



Coronado Shoppes | Space For Lease

481-495 NE Coronado Drive, Blue Springs, Missouri



Contact Agent For Pricing | 1,216 SF Available 1,815 SF Available For Pre-Lease

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,318	60,329	83,717
Avg. Household Income	\$96,737	\$114,085	\$117,588

- In-line spaces for lease
- Excellent visibility off NE Coronado Drive
- 9,397 SF Center
- Neighboring anchor tenants include Walmart Supercenter, Home Depot, Target, Michaels, Petco, TJ Maxx, Home Goods, Kohls, and many more
- All tenants have great street visibility and signage



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com

JAY FRIEDMAN | 816.412.7334 | jfriedman@blockandco.com

Exclusive Agents



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AERIAL

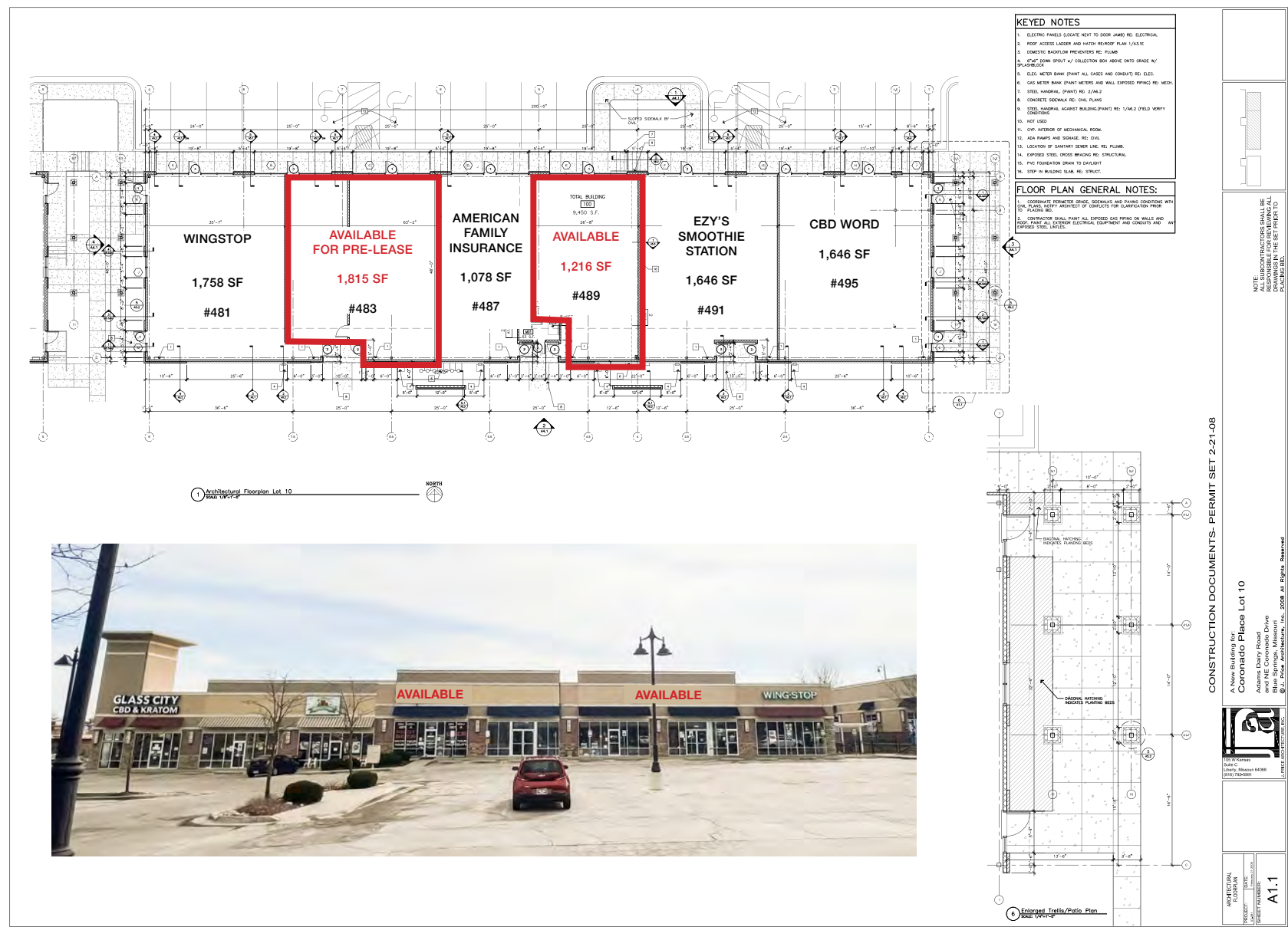




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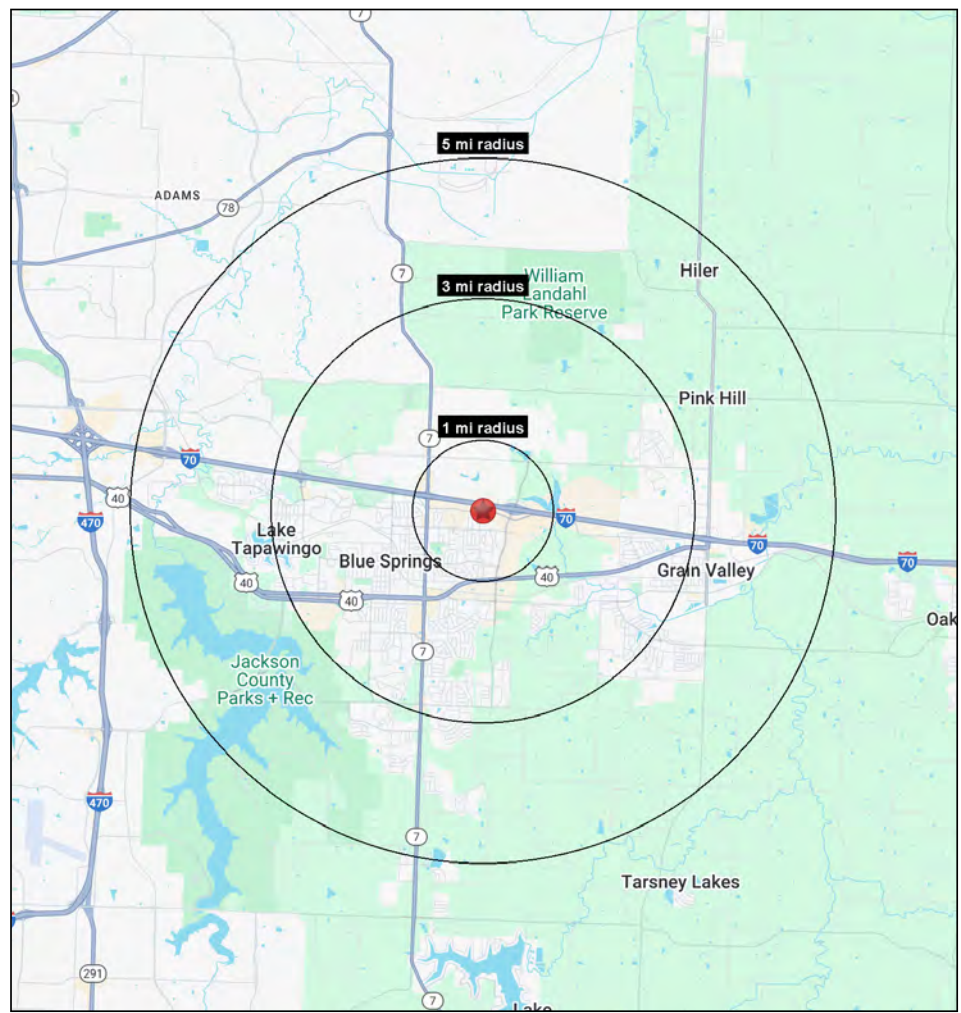
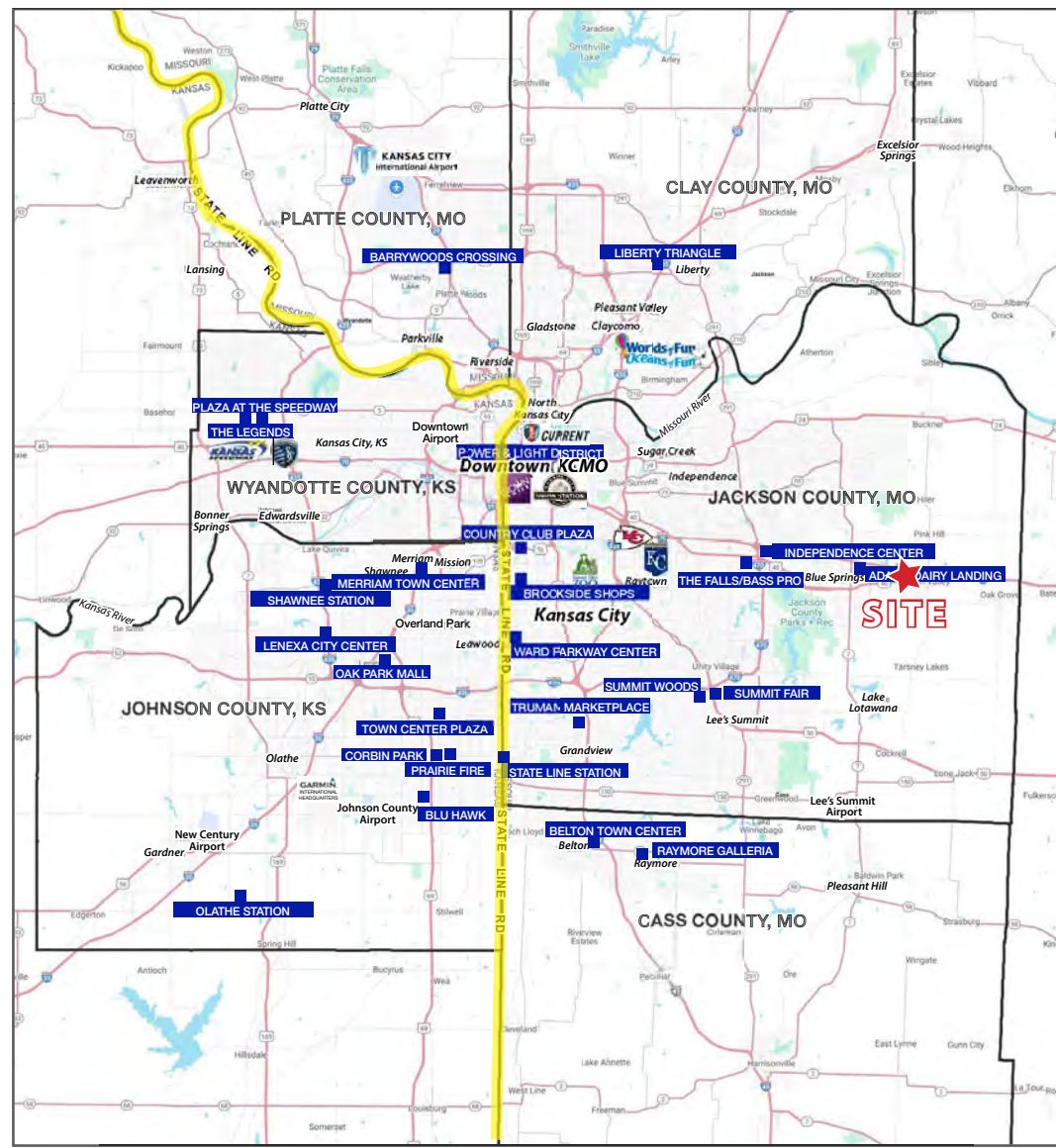
PLAN





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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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481-495 NE Coronado Drive Blue Springs, MO 64014	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,318	60,329	83,717
2030 Projected Population	8,542	61,688	86,720
2020 Census Population	8,425	61,132	83,266
2010 Census Population	7,870	55,079	73,737
Projected Annual Growth 2025 to 2030	0.5%	0.5%	0.7%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.9%
2025 Median Age	38.5	37.0	37.5
Households			
2025 Estimated Households	3,479	22,816	31,414
2030 Projected Households	3,618	23,542	32,773
2020 Census Households	3,355	22,597	30,709
2010 Census Households	3,093	20,420	27,260
Projected Annual Growth 2025 to 2030	0.8%	0.6%	0.9%
Historical Annual Growth 2010 to 2025	0.8%	0.8%	1.0%
Race and Ethnicity			
2025 Estimated White	78.0%	80.2%	80.5%
2025 Estimated Black or African American	11.6%	9.3%	9.2%
2025 Estimated Asian or Pacific Islander	1.7%	1.5%	1.6%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	8.4%	8.6%	8.3%
2025 Estimated Hispanic	8.0%	8.0%	7.7%
Income			
2025 Estimated Average Household Income	\$96,737	\$114,085	\$117,588
2025 Estimated Median Household Income	\$75,892	\$86,088	\$90,310
2025 Estimated Per Capita Income	\$40,591	\$43,183	\$44,159
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	5.1%	3.6%	3.2%
2025 Estimated High School Graduate	27.6%	29.2%	28.9%
2025 Estimated Some College	30.3%	23.7%	23.6%
2025 Estimated Associates Degree Only	7.1%	8.6%	8.4%
2025 Estimated Bachelors Degree Only	19.9%	21.9%	22.5%
2025 Estimated Graduate Degree	9.1%	12.0%	11.9%
Business			
2025 Estimated Total Businesses	366	1,959	2,604
2025 Estimated Total Employees	3,580	14,969	22,906
2025 Estimated Employee Population per Business	9.8	7.6	8.8
2025 Estimated Residential Population per Business	22.7	30.8	32.2

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