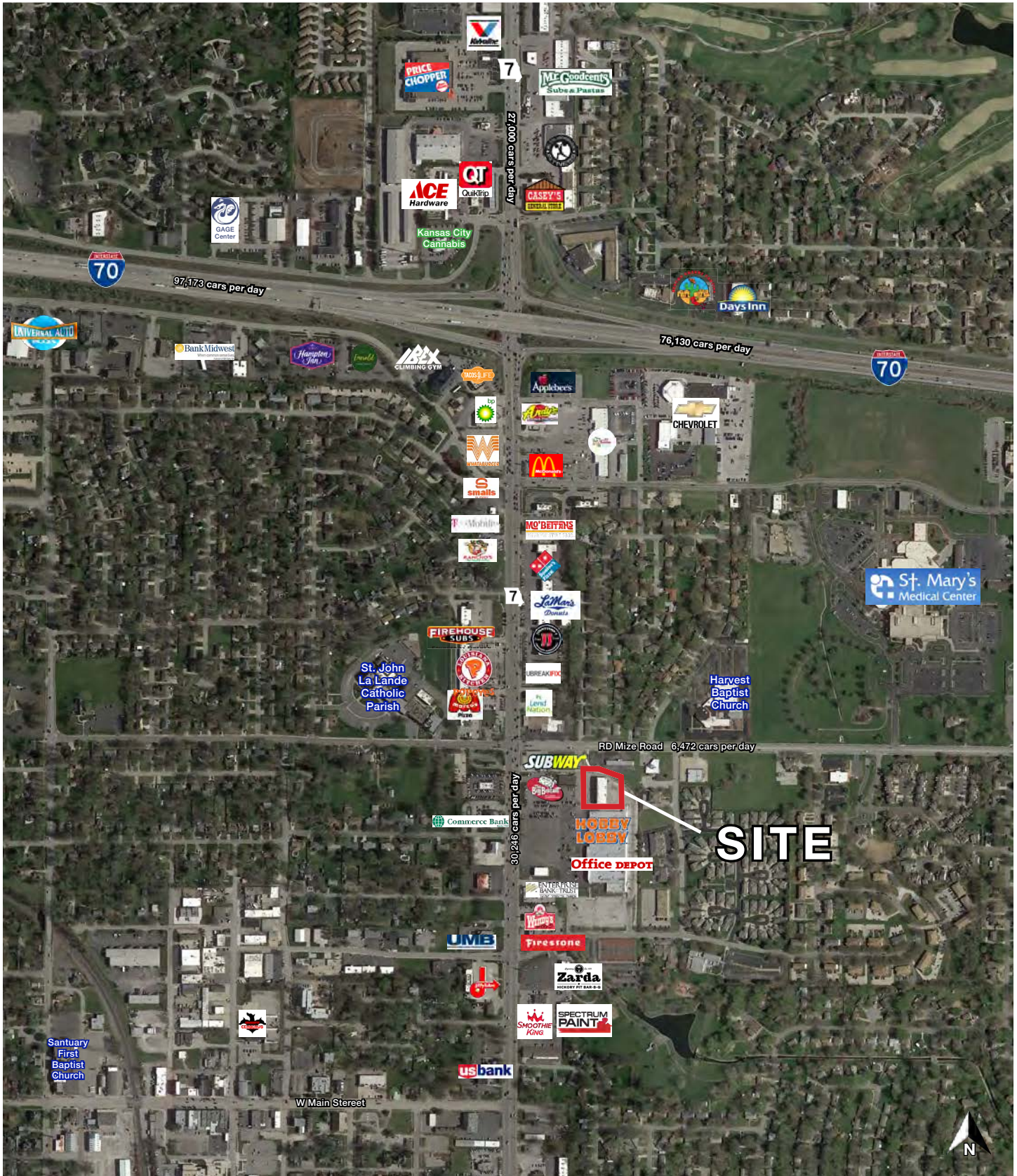
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*Exclusive Agents*



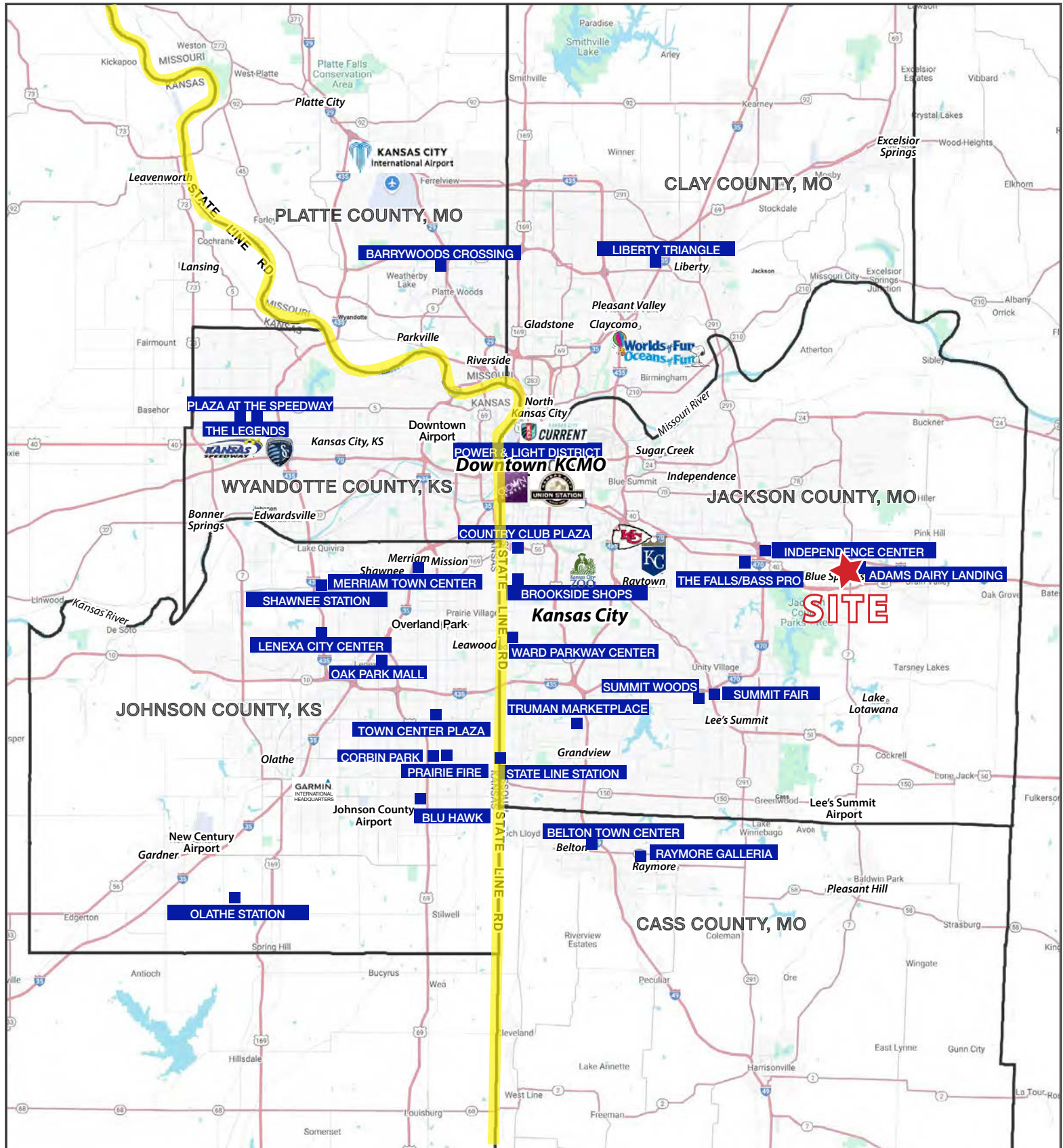
## AERIAL





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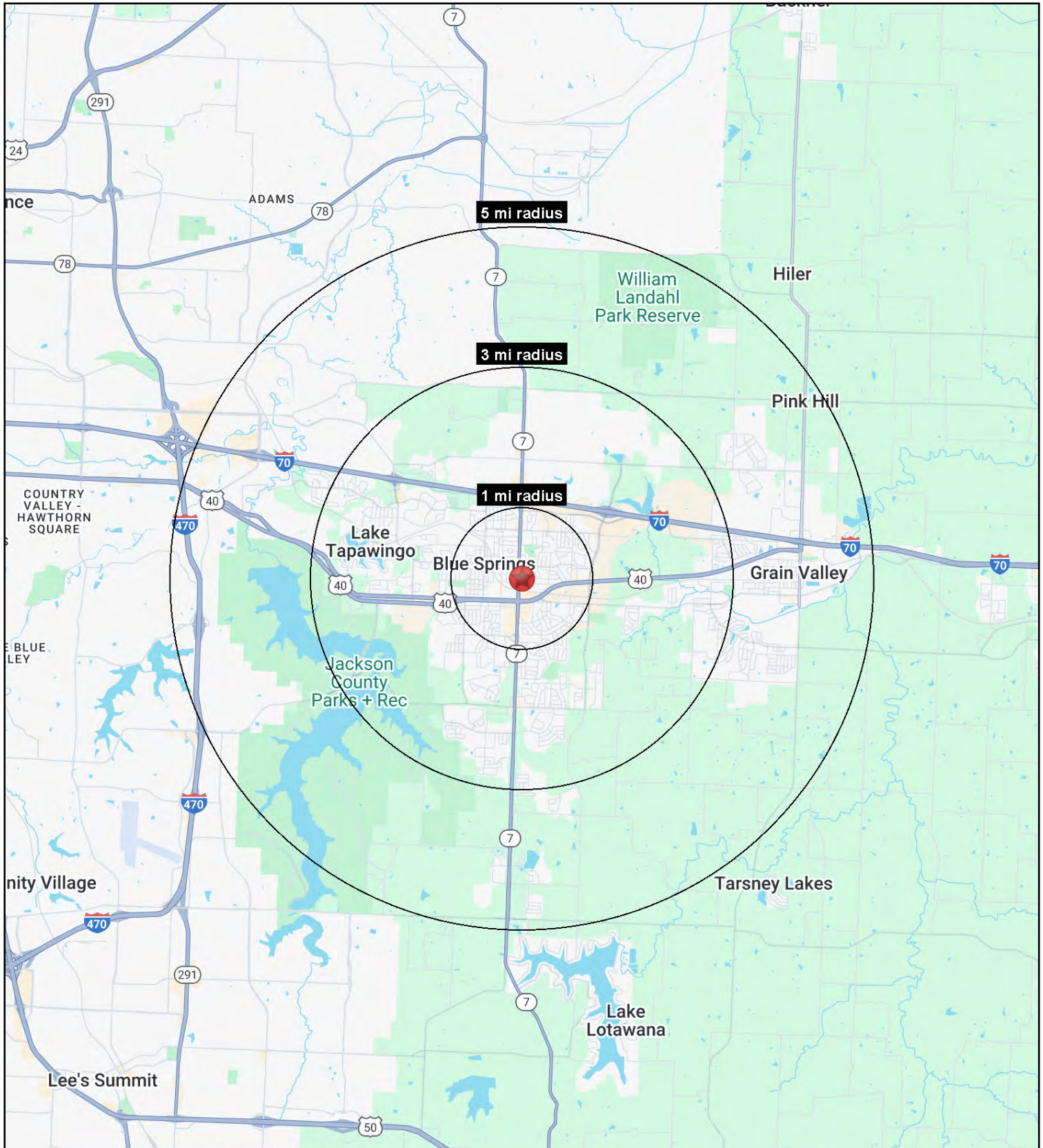
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## 520 NW 7 Highway, Blue Springs, Missouri

520 N. 7 Highway Blue Springs, MO 64014	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	11,130	60,929	92,923
2030 Projected Population	11,533	62,199	96,642
2020 Census Population	11,020	61,995	91,636
2010 Census Population	10,282	56,319	79,716
Projected Annual Growth 2025 to 2030	0.7%	0.4%	0.8%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	1.1%
2025 Median Age	35.4	37.2	37.9
<b>Households</b>			
2025 Estimated Households	4,644	23,180	35,226
2030 Projected Households	4,863	23,889	36,878
2020 Census Households	4,414	22,973	34,211
2010 Census Households	4,129	20,930	29,580
Projected Annual Growth 2025 to 2030	0.9%	0.6%	0.9%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	1.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	77.3%	80.2%	81.2%
2025 Estimated Black or African American	11.1%	9.7%	8.9%
2025 Estimated Asian or Pacific Islander	1.6%	1.5%	1.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2025 Estimated Other Races	9.5%	8.3%	7.9%
2025 Estimated Hispanic	8.8%	7.4%	7.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$79,653	\$114,218	\$118,361
2025 Estimated Median Household Income	\$60,971	\$86,619	\$92,079
2025 Estimated Per Capita Income	\$33,264	\$43,487	\$44,921
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.1%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	5.4%	3.4%	3.0%
2025 Estimated High School Graduate	28.5%	28.1%	28.2%
2025 Estimated Some College	28.0%	24.5%	23.0%
2025 Estimated Associates Degree Only	7.1%	8.2%	8.1%
2025 Estimated Bachelors Degree Only	18.5%	22.8%	23.5%
2025 Estimated Graduate Degree	11.2%	11.8%	12.8%
<b>Business</b>			
2025 Estimated Total Businesses	668	2,014	3,038
2025 Estimated Total Employees	4,942	14,770	28,942
2025 Estimated Employee Population per Business	7.4	7.3	9.5
2025 Estimated Residential Population per Business	16.7	30.3	30.6

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