

QSR PAD SITE WITH DRIVE-THRU

1221 NE Coronado Drive, Blue Springs, MO 64014



A DEVELOPMENT BY
Thomas English
Retail Real Estate

ShawverGroup.com

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PROPERTY HIGHLIGHTS

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LOCATION

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AVAILABLE

±3,450 SF Future Pad Site Building at Adams Dairy Landing

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

- ±3,450 SF New construction space with option for a drive-thru
- 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

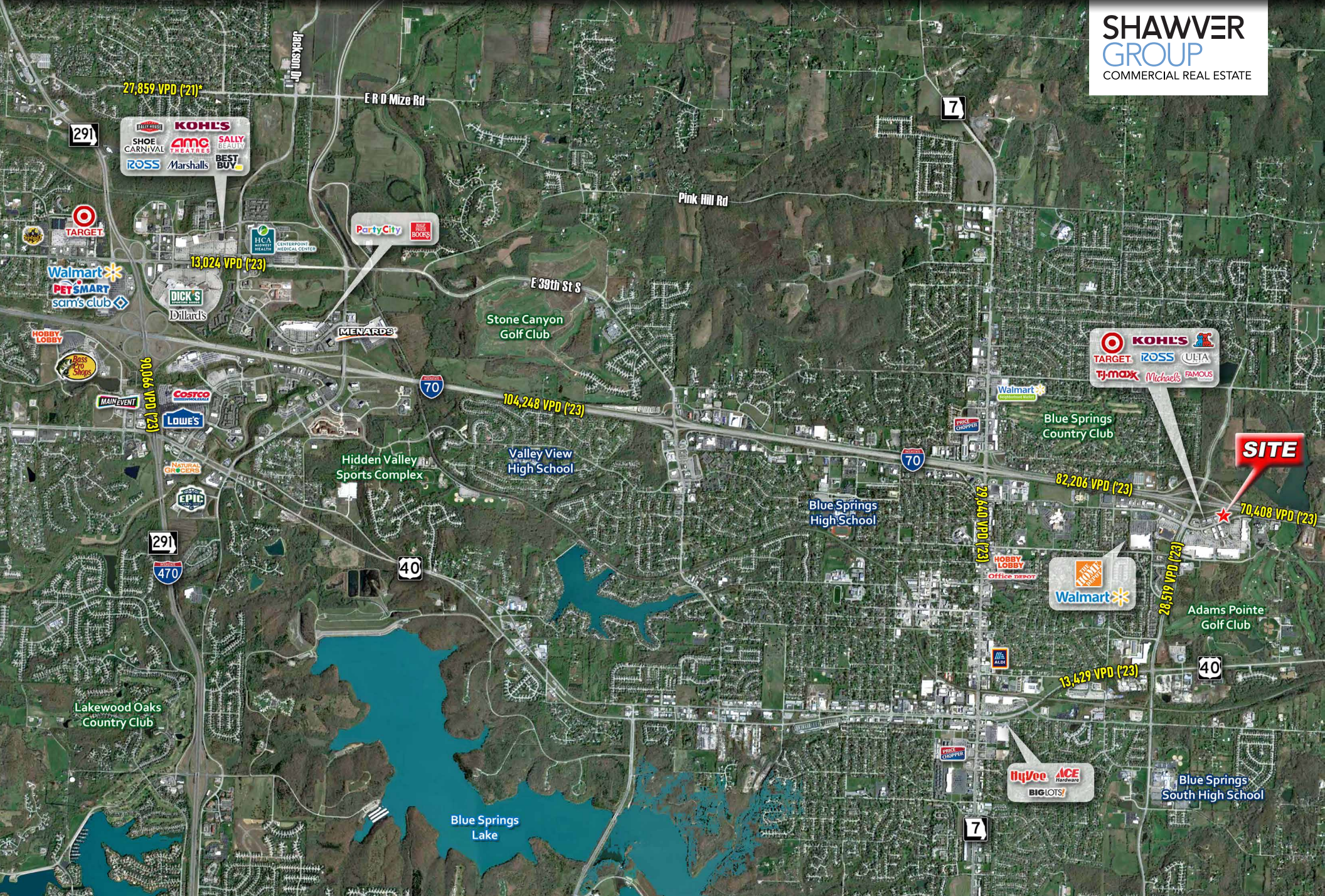
WIDE
AERIAL

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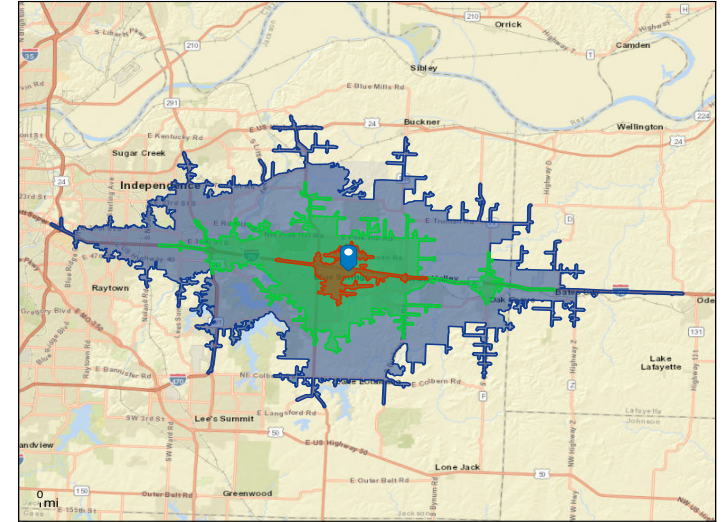
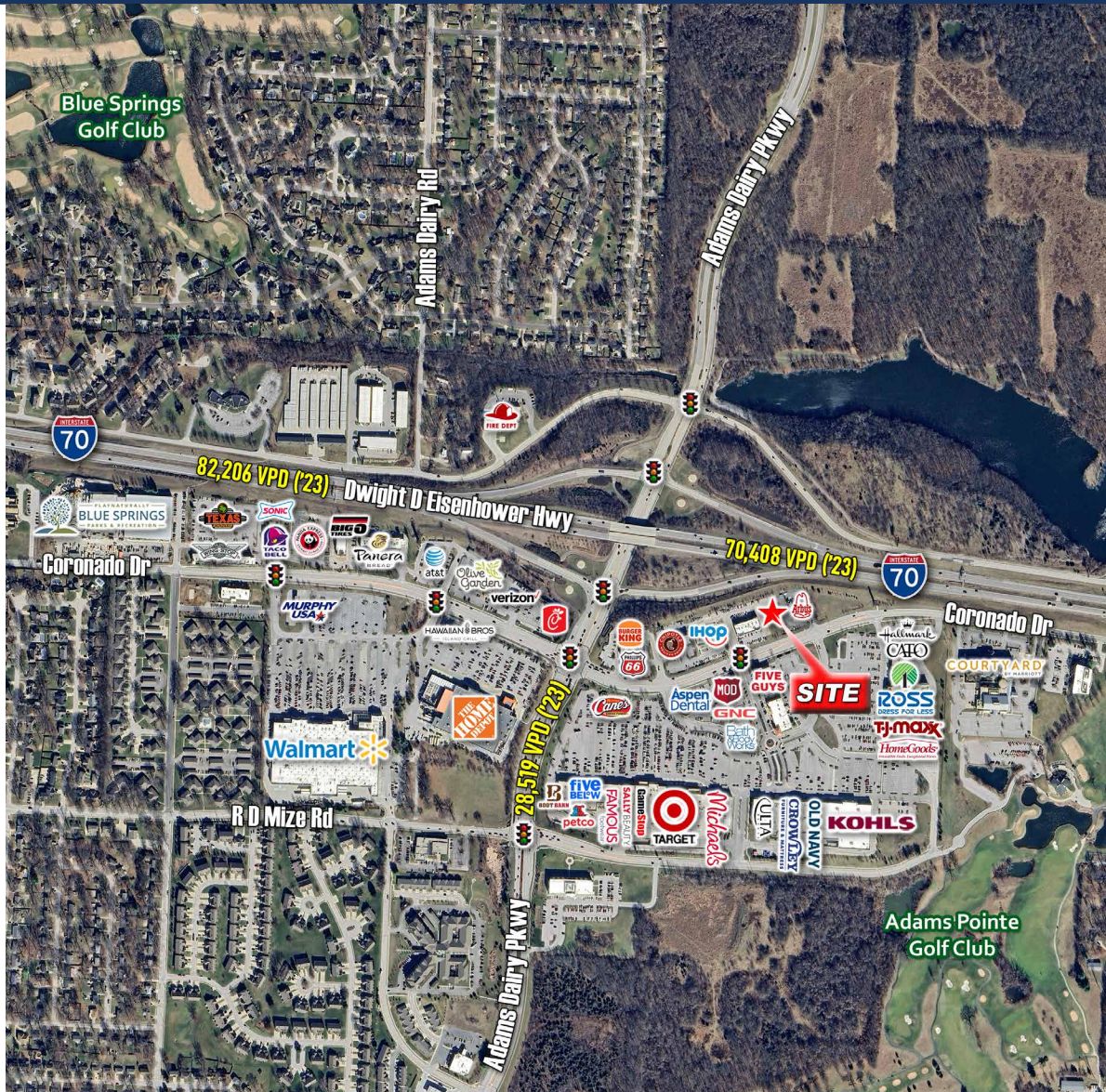
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SITE AERIAL & DEMOS

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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

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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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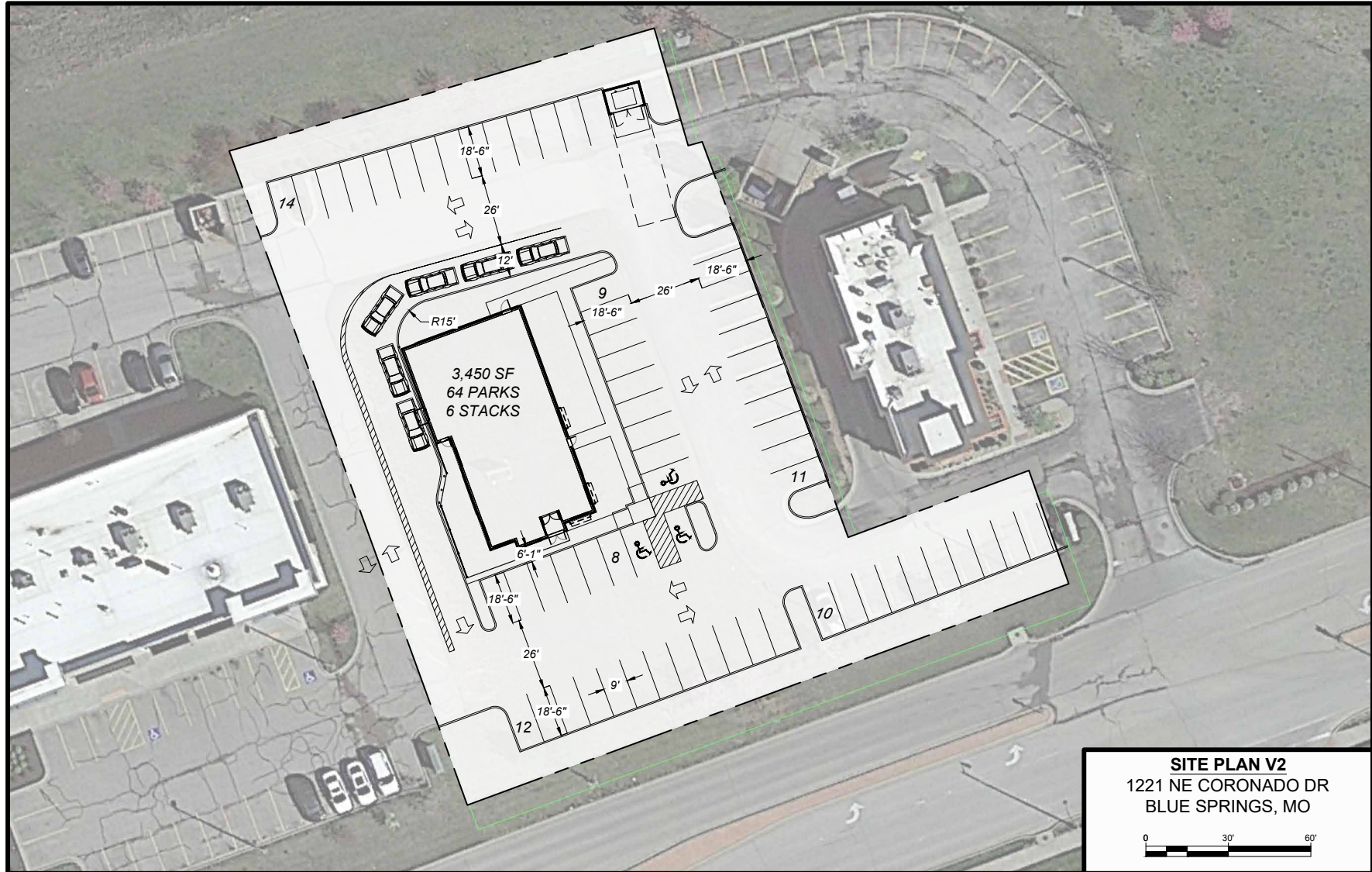
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PAD SITE PLAN

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