

ADAMS DAIRY LANDING PAD SITE
Lot 5B (Pad 3) NE Coronado Drive, Blue Springs, MO 64014



ShawverGroup.com

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PROPERTY HIGHLIGHTS

ADAMS DAIRY LANDING PAD SITE

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LOCATION

Lot 5B (Pad 3) NE Coronado Drive
Blue Springs, MO 64014

AVAILABLE

±0.65 AC Pad Site Lot at Adams Dairy Landing

SALE PRICE

\$600,000

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

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

PROPERTY HIGHLIGHTS

- ±0.65 AC Lot left at Adams Dairy Landing
- Perfect for a small QSR with drive-thru
- Excellent visibility 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

WIDE
AERIAL

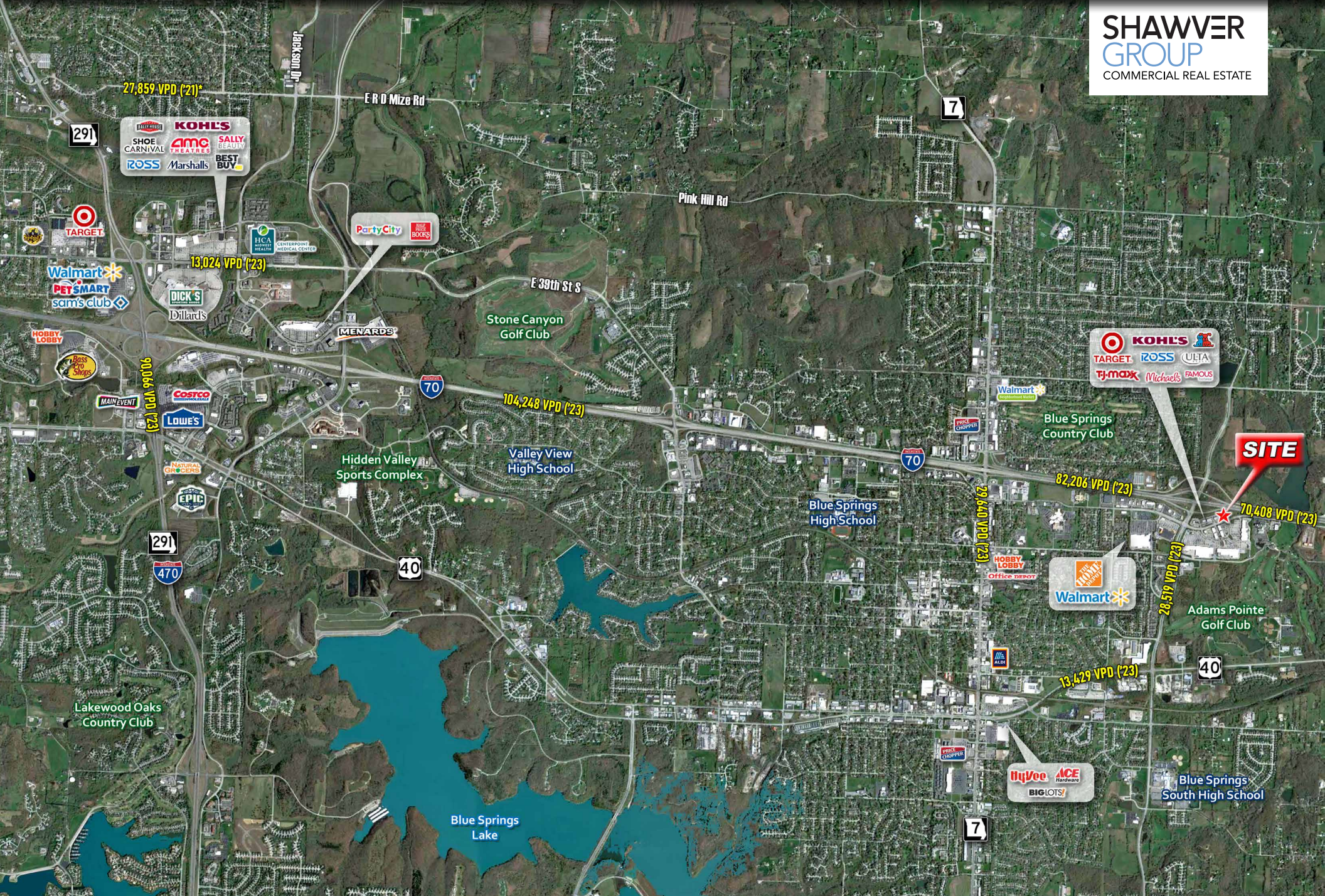
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SITE PLAN

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TENANTS

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



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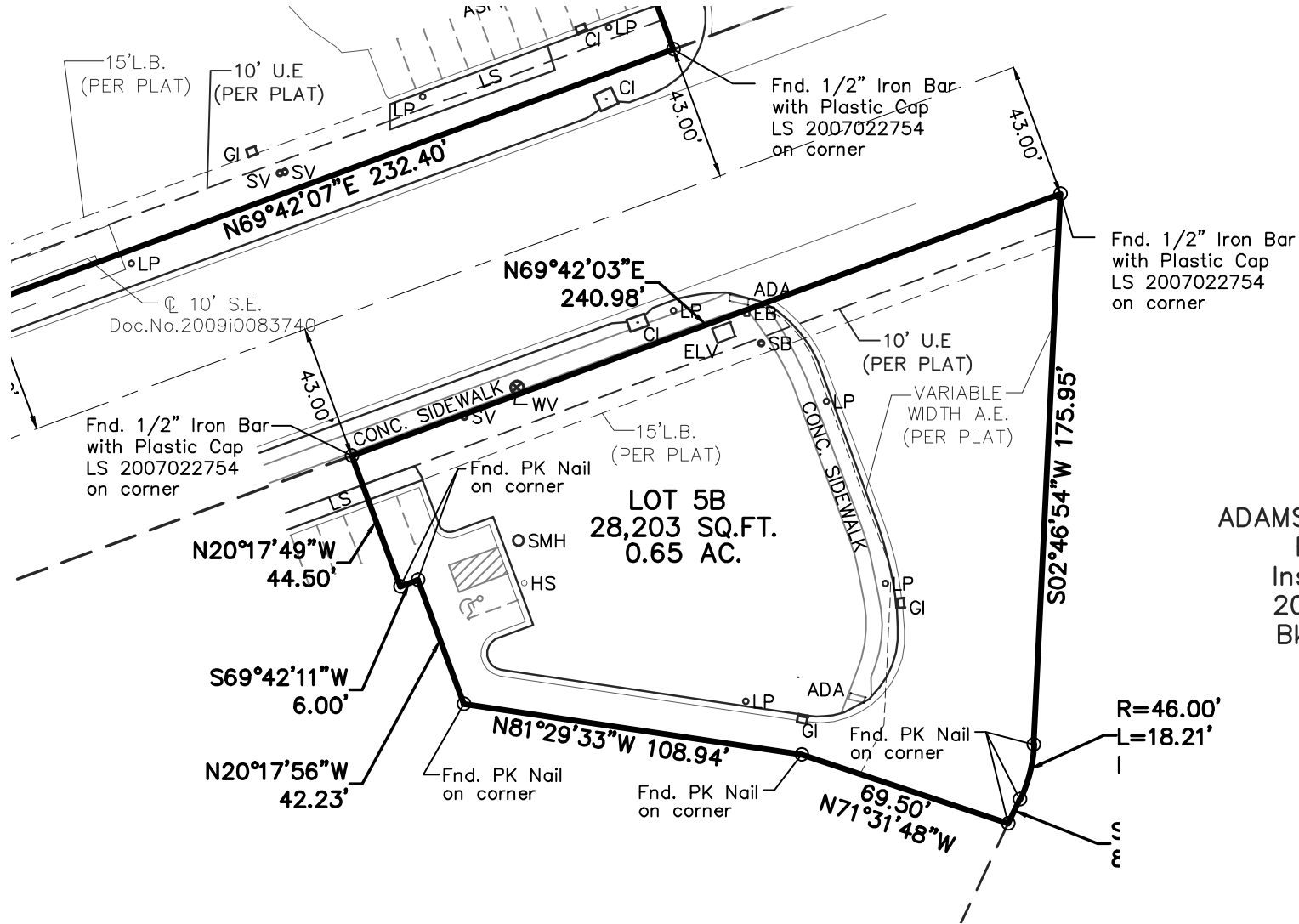
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**PAD SITE
MAP**

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LOT 6
ADAMS DAIRY LANDING
FIRST PLAT
Instrument No.
2008E0097027
Bk 122 Pg 39