

ADAMS DAIRY PARKWAY LAKE FRONTAGE

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



FOR SALE

Tract C \$8,695,556

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

TRAFFIC COUNTS

TRAFFIC COUNTS ON I-70	63,000 vehicles/day
TRAFFIC COUNTS ON ADAMS DAIRY PKWY	18,059 vehicles/day

HIGHLIGHTS

- Great I-70 visibility with approximately 2,000 feet of frontage & high traffic counts
- Prime ready-to-build commercial sites, all utilities available and tracts can be subdivided. Perfect for light industrial business park.
- Across the street from Haldex and across the interstate from Kohl's Distribution Center