



BURDETT SHOPS

1741-1771 NW Burdett Crossing, Blue Springs, MO



LEASE RATE: \$14/SF | 1,350 & 2,250 SF SPACES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,479	51,568	91,425
Avg. Household Income	\$97,863	\$86,521	\$89,113

- 14,600 SF center with 5 tenants and 2 vacant suites
- Neighborhood office/retail/service center
- New build-out with X-ray room
- Long standing tenants
- Easy access and great visibility
- Right off Interstate 70
- New roof installed in 2019



CLICK HERE TO VIEW MORE LISTING INFORMATION

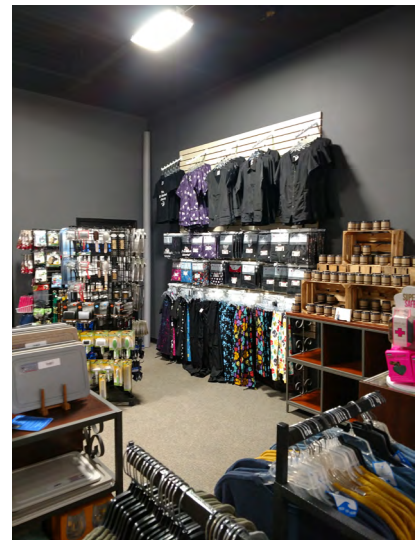
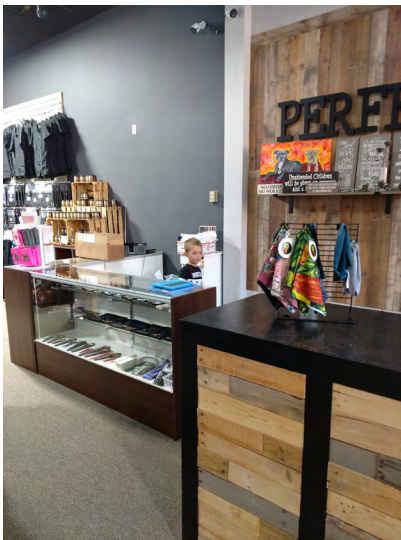
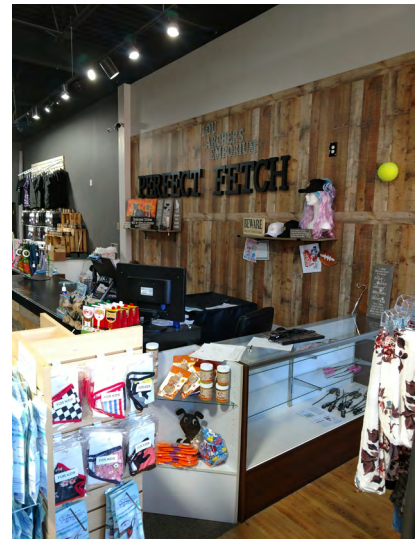
For More Information Contact:

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agent



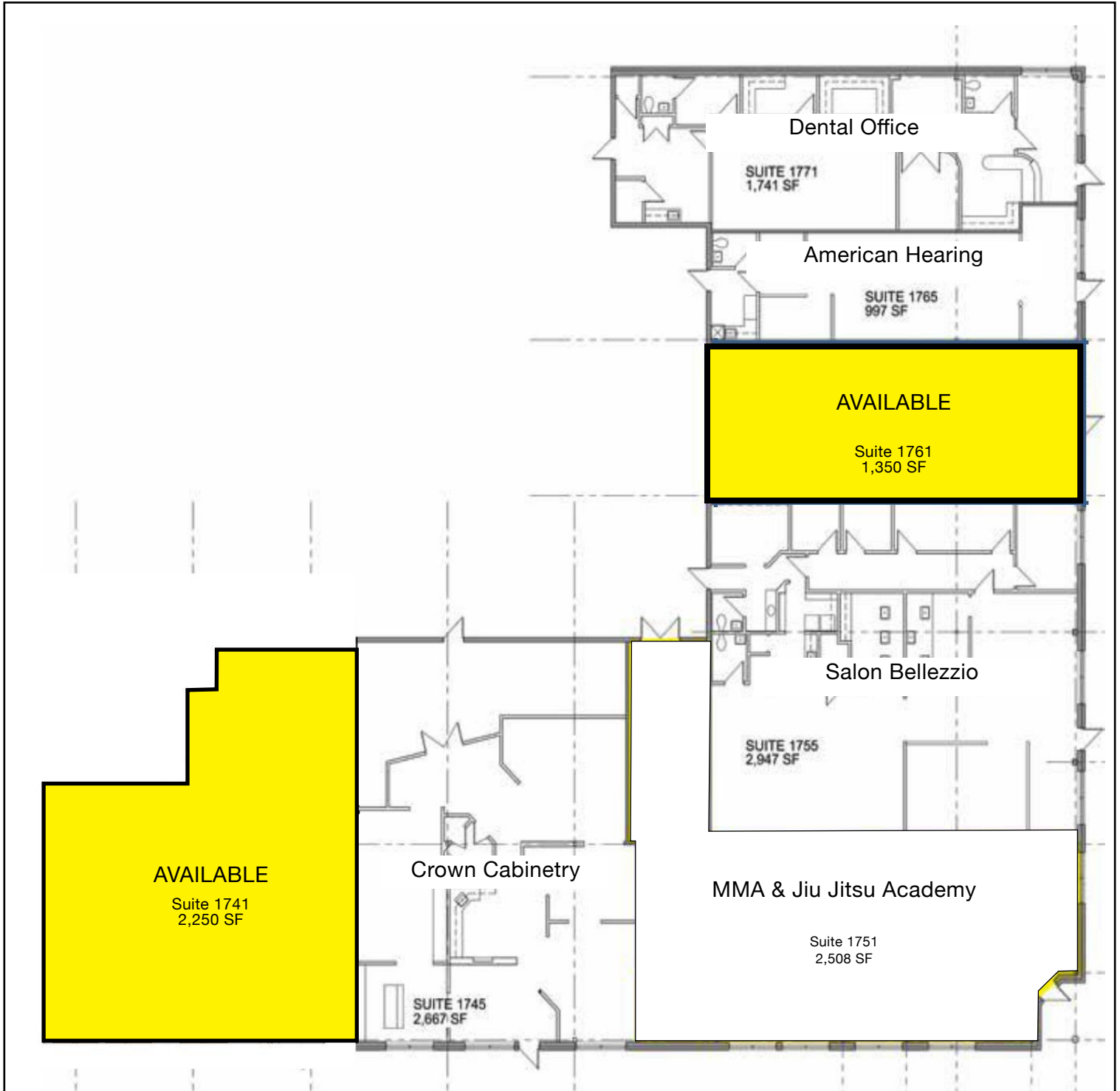
1,350 SF SPACE



2,250 SF SPACE



FLOOR PLAN



The anchor suite of the complex; an open floor plan, double backdoor for loading and unloading, 2 slop sinks, 1 private office, 1 bathroom.

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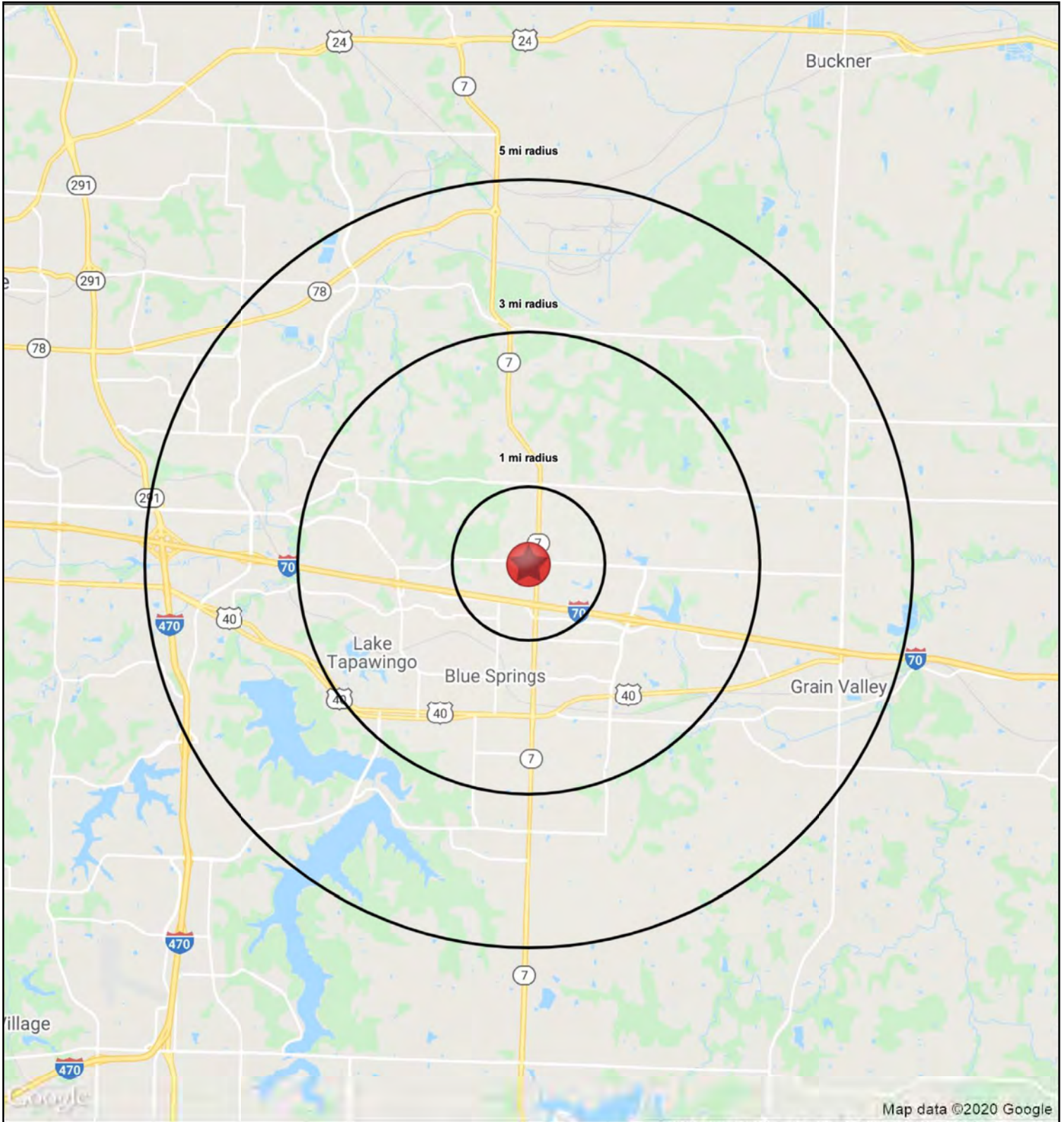
1741-1771 NW Burdett Crossing, Blue Springs, MO

AERIAL



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1741-1771 NW Burdett Crossing Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	9,479	51,568	91,425
2026 Projected Population	9,483	52,507	94,933
2020 Census Population	9,447	52,464	90,852
2010 Census Population	9,194	48,402	80,256
Projected Annual Growth 2021 to 2026	-	0.4%	0.8%
Historical Annual Growth 2010 to 2021	0.3%	0.6%	1.3%
2021 Median Age	39.0	36.2	36.1
Households			
2021 Estimated Households	3,635	19,461	34,513
2026 Projected Households	3,684	20,083	36,317
2020 Census Households	3,624	19,791	34,280
2010 Census Households	3,495	18,107	29,985
Projected Annual Growth 2021 to 2026	0.3%	0.6%	1.0%
Historical Annual Growth 2010 to 2021	0.4%	0.7%	1.4%
Race and Ethnicity			
2021 Estimated White	79.8%	79.5%	80.6%
2021 Estimated Black or African American	6.8%	7.2%	6.8%
2021 Estimated Asian or Pacific Islander	2.3%	1.9%	1.8%
2021 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%
2021 Estimated Other Races	10.6%	11.0%	10.3%
2021 Estimated Hispanic	7.2%	7.1%	6.9%
Income			
2021 Estimated Average Household Income	\$97,863	\$86,521	\$89,113
2021 Estimated Median Household Income	\$90,513	\$79,605	\$81,692
2021 Estimated Per Capita Income	\$37,564	\$32,680	\$33,675
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.9%	1.0%
2021 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.9%	3.9%
2021 Estimated High School Graduate	24.1%	27.1%	27.6%
2021 Estimated Some College	26.3%	24.6%	24.3%
2021 Estimated Associates Degree Only	9.4%	8.8%	8.7%
2021 Estimated Bachelors Degree Only	24.4%	23.2%	22.6%
2021 Estimated Graduate Degree	11.8%	11.4%	11.8%
Business			
2021 Estimated Total Businesses	422	1,570	2,717
2021 Estimated Total Employees	3,997	14,984	29,870
2021 Estimated Employee Population per Business	9.5	9.5	11.0
2021 Estimated Residential Population per Business	22.5	32.8	33.7

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