



BLUE SPRINGS OFFICE SPACE

1209 NW North Ridge Drive, Blue Springs, MO



LEASE RATE: \$16/SF MODIFIED GROSS | 800-1,200 SF SPACES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,878	52,349	94,195
Avg. Household Income	\$109,434	\$117,603	\$115,660

- Multi-tenant office for lease
- Easy access to I-70 and 7 Highway
- Wheel chair accessible entrance
- Renovated building with no deferred maintenance
- Secured entry/exit with vestibule

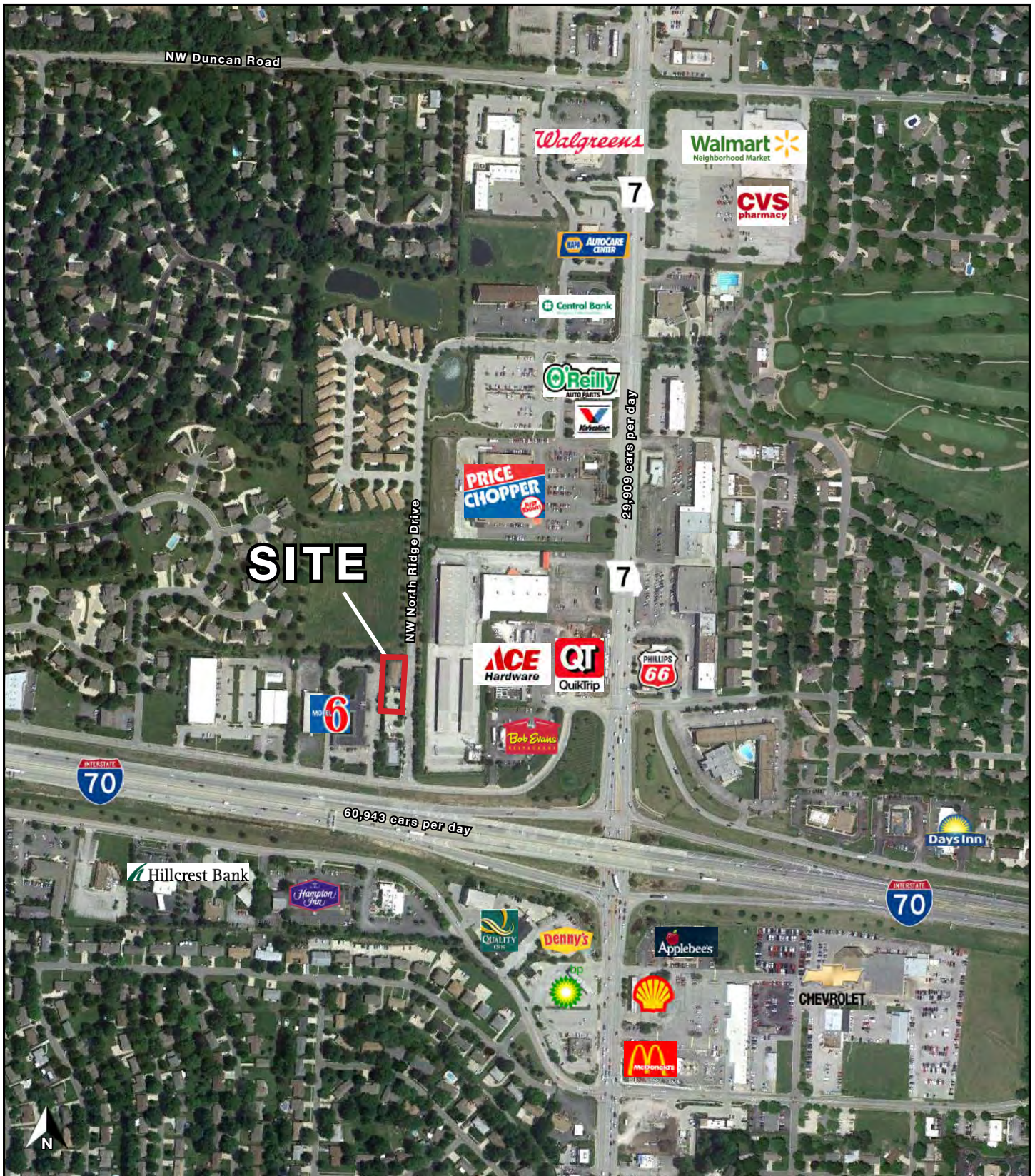
 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: **Garrett Coohon** | 816.412.7315 | gcoohon@blockandco.com *Exclusive Agent*



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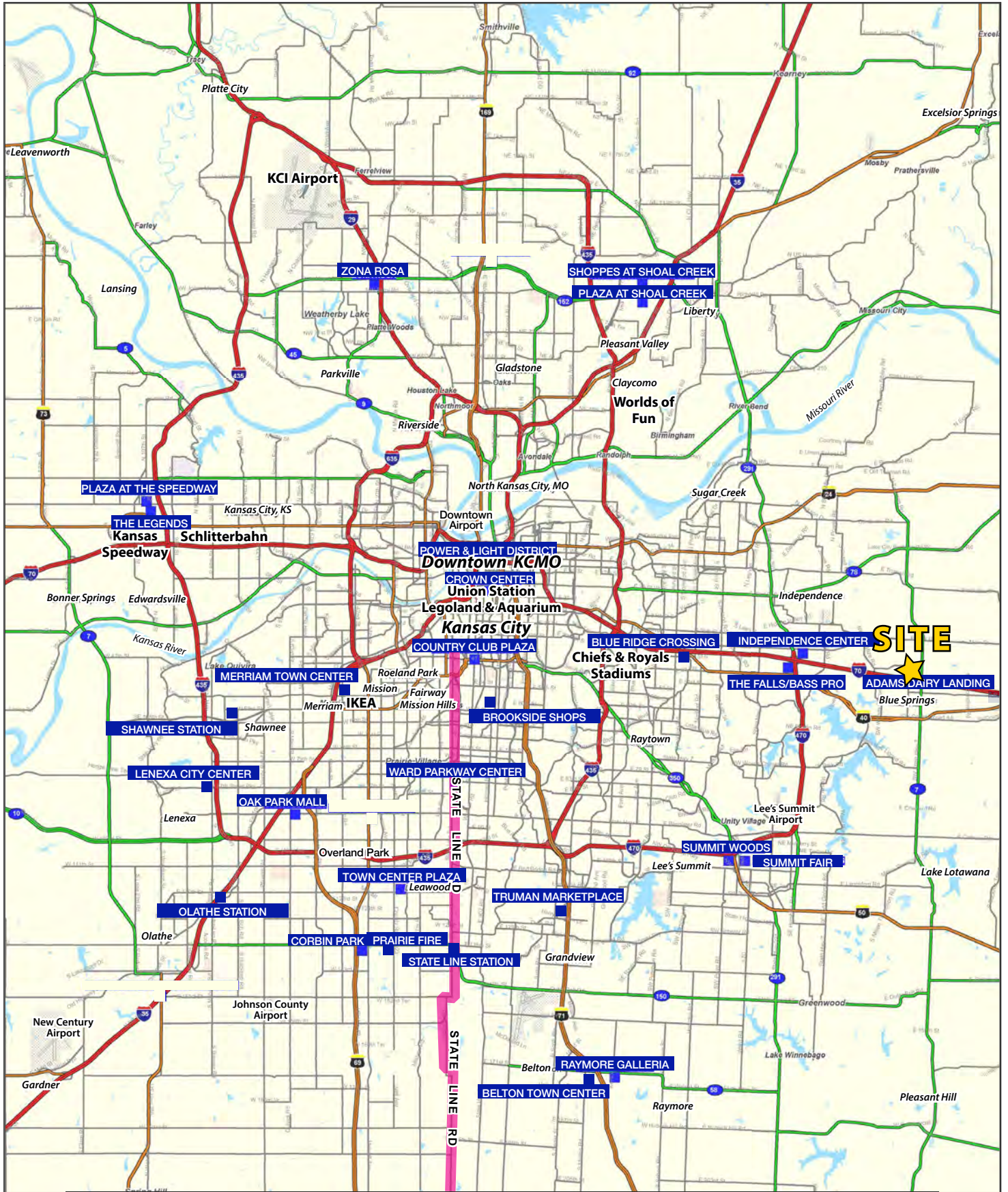
AERIAL





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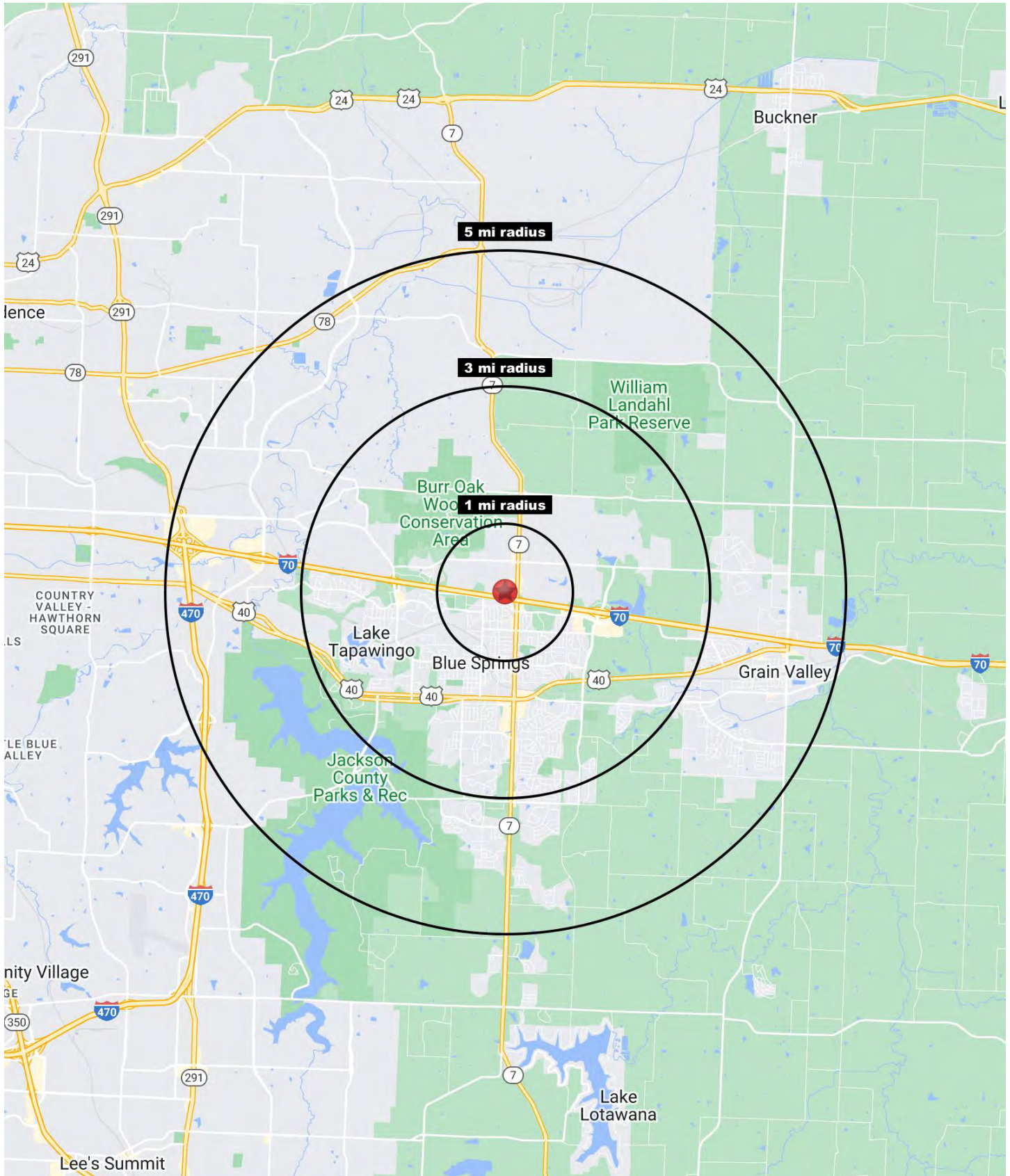
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1209 NW North Ridge Drive Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,878	52,349	94,195
2028 Projected Population	8,772	53,963	101,368
2020 Census Population	9,024	53,610	93,827
2010 Census Population	8,878	49,555	82,476
Projected Annual Growth 2023 to 2028	-0.2%	0.6%	1.5%
Historical Annual Growth 2010 to 2023	-	0.4%	1.1%
2023 Median Age	40.0	36.8	36.6
Households			
2023 Estimated Households	3,593	20,168	36,687
2028 Projected Households	3,500	20,501	38,766
2020 Census Households	3,646	19,955	35,130
2010 Census Households	3,542	18,521	30,803
Projected Annual Growth 2023 to 2028	-0.5%	0.3%	1.1%
Historical Annual Growth 2010 to 2023	0.1%	0.7%	1.5%
Race and Ethnicity			
2023 Estimated White	80.9%	80.5%	81.6%
2023 Estimated Black or African American	8.5%	9.0%	8.5%
2023 Estimated Asian or Pacific Islander	1.9%	1.8%	1.8%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
2023 Estimated Other Races	8.3%	8.3%	7.8%
2023 Estimated Hispanic	7.0%	6.9%	6.6%
Income			
2023 Estimated Average Household Income	\$109,434	\$117,603	\$115,660
2023 Estimated Median Household Income	\$78,125	\$86,913	\$89,759
2023 Estimated Per Capita Income	\$44,357	\$45,337	\$45,089
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.0%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	5.1%	3.5%	3.3%
2023 Estimated High School Graduate	24.9%	28.0%	28.2%
2023 Estimated Some College	27.6%	24.5%	23.7%
2023 Estimated Associates Degree Only	8.9%	8.7%	8.5%
2023 Estimated Bachelors Degree Only	21.7%	22.7%	23.0%
2023 Estimated Graduate Degree	10.7%	11.7%	12.1%
Business			
2023 Estimated Total Businesses	615	1,827	3,083
2023 Estimated Total Employees	4,287	13,556	30,046
2023 Estimated Employee Population per Business	7.0	7.4	9.7
2023 Estimated Residential Population per Business	14.4	28.7	30.6

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