

610 NW R.D. Mize Road

Blue Springs, Missouri 64014

For Sale

## Blue Springs Redevelopment Opportunity



### Excellent Location

- 3,633± Ground Level SF
- 1.21 ± Acres
- Former 8-Bay Car Wash with Office
- Great Access to Highway 7

### For more information:

Michael R. Block, CPM  
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Christian Wead  
816.412.8472  
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## Building Specifications

Square Feet Available:	3,633± SF
Land Area:	1.21± Acres (52,868 SF)
Bays:	8 (6 self serve, 1 automatic, 1 detail)
Frontage:	292 feet on R.D. Mize Road
Curb cuts:	2
Year Built:	1985
Parcel Number:	36-920-01-44-00-0-00-000
Zoning:	GB, General Business District
Highway Access:	Great access to Highway 7 & I-70
Neighboring Users:	Subway, Starbucks, Wendy's, Popeyes, etc.

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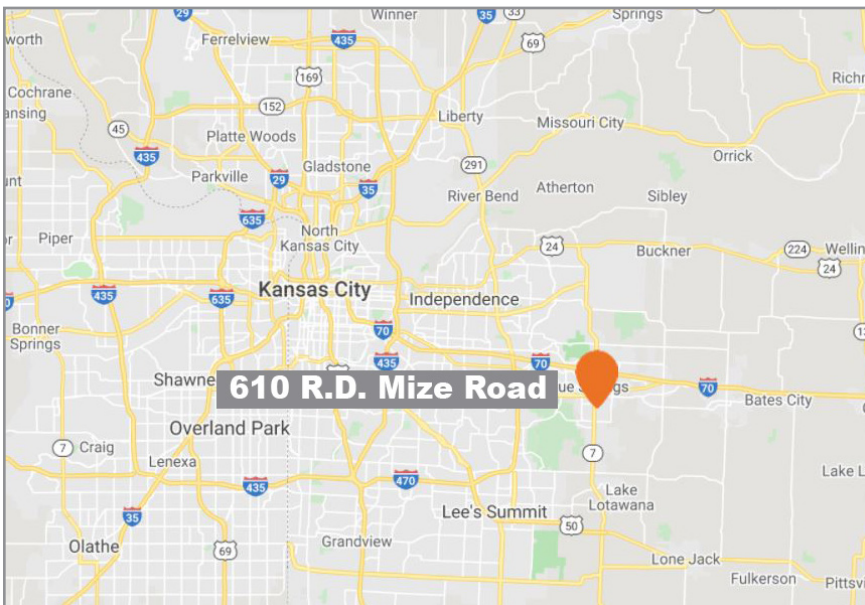
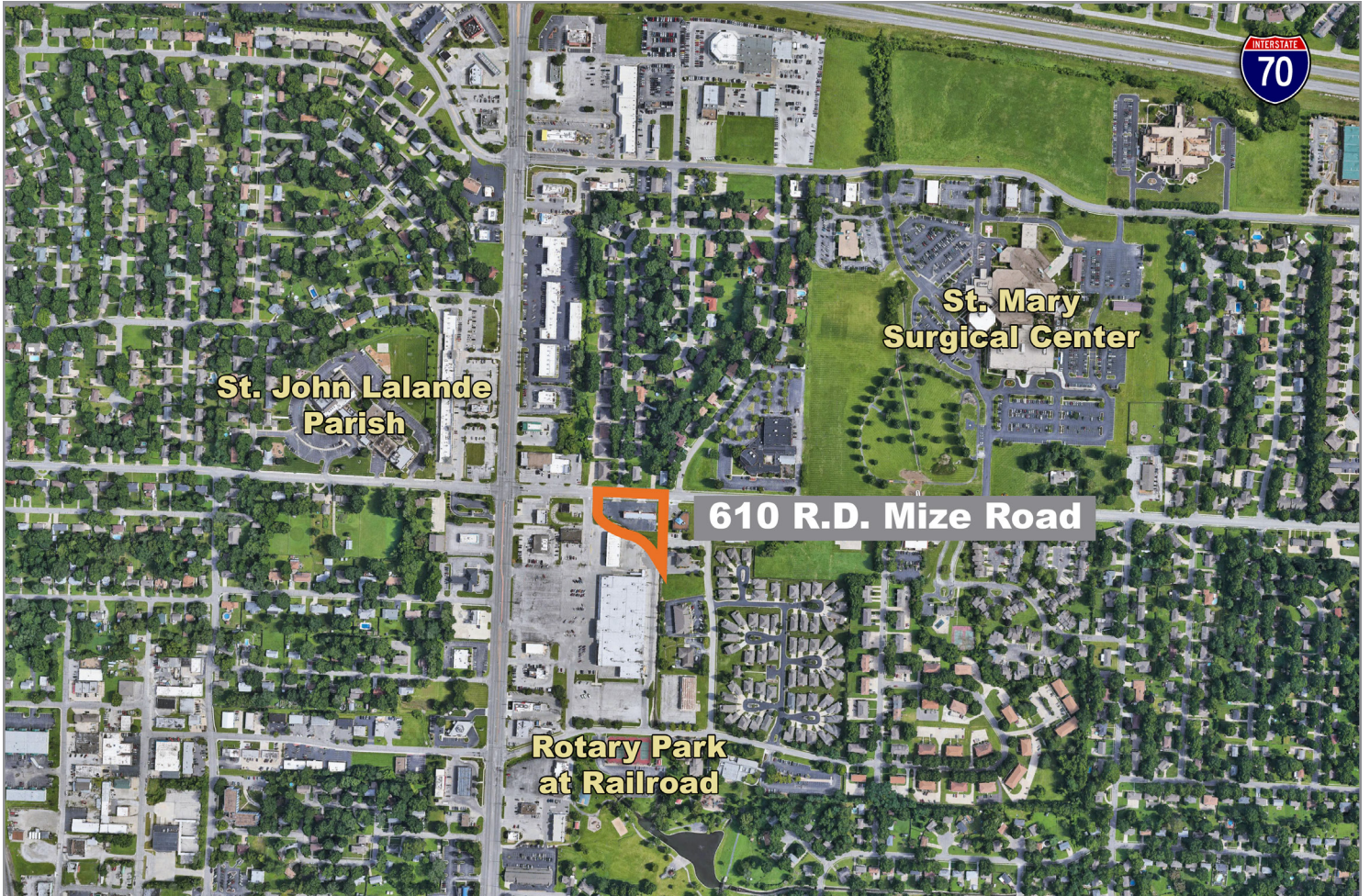
## Demographics

610 NW R D Mize Rd Blue Springs, MO 64014	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	9,414	59,889	90,666
2027 Projected Population	9,527	61,966	95,070
2020 Census Population	9,441	60,204	90,280
2010 Census Population	8,913	54,753	78,799
Projected Annual Growth 2022 to 2027	0.2%	0.7%	1.0%
Historical Annual Growth 2010 to 2022	0.5%	0.8%	1.3%
<b>Households</b>			
2022 Estimated Households	3,956	22,205	33,819
2027 Projected Households	3,979	22,814	35,211
2020 Census Households	3,965	22,314	33,684
2010 Census Households	3,741	20,354	29,281
Projected Annual Growth 2022 to 2027	0.1%	0.5%	0.8%
Historical Annual Growth 2010 to 2022	0.5%	0.8%	1.3%
<b>Age</b>			
2022 Est. Population Under 10 Years	13.4%	13.6%	13.6%
2022 Est. Population 10 to 19 Years	12.5%	14.4%	14.0%
2022 Est. Population 20 to 29 Years	13.1%	12.2%	12.3%
2022 Est. Population 30 to 44 Years	18.8%	19.4%	19.7%
2022 Est. Population 45 to 59 Years	17.4%	18.4%	18.3%
2022 Est. Population 60 to 74 Years	17.1%	15.9%	15.9%
2022 Est. Population 75 Years or Over	7.7%	6.1%	6.3%
2022 Est. Median Age	38.0	36.6	36.8
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	48.5%	49.1%	49.2%
2022 Est. Female Population	51.5%	50.9%	50.8%
2022 Est. Never Married	28.2%	24.9%	23.9%
2022 Est. Now Married	44.2%	56.1%	56.4%
2022 Est. Separated or Divorced	21.5%	14.7%	14.8%
2022 Est. Widowed	6.1%	4.2%	4.9%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	2.9%	4.7%	5.3%
2022 Est. HH Income \$150,000 to \$199,999	4.3%	8.3%	8.4%
2022 Est. HH Income \$100,000 to \$149,999	14.1%	20.6%	20.6%
2022 Est. HH Income \$75,000 to \$99,999	16.2%	16.1%	16.5%
2022 Est. HH Income \$50,000 to \$74,999	24.0%	22.8%	21.8%
2022 Est. HH Income \$35,000 to \$49,999	12.4%	11.7%	11.5%
2022 Est. HH Income \$25,000 to \$34,999	11.5%	7.0%	6.3%
2022 Est. HH Income \$15,000 to \$24,999	8.9%	5.2%	5.2%
2022 Est. HH Income Under \$15,000	5.7%	3.7%	4.4%
2022 Est. Average Household Income	\$70,720	\$88,237	\$89,552
2022 Est. Median Household Income	\$61,691	\$78,406	\$80,564
2022 Est. Per Capita Income	\$29,773	\$32,743	\$33,446
2022 Est. Total Businesses	658	1,773	2,698
2022 Est. Total Employees	6,287	16,027	32,007

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