

ADAMS DAIRY PARKWAY LAKE FRONTAGE

NE OF I-70 AND ADAMS DAIRY PARKWAY, BLUE SPRINGS, MO 64105



FOR SALE

\$2,178,000 (9.66 AC)

Sold separately or together at a discount, individual pricing is as follows:

Tract A (5.68 AC) \$1,484,525 (\$6.00/SF)

Tract B (3.98 AC) \$693,500 (\$4.00/SF)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 POPULATION	4,741	49,740	75,646
2016 AVE HOUSEHOLD INCOME	\$82,254	\$77,968	\$82,063

HIGHLIGHTS

- » 2 Contiguous Tracts of Commercially Zoned Land Containing Almost 10 AC
- » I-70 & Adams Dairy Parkway interchange; excellent access
- » Located close to Wal-Mart, The Home Depot, Target, Kohl's, TJ Maxx/ HomeGoods, Gap Outlet, Ross, Verizon Wireless, Starbucks & Ulta
- » Prime for Senior Living and/or Hotel

TRAFFIC COUNTS

TRAFFIC COUNTS ON I-70

63,000 vehicles/day

TRAFFIC COUNTS ON ADAMS DAIRY PKWY

18,059 vehicles/day