

# MULTI-TENANT PAD SITE WITH DRIVE-THRU

1221 NE Coronado Drive, Blue Springs, MO 64014



A DEVELOPMENT BY

**Thomas English**

Retail Real Estate

ShawverGroup.com

**Joanna B. Shawver**  
joanna@shawvergroup.com  
816.213.9578

**Kyle Wadlow**  
kyle@shawvergroup.com  
816.694.5185

# PROPERTY HIGHLIGHTS

## MULTI-TENANT PAD SITE WITH DRIVE-THRU

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### LOCATION

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### AVAILABLE

**±5,500 SF** Future Pad Site Building at Adams Dairy Landing

**±3,420 SF** Endcap with Drive-Thru Option, Divisible

**±2,050 SF** Space

### RATES

Available Upon Request

### KEY DATA POINTS

- Walmart - 2.3 million visitors
- Target - 1.2 million visitors
- #1 Arby's in a 15-mile radius
- #1 Burger King in a 15-mile radius
- #1 Jersey Mike's in a 15-mile radius
- #1 Home Depot in a 15-mile radius
- #2 Chipotle in a 15-mile radius

Data provided by Placer Labs, Inc. March 2023-February 2024



### PROPERTY HIGHLIGHTS

- ±3,420 SF New construction endcap with option for a drive-thru, divisible
- ±2,050 SF New construction space
- Excellent visibility along I-70 in this Target-anchored, established power center serving Blue Springs and the surrounding area
- Some neighboring tenants include Five Below, ULTA, Old Navy, Kohl's, T.J.Maxx, HomeGoods, Arby's, Raising Cane's and Chipotle
- Anticipated delivery Q3 2025

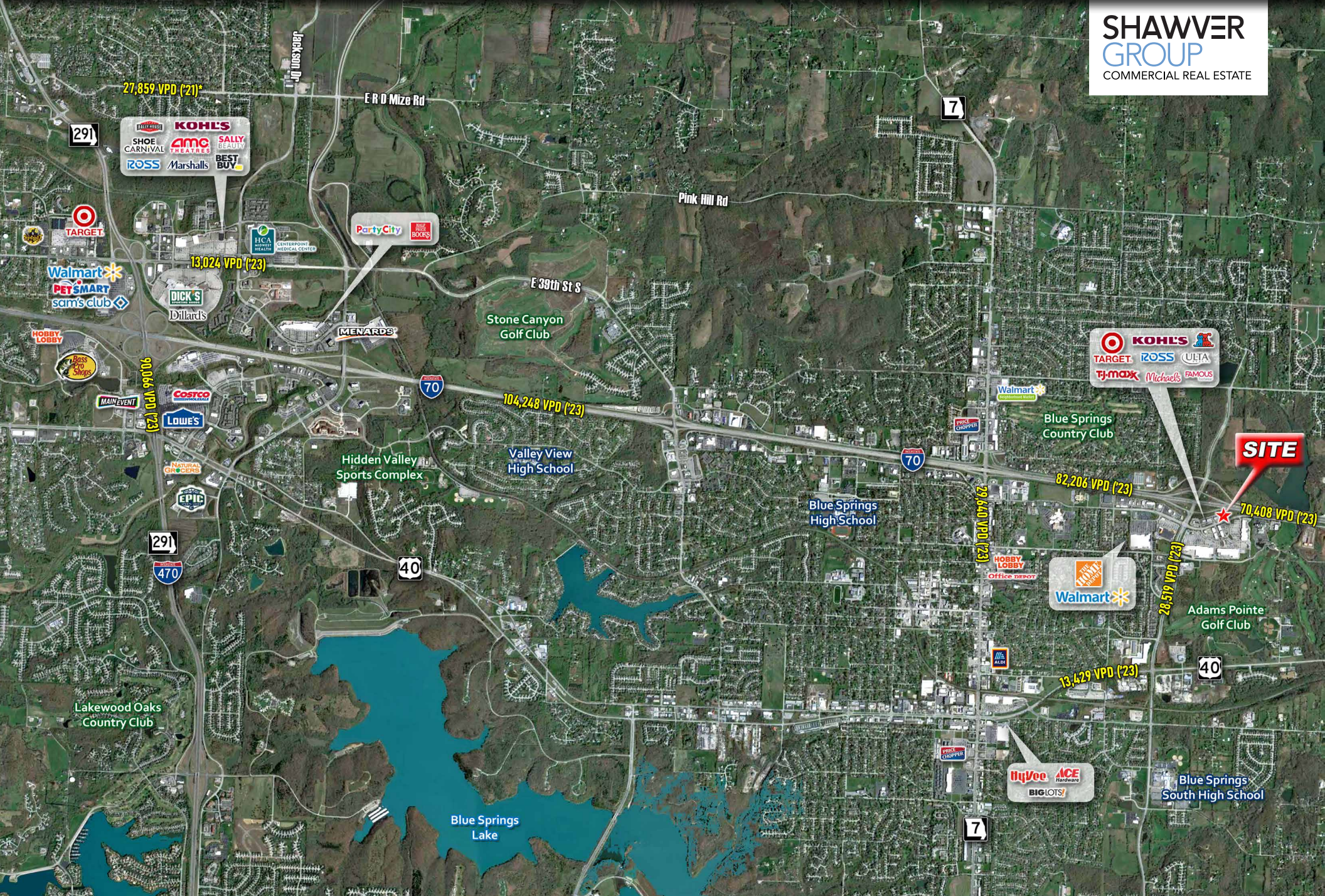
WIDE  
AERIAL

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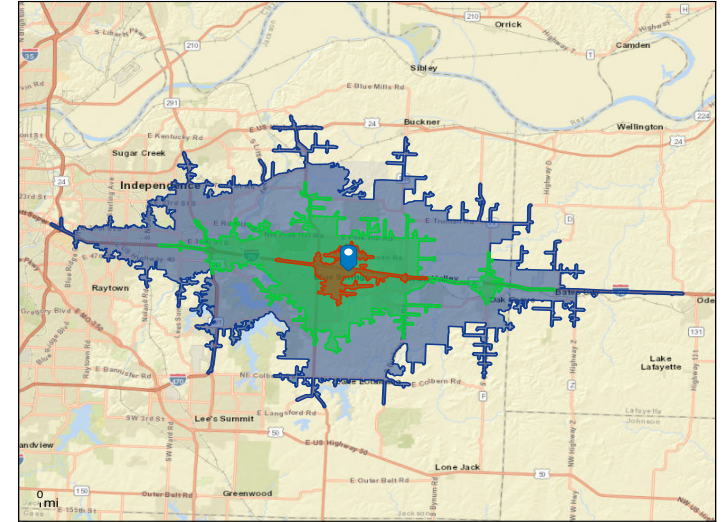
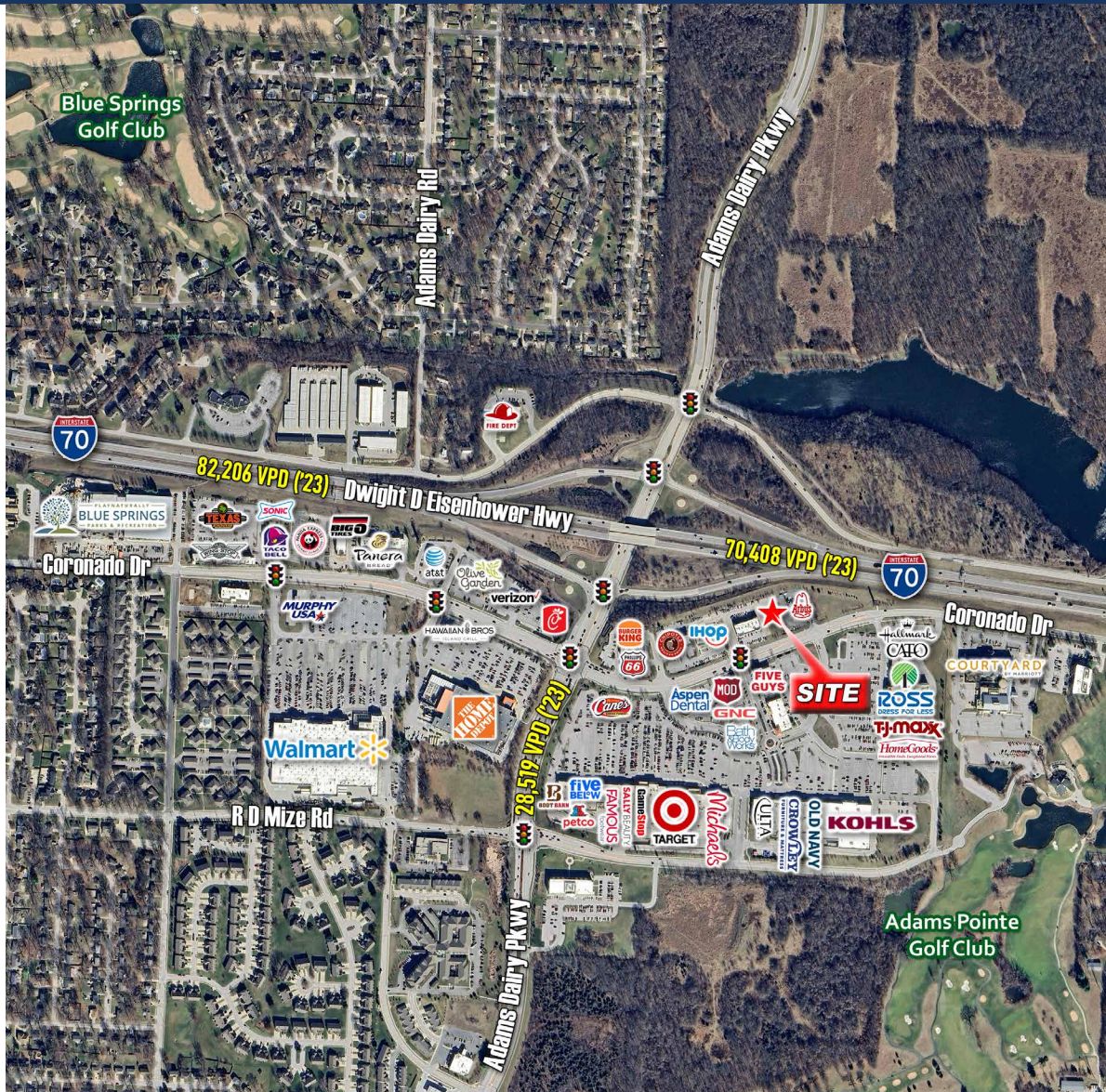
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# SITE AERIAL & DEMOS

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## DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	10,868	76,256	158,735
Households	4,238	28,885	62,504
AVG HH Income	\$97,495	\$101,301	\$100,249
Median Age	36.0	39.7	39.6

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# SITE PLAN

## MULTI-TENANT PAD SITE WITH DRIVE-THRU

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### TENANTS

- America's Best
- Arby's
- Aspen Dental
- AT&T
- Barnes & Noble
- Bath & Body Works
- Blue Springs Dentist
- 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 Canes
- Ross For Less
- Sally Beauty
- Sleep Number
- Target
- TJ Maxx
- Ulta Beauty
- Verizon



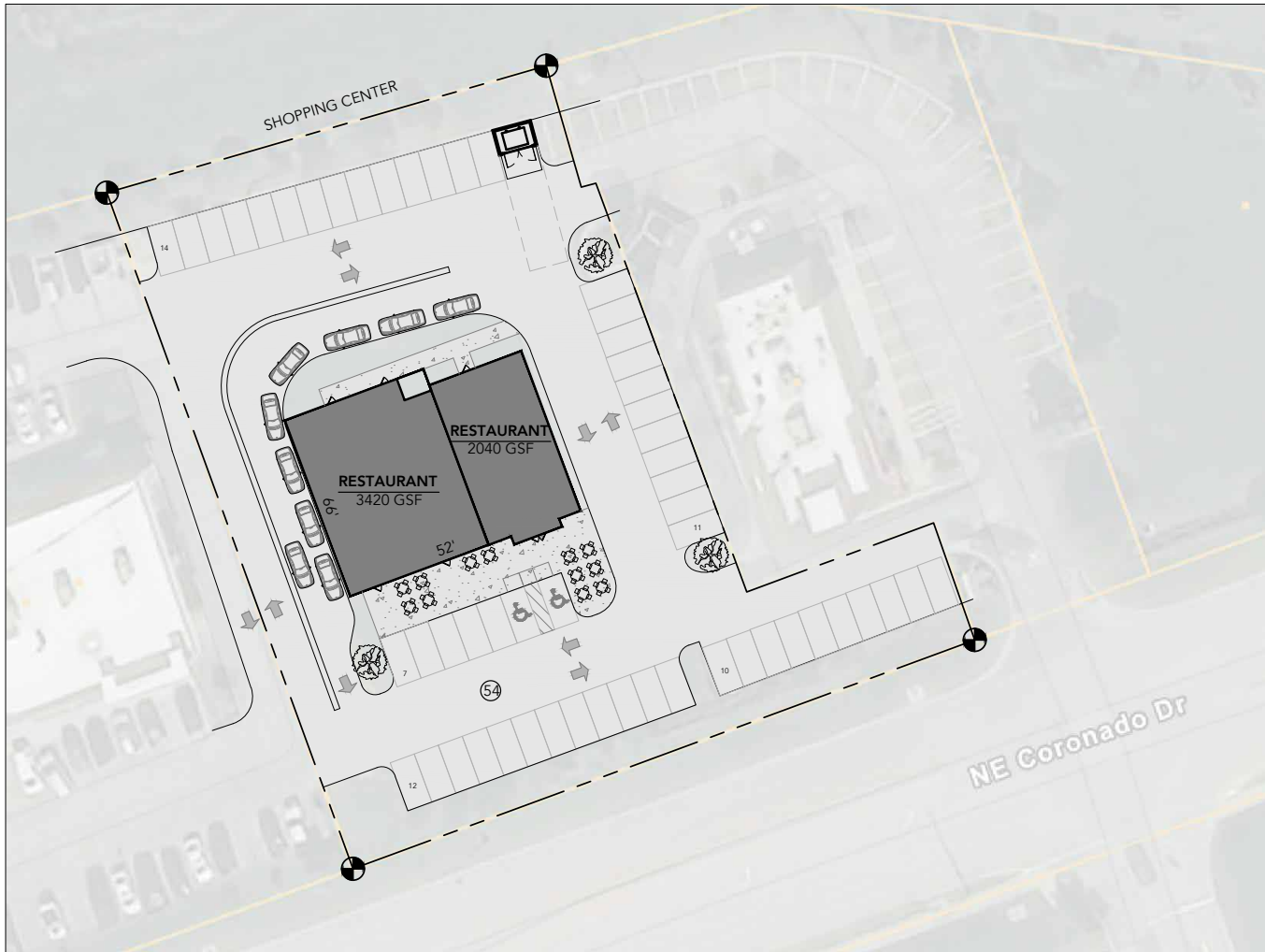
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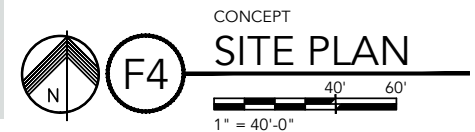


### DEVELOPMENT SUMMARY

ZONING: GB GENERAL BUSINESS  
BUILDING SIZE: 5460 GSF  
PARKING: 54 PROVIDED (37 REQ'D)

### PARKING REQUIREMENTS

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

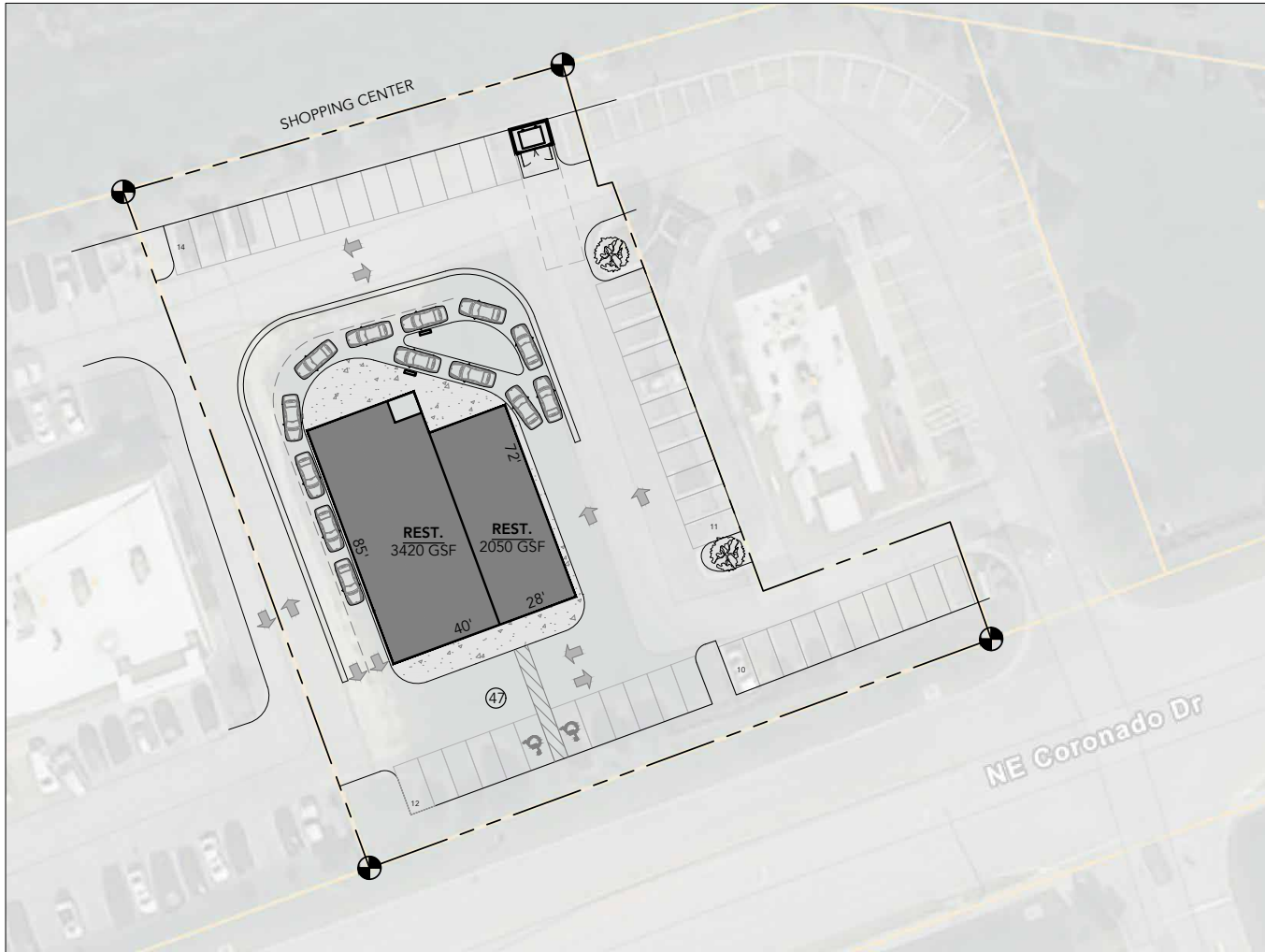


1221 NE CORONADO | BLUE SPRINGS, MO

03.18.24 | CONCEPT SITE PLAN

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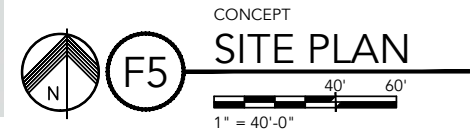


**DEVELOPMENT SUMMARY**

ZONING: GB GENERAL BUSINESS  
BUILDING SIZE: 5500 GSF  
PARKING: 47 PROVIDED

**PARKING REQUIREMENTS**

RESTAURANT QSR / 1:75 GSF CUSTOMER  
AREA+ 8 STACKS  
RESTAURANT GENERAL / 1:150 GSF



CONCEPT  
**SITE PLAN**

1221 NE CORONADO | BLUE SPRINGS, MO

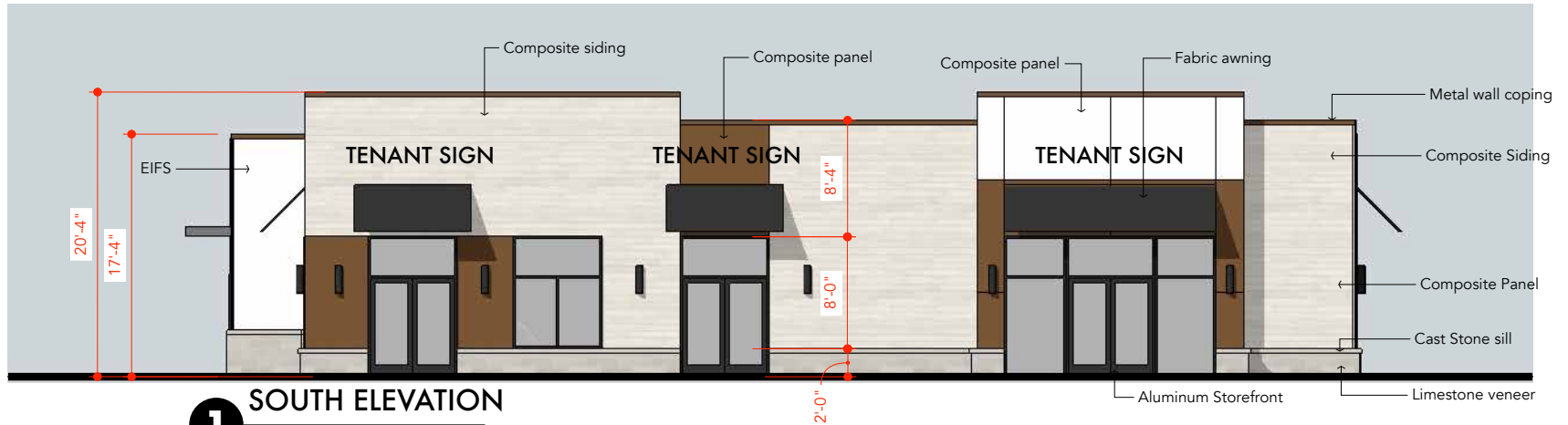
03.18.24 | CONCEPT SITE PLAN

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**2** NORTH ELEVATION  
Scale: 1/8" = 1'-0"



**1** SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

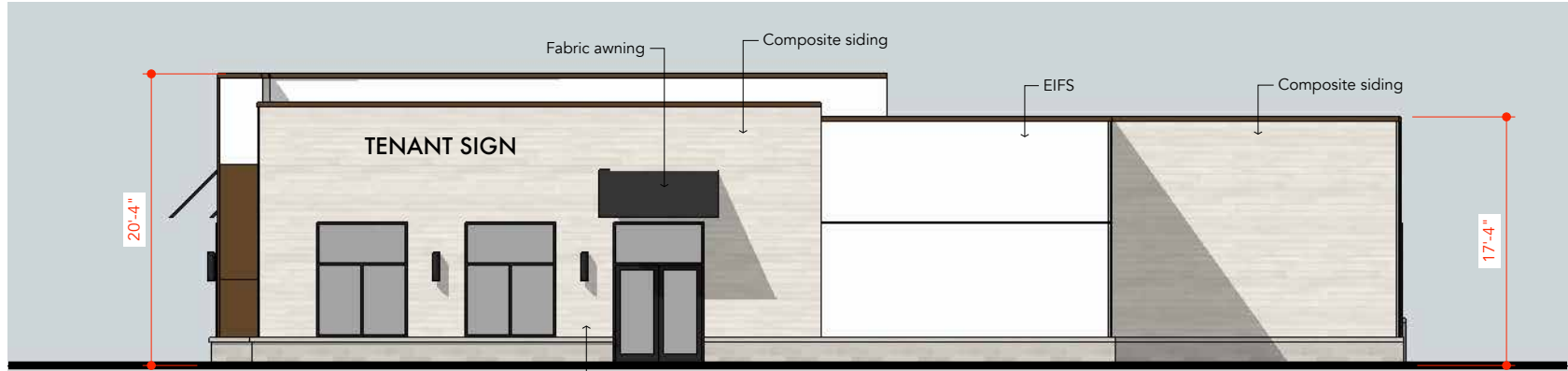
BLUE SPRINGS RETAIL | 1221 NE Coronado, Blue Springs MO

12.22.2023 | CONCEPT DESIGN

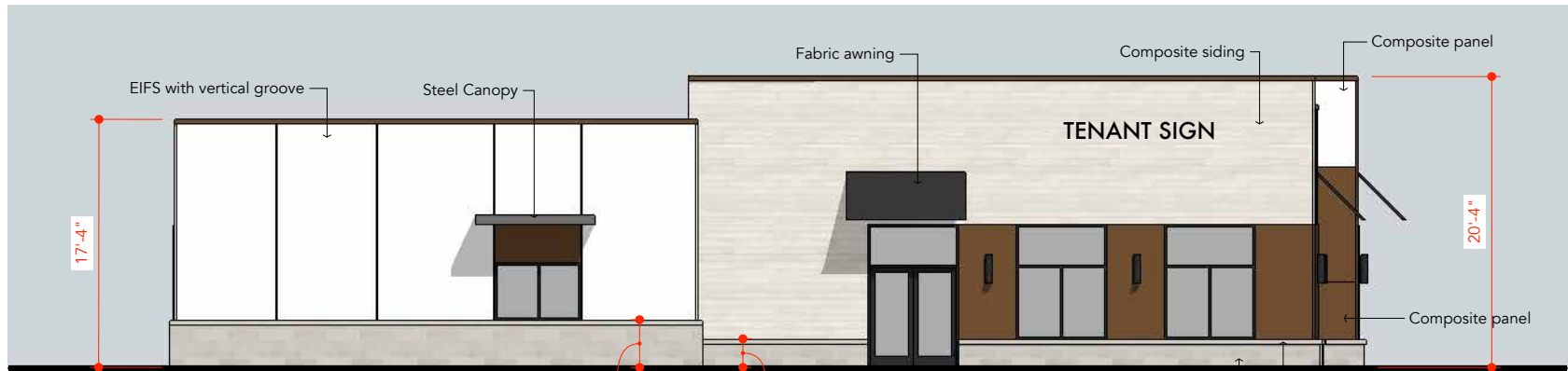


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**4** EAST ELEVATION  
Scale: 1/8" = 1'-0"



**3** WEST ELEVATION  
Scale: 1/8" = 1'-0"

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12.22.2023 | CONCEPT DESIGN