



FREESTANDING RETAIL/OFFICE

903 NW Woods Chapel Road, Blue Springs, Missouri



SALE PRICE: \$475,000 | 2,752 SF BUILDING ON 0.76 AC LOT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,050	49,642	110,106
Avg. Household Income	\$108,932	\$107,311	\$116,386

- Significant Price Reduction!
- 2,752 SF Freestanding retail or professional office building with a versatile footprint
- Major upgrades completed, including a new roof (2024) and HVAC (2023)
- Across from Woods Chapel Plaza, attracting 52,000+ monthly visits
- Benefits from heavy QSR synergy and the newly developed Tim Hortons traffic
- Convenient access to I-70 and 7 Highway



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

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PHOTOS



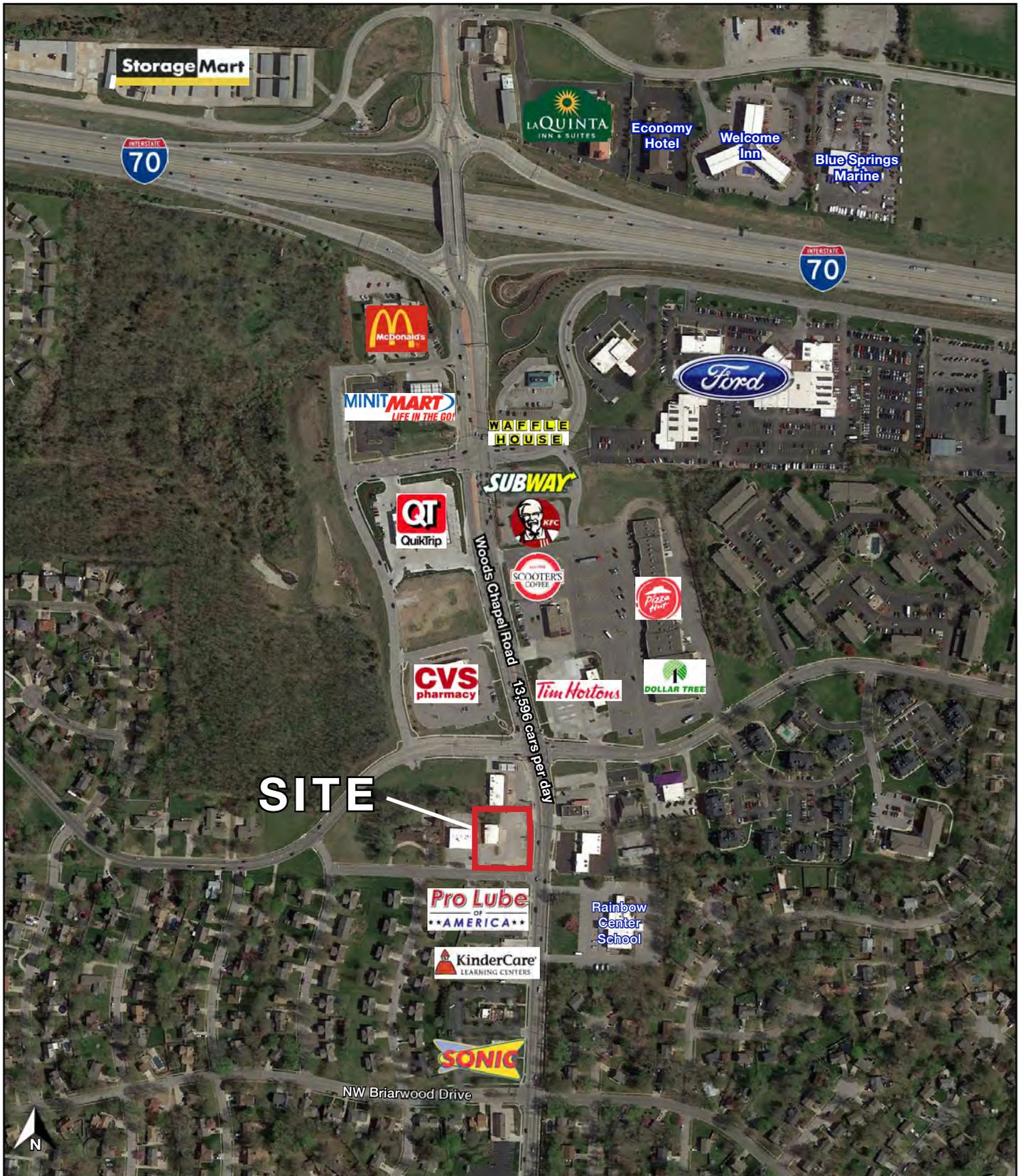
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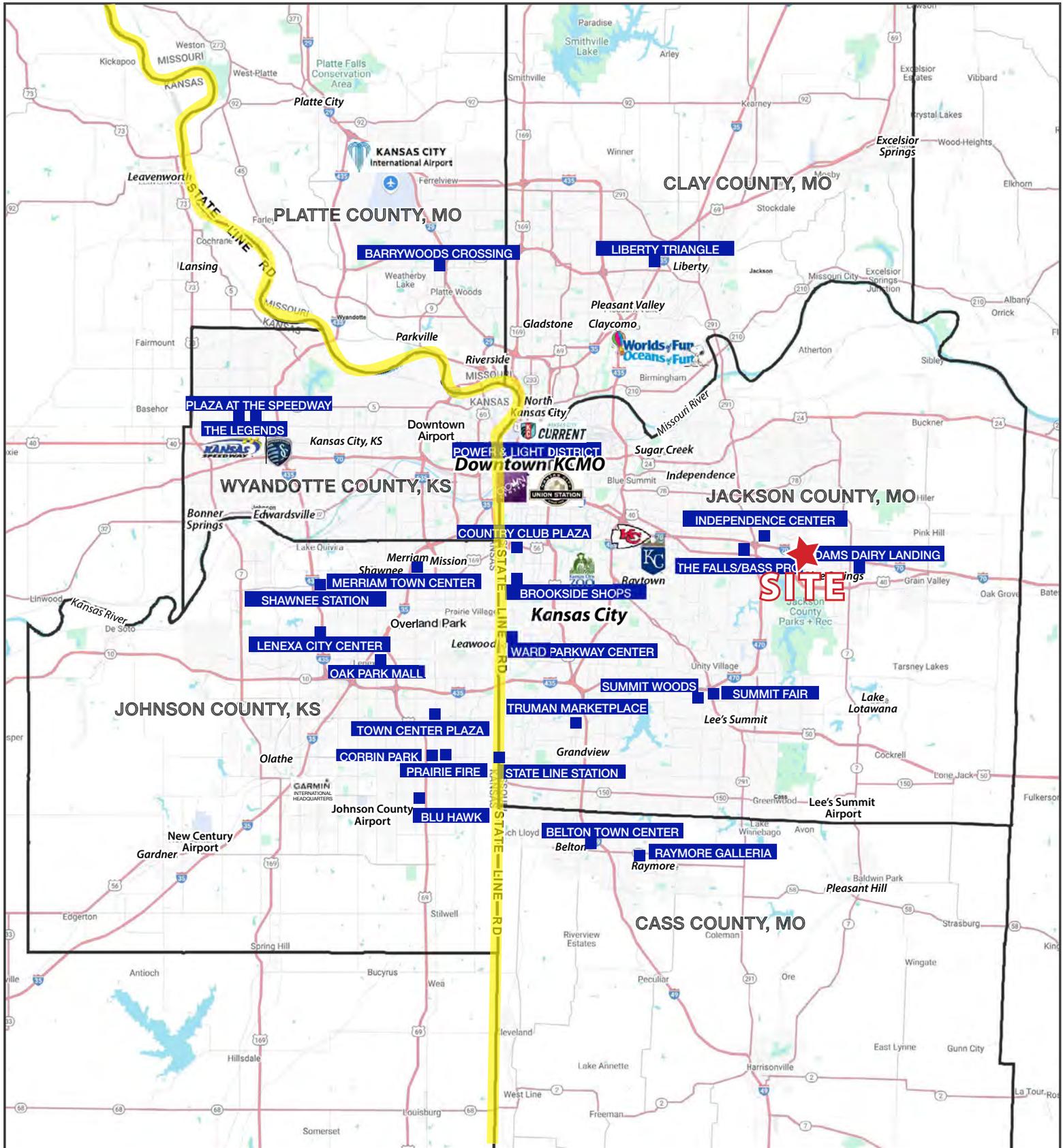
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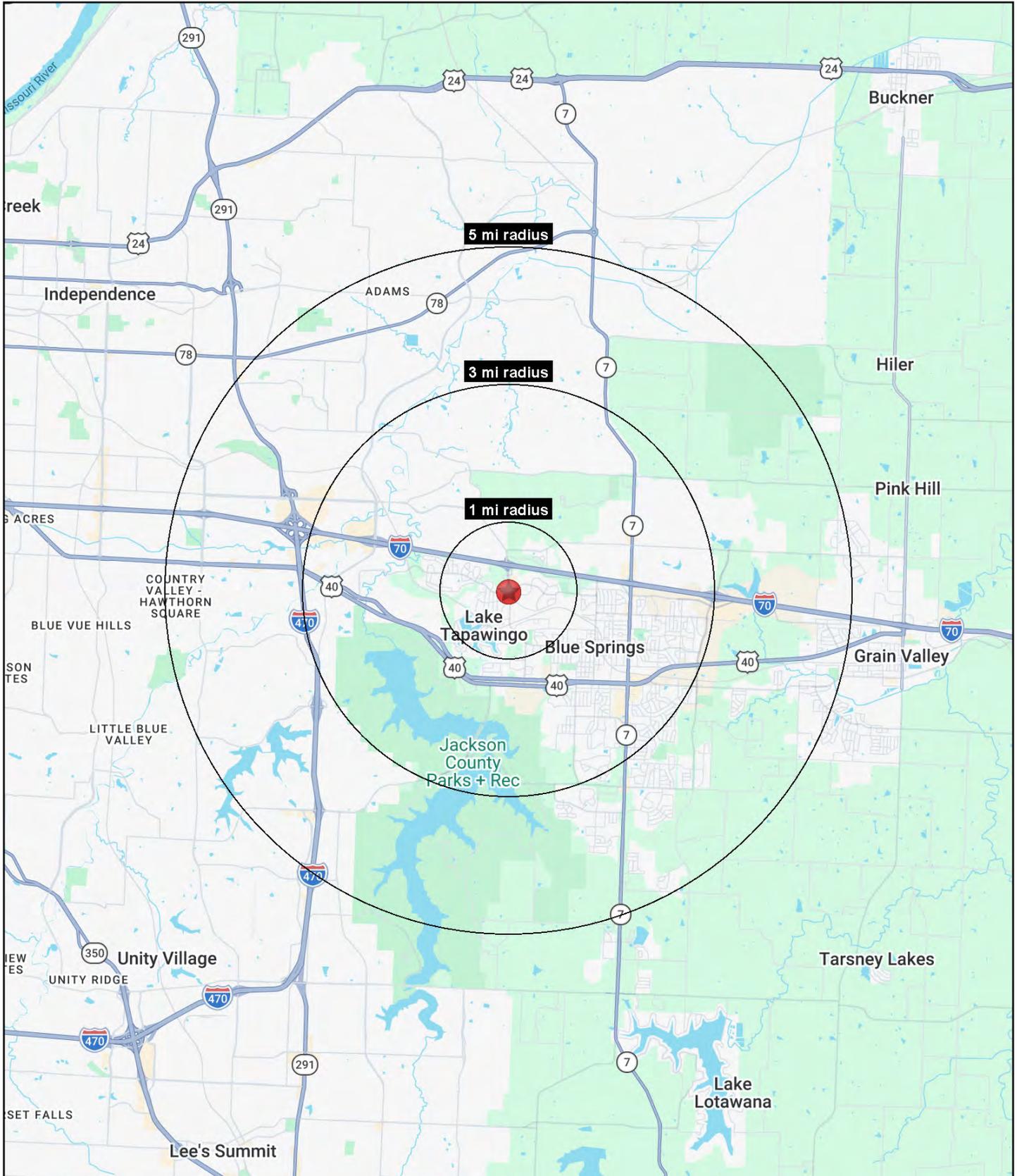
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903 NW Woods Chapel Road Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,050	49,642	110,106
2030 Projected Population	9,940	50,461	112,546
2020 Census Population	10,338	50,480	111,249
2010 Census Population	9,763	46,553	100,226
Projected Annual Growth 2025 to 2030	-0.2%	0.3%	0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.7%
2025 Median Age	36.6	38.8	39.8
Households			
2025 Estimated Households	3,836	19,727	43,479
2030 Projected Households	3,825	20,252	44,795
2020 Census Households	3,881	19,603	42,932
2010 Census Households	3,679	17,799	38,785
Projected Annual Growth 2025 to 2030	-	0.5%	0.6%
Historical Annual Growth 2010 to 2025	0.3%	0.7%	0.8%
Race and Ethnicity			
2025 Estimated White	76.7%	77.9%	78.3%
2025 Estimated Black or African American	11.7%	10.8%	10.7%
2025 Estimated Asian or Pacific Islander	1.7%	1.8%	2.0%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
2025 Estimated Other Races	9.6%	9.1%	8.7%
2025 Estimated Hispanic	8.7%	8.3%	8.1%
Income			
2025 Estimated Average Household Income	\$108,932	\$107,311	\$116,386
2025 Estimated Median Household Income	\$83,919	\$81,192	\$91,225
2025 Estimated Per Capita Income	\$41,599	\$42,720	\$46,014
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.3%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.2%	3.2%
2025 Estimated High School Graduate	32.1%	28.5%	27.5%
2025 Estimated Some College	27.5%	25.0%	23.6%
2025 Estimated Associates Degree Only	7.8%	7.3%	8.2%
2025 Estimated Bachelors Degree Only	19.3%	22.9%	23.0%
2025 Estimated Graduate Degree	8.8%	11.8%	13.2%
Business			
2025 Estimated Total Businesses	300	2,135	3,792
2025 Estimated Total Employees	2,690	19,306	31,926
2025 Estimated Employee Population per Business	9.0	9.0	8.4
2025 Estimated Residential Population per Business	33.5	23.2	29.0

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