

## FUTURE OUTPARCEL

I-70 & ADAMS DAIRY PARKWAY | BLUE SPRINGS, MO

### PROPERTY DETAILS

- ADAMS DAIRY LANDING PADSITE
- NEW CONSTRUCTION
- APPROXIMATELY 2,900+/- SF ENDCAP
- ANTICIPATED DELIVERY 2024



A DEVELOPMENT BY  
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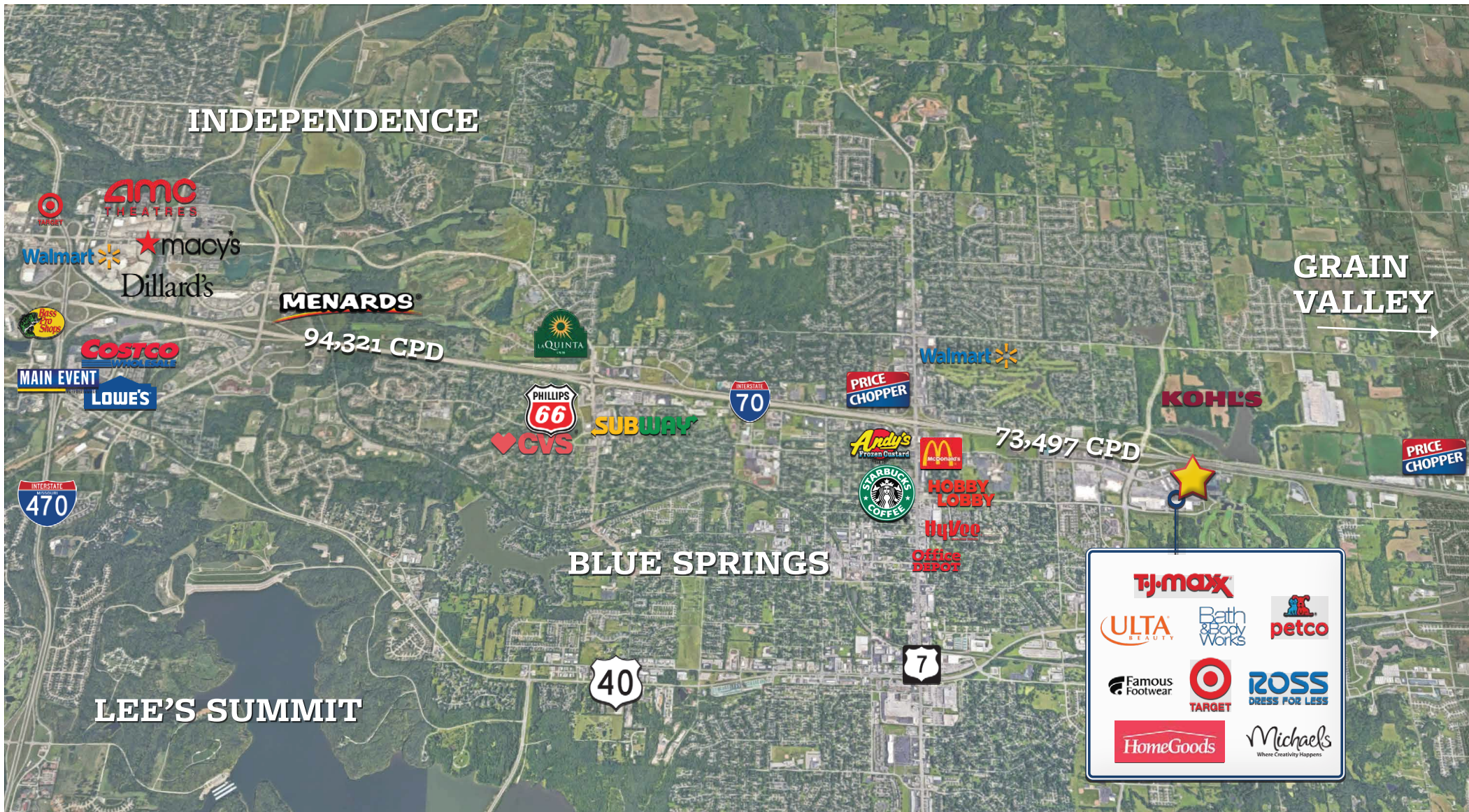
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Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Listing(s) information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.



## MAP



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## SITE PLAN

### TENANTS

America's Best  
Arby's  
Aspen Dental  
AT&T  
Barnes & Noble  
Bath & Body Works  
Blue Springs Dentistry  
Boot Barn  
Burger King  
CareNow  
CATO  
ChickFilA  
Chipotle  
Crowley Furniture  
David's Bridal  
Dollar Tree  
Famous Footwear  
Five Below  
Five Guys  
Hallmark  
HomeGoods  
IHOP  
Jersey Mike's  
Kohls  
Mattress Firm  
Michaels  
MOD  
MyKid's Dentist  
Nothing Bundt Cake  
Old Navy  
Olive Garden  
PetCo  
Raising Canes  
Ross For Less  
Sally Beauty  
Sleep Number  
Target  
TJ Maxx  
Ulta Beauty  
Verizon



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## PAD SITE PLAN



### DEVELOPMENT SUMMARY

ZONING: GB GENERAL BUSINESS  
 BUILDING SIZE: 4900 GSF  
 PARKING: 53 PROVIDED

#### PARKING REQUIREMENTS

RETAIL / 1:200 GSF  
 RESTAURANT QSR / 1:200 GSF + 8 STACKS  
 RESTAURANT GENERAL / :150 GSF

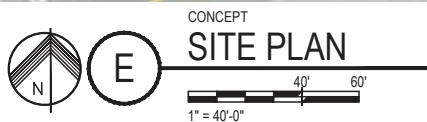
1221 NE CORONADO

BLUE SPRINGS, MO

03.23.23 / CONCEPT SITE PLAN

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## DEMOGRAPHICS

### TRADE AREA

Adams Dairy Landing is located at the intersection of I-70 & Adams Dairy Parkway. This 552,000 SF, Target-anchored, established regional power center is serving Blue Springs and the eastern part of Kansas City, MO including Independence, MO and the surrounding communities of Grain Valley, Oak Grove and Odessa.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 POPULATION	5,633	60,027	82,742
GROWTH 2022-2027	3.44%	3.12%	3.41%
AVG HOUSEHOLD INCOME	\$80,731	\$89,917	\$94,917
AVERAGE AGE	36.5	37.5	38.1

SOURCE: CO-STAR

### KEY DATA POINTS

Walmart – 2.4 million visitors (March 2022-March 2023)

Target – 1.5 million visitors (March 2022-March 2023)

#1 TJ Maxx in a 50-mile radius

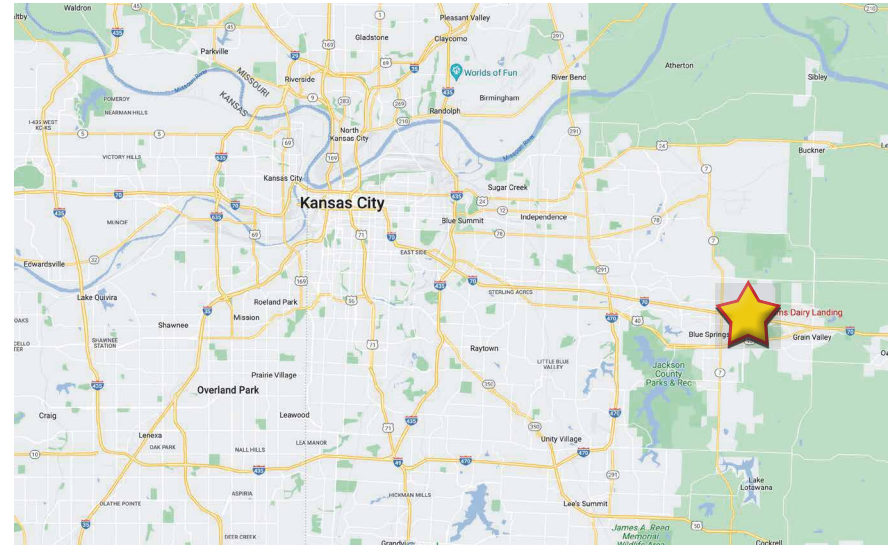
#2 Chipotle in a 15-mile radius

#1 Jersey Mike's in a 15-mile radius

#1 Arby's in a 15-mile radius

#1 Burger King in a 15-mile radius

(Data provided by Placer Labs, Inc.)



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