

**FUTURE  
OUTPARCEL**



A DEVELOPMENT BY

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Retail Real Estate

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# PROPERTY HIGHLIGHTS

## I-70 & ADAMS DAIRY PARKWAY / BLUE SPRINGS

1221 NE Coronado, Blue Springs, MO 64014

### LOCATION

1221 NE Coronado, Blue Springs, MO 64014

### AVAILABLE

Pad Site at Adams Dairy Landing  
Approximately **±3,420 SF** Endcap Drive-Thru

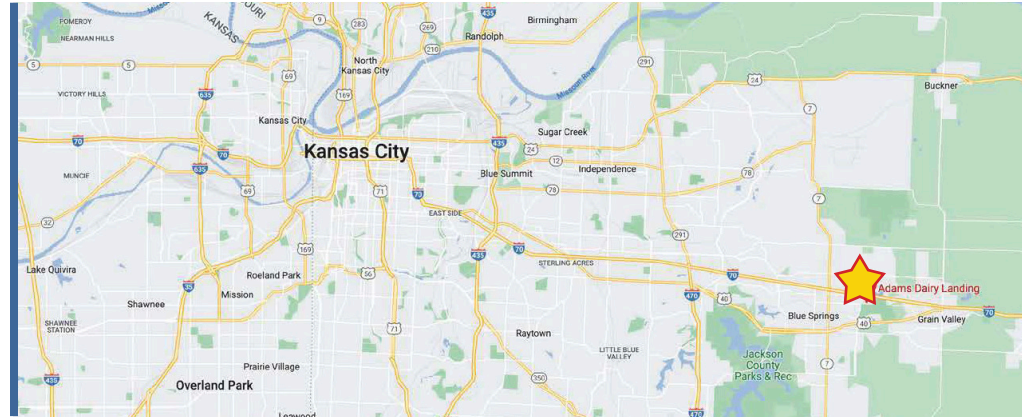
### ANTICIPATED DELIVERY

2024

### 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.



### 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 HH Income	\$80,731	\$89,917	\$94,917
Average Age	36.5	37.5	38.1

SOURCE: CO-STAR

### 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.

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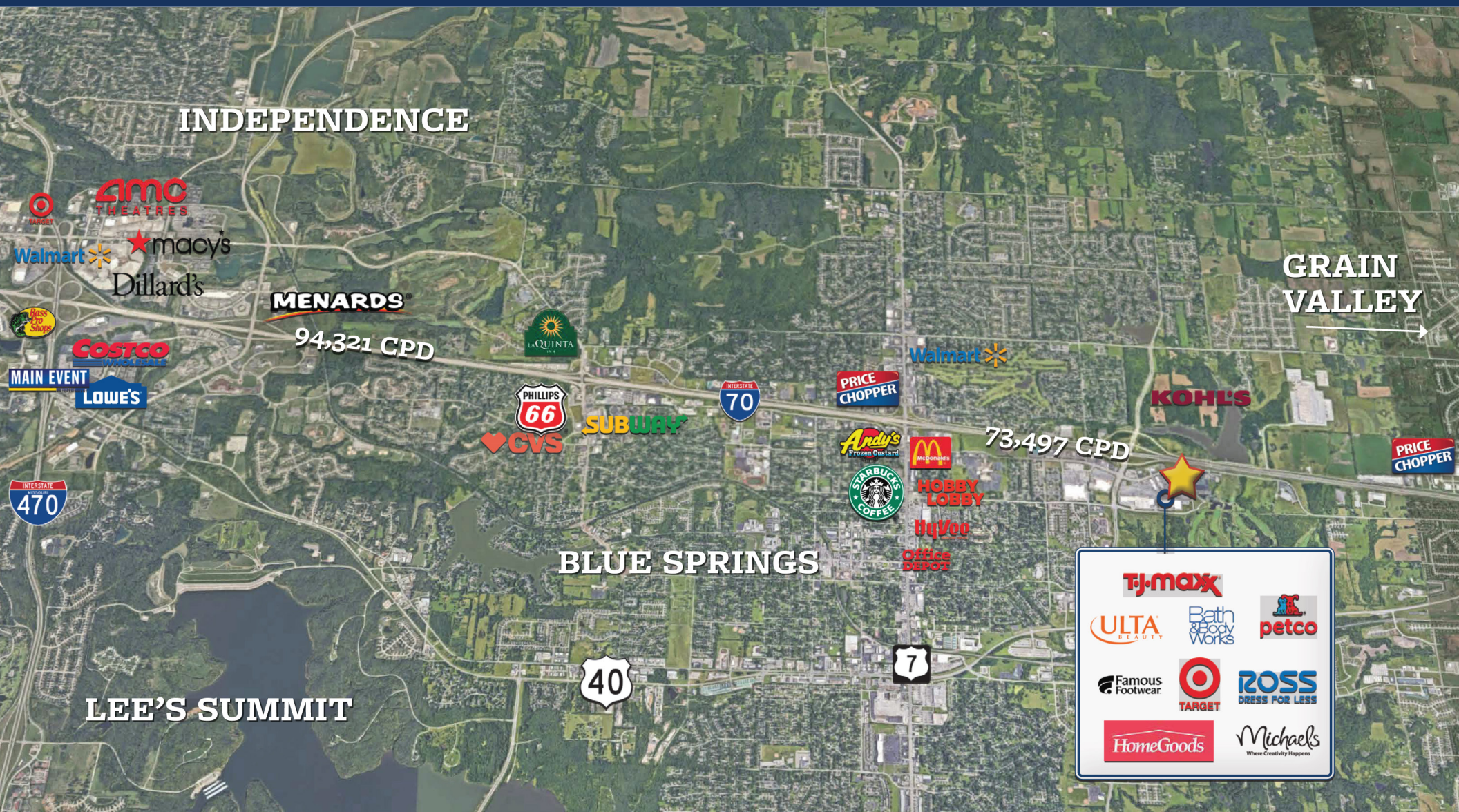
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WIDE  
AERIAL

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# SITE PLAN

## I-70 & ADAMS DAIRY PARKWAY / BLUE SPRINGS

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### TENANTS

America's Best  
Arby's  
Aspen Dental  
AT&T  
Barnes & Noble  
Bath & Body Works  
Blue Springs Dentistry  
Boot Barn  
Burger King  
CareNow  
CATO  
Chick-fil-A  
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 Cane's  
Ross For Less  
Sally Beauty  
Sleep Number  
Target  
TJ Maxx  
Ulta Beauty  
Verizon



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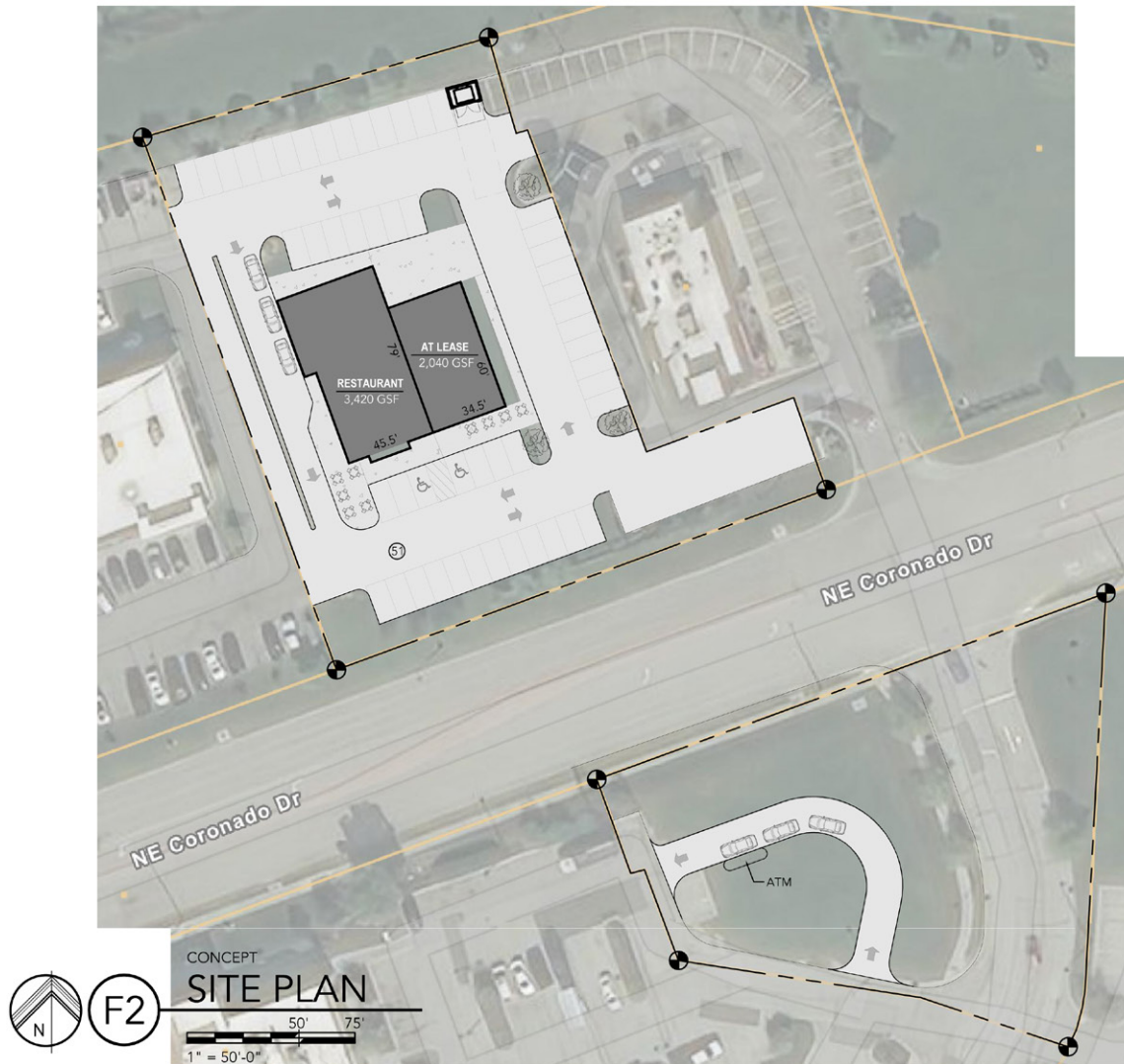
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# PAD SITE PLAN

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### DEVELOPMENT SUMMARY

ZONING: GB GENERAL BUSINESS  
BUILDING SIZE: 5460 GSF  
PARKING: 51 PROVIDED (37 REQ'D)

#### PARKING REQUIREMENTS

RETAIL / 1:200 GSF  
RESTAURANT QSR / 1:200 GSF + 8 STACKS  
RESTAURANT GENERAL / :150 GSF  
BANK / 1:200 GSF +3 STACKS (ATM) OR +4  
STACKS (TELLER)

1221 NE CORONADO

BLUE SPRINGS, MO

09.05.23 / CONCEPT SITE PLAN

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