



# FOR LEASE: Retail/Office Space at Country Club Shoppes 1402-1422 Highway 7, Blue Springs, MO



- ✓ Multi-tenant retail center built in 2004 – newer construction and updated aesthetics as compared to surrounding shopping centers
- ✓ Located at the entrance of the Blue Springs Country Club, less than one mile north of I-70
- ✓ Excellent visibility to Highway 7, carrying over 32,000 vehicles per day
- ✓ Located on hard corner of signalized intersection, allowing for convenient ingress and egress
- ✓ **996 SF space available immediately**
- ✓ Monument signage along Highway 7 available

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# FOR LEASE: 1,000 SF Retail/Office Space at Country Club Shoppes 1402-1422 Highway 7, Blue Springs, MO



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## 1402-1422 Highway 7, Blue Springs, MO

### Employees

1 Mile	4,643
3 Mile	20,523
5 Mile	35,417

### Average Home Value

1 Mile	\$172,739
3 Mile	\$159,837
5 Mile	\$171,886

### Population

1 Mile	9,426
3 Mile	50,854
5 Mile	84,093

### Average Income

1 Mile	92,868
3 Mile	84,643
5 Mile	85,978

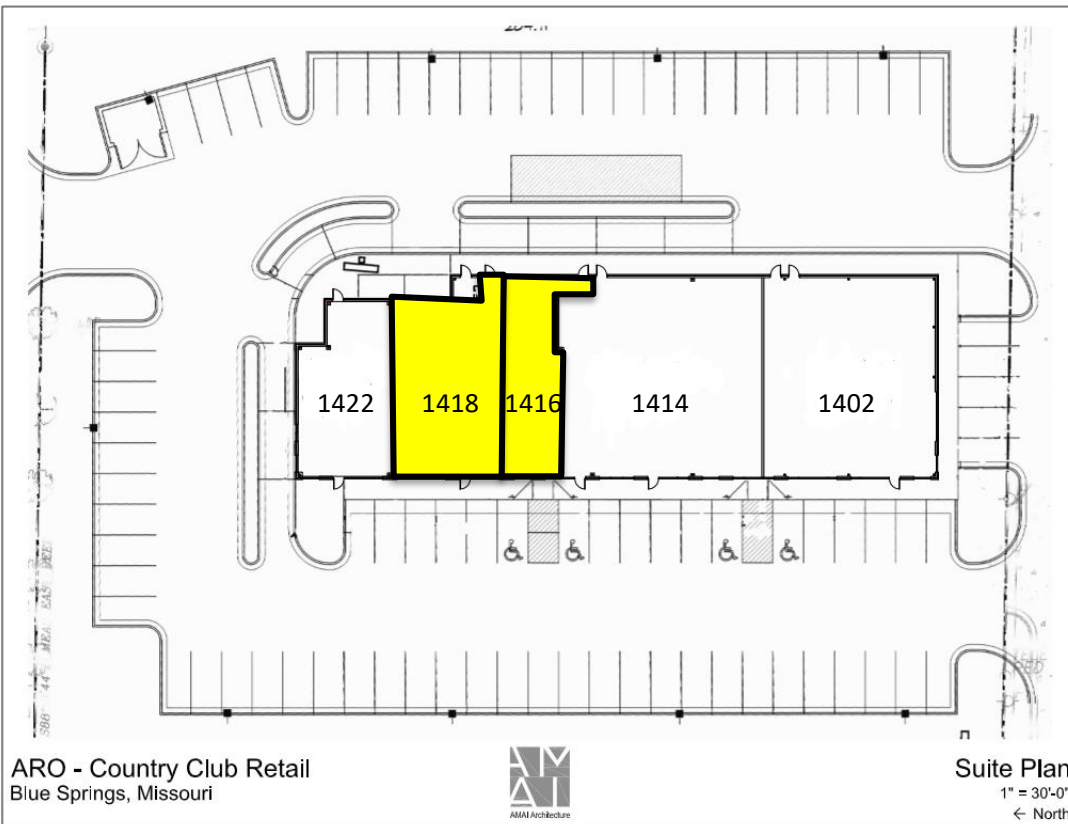


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Space	Tenant	Square Footage
1402	Sinclair's Restaurant	3,085 SF
1414	Real Jalisco Mexican	3,140 SF
1416	Vacant	996 SF
1418	Coconut Beach Tan	1,590 SF
1422	Ross Miller Cleaners	1,500 SF

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