

# Retail Space for Lease

**BYRAM**  
REAL ESTATE

Keystone Plaza: 1606-1730 South 7 Hwy., Blue Springs, MO 64014



## OVERVIEW

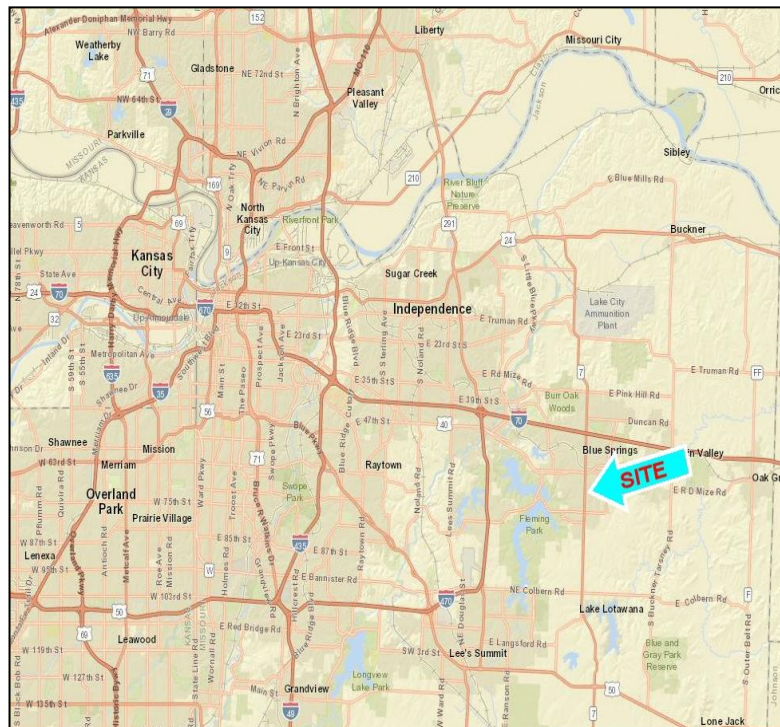
- 1,200-2,400 +/- SF Available
- Former Restaurant, Retail, and Office Space
- Visible to 28,000+ Cars/Day
- Excellent Visibility & Access
- High Growth Area
- >\$79,335 Household Income within One Mile

## DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	12,448	47,363	86,900
Avg. HH Income	\$79,335	\$83,841	\$94,119

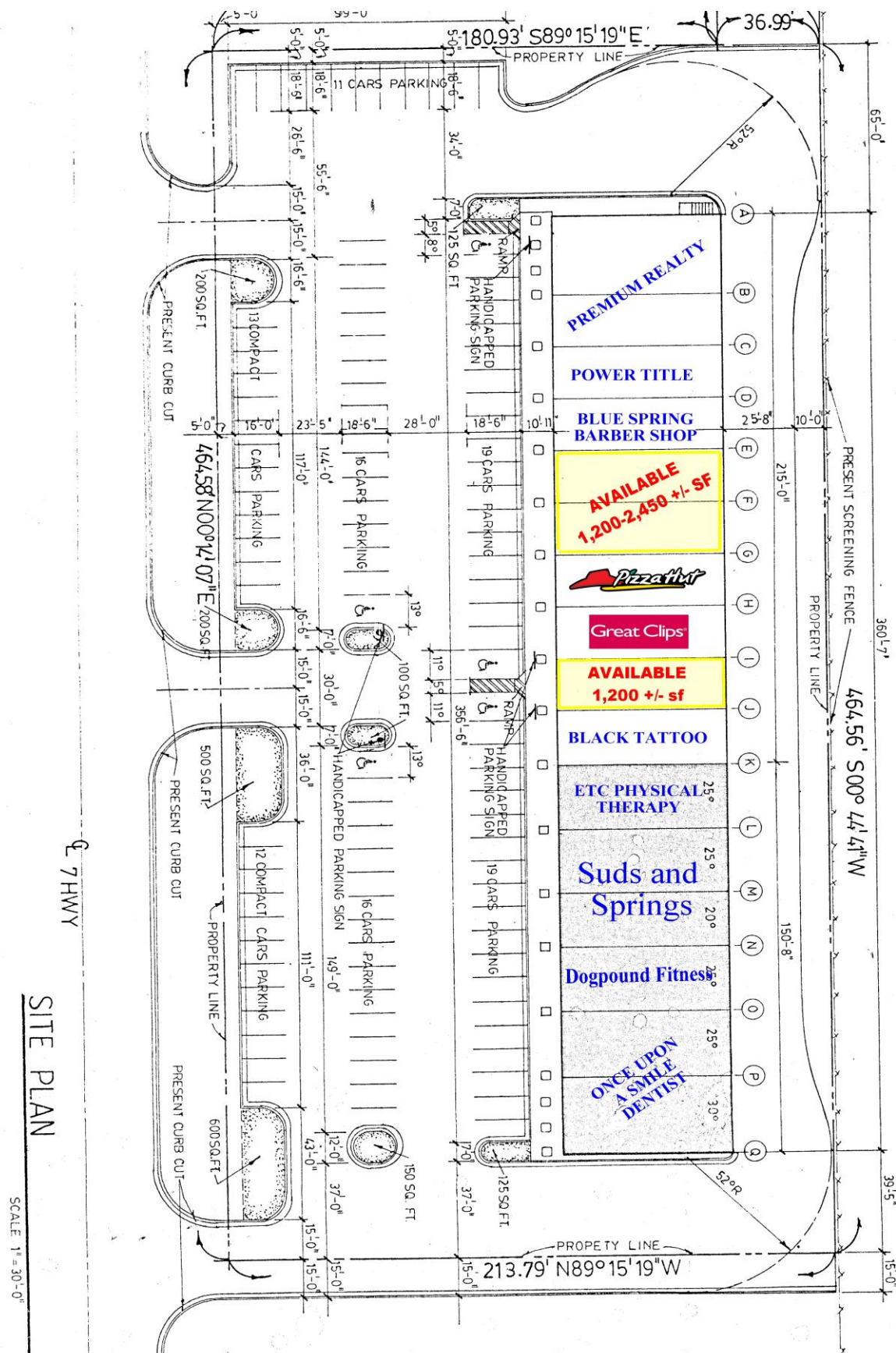
2015 Estimate

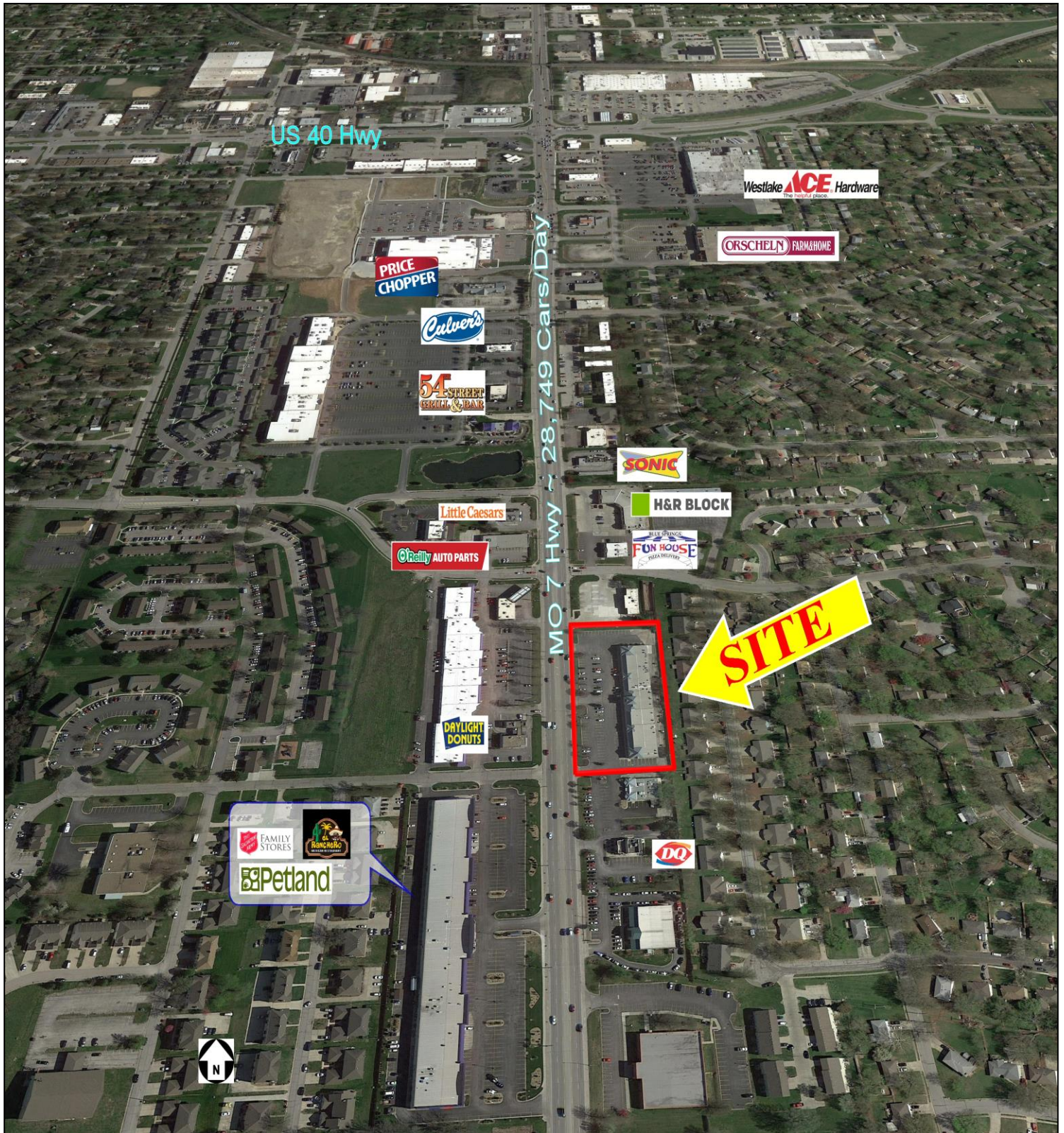
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## Executive Summary Report

1606 MO-7, Blue Springs, Missouri, 64014  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.99965  
Longitude: -94.27295

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,954	40,556	66,338
2010 Population	11,941	44,554	80,377
2016 Population	12,448	47,363	86,900
2021 Population	12,806	49,075	90,617
2000-2010 Annual Rate	-0.01%	0.94%	1.94%
2010-2016 Annual Rate	0.51%	0.74%	0.95%
2016-2021 Annual Rate	0.57%	0.71%	0.84%
2016 Male Population	48.8%	48.6%	48.7%
2016 Female Population	51.2%	51.4%	51.3%
2016 Median Age	35.4	36.4	37.2
<b>Households</b>			
2000 Households	4,143	14,857	24,075
2010 Households	4,297	16,746	29,855
2016 Total Households	4,466	17,695	32,100
2021 Total Households	4,576	18,246	33,319
2000-2010 Annual Rate	0.37%	1.20%	2.18%
2010-2016 Annual Rate	0.47%	0.67%	0.88%
2016-2021 Annual Rate	0.49%	0.62%	0.75%
2016 Average Household Size	2.79	2.67	2.70
<b>Median Household Income</b>			
2016 Median Household Income	\$67,759	\$67,173	\$75,510
2021 Median Household Income	\$75,530	\$76,778	\$82,861
2016-2021 Annual Rate	2.20%	2.71%	1.88%
<b>Average Household Income</b>			
2016 Average Household Income	\$79,355	\$83,841	\$94,119
2021 Average Household Income	\$89,752	\$97,120	\$108,209
2016-2021 Annual Rate	2.49%	2.98%	2.83%
<b>Housing</b>			
2000 Total Housing Units	4,222	15,283	24,874
2000 Owner Occupied Housing Units	3,191	10,675	18,691
2000 Renter Occupied Housing Units	952	4,182	5,384
2000 Vacant Housing Units	79	426	799
2010 Total Housing Units	4,558	17,798	31,795
2010 Owner Occupied Housing Units	3,035	11,534	22,183
2010 Renter Occupied Housing Units	1,262	5,212	7,672
2010 Vacant Housing Units	261	1,052	1,940
2016 Total Housing Units	4,701	18,569	33,626
2016 Owner Occupied Housing Units	2,971	11,363	22,626
2016 Renter Occupied Housing Units	1,496	6,333	9,474
2016 Vacant Housing Units	235	874	1,526
2021 Total Housing Units	4,817	19,095	34,801
2021 Owner Occupied Housing Units	3,071	11,810	23,614
2021 Renter Occupied Housing Units	1,506	6,437	9,705
2021 Vacant Housing Units	241	849	1,482
<b>Data for all businesses in area</b>			
Total Businesses:	373	1,682	2,763
Total Employees:	4,098	20,748	33,234
Total Residential Population:	12,448	47,363	86,900
Employee/Residential Population Ratio:	0.330:1	0.440:1	0.380:1

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.