

## OFFERING SUMMARY

704 NW MOCK AVE

BLUE SPRINGS, MO 64015

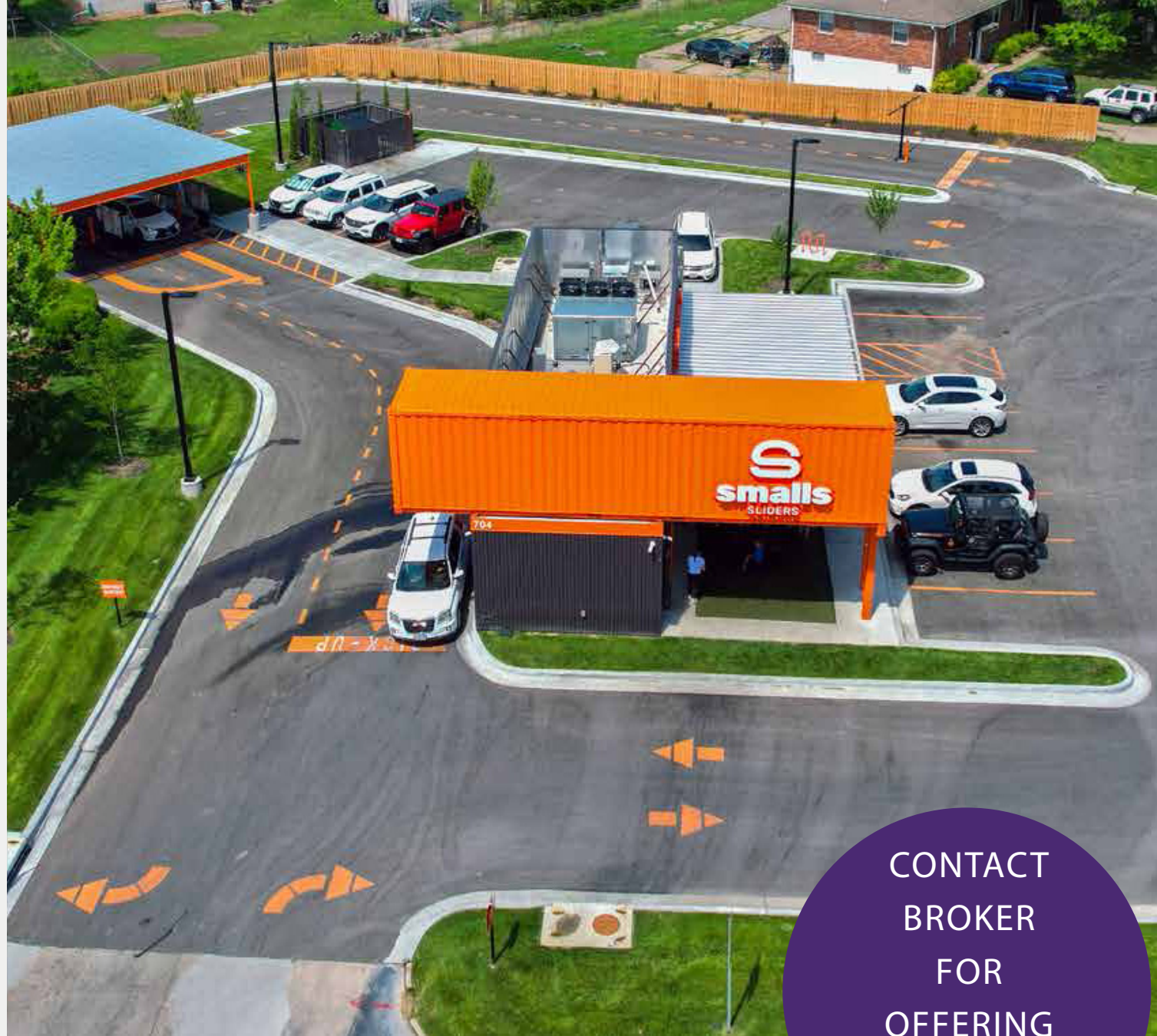
## INVESTMENT SALE

Great location within the Blue Springs,  
MO Retail Corridor | Less than 0.3 miles  
from Highway 70 exit | Experienced  
franchisee | 15 year lease | 750 SF  
building | 0.75 AC site

L<sup>3</sup> CORPORATION

1401 S. BRENTWOOD BLVD. SUITE 475  
SAINT LOUIS, MO 63141

L3CORPORATION.COM



CONTACT  
BROKER  
FOR  
OFFERING  
MEMORANDUM

OFFERED EXCLUSIVELY BY:

RICK SPECTOR

RSPECTOR@L3CORPORATION.COM

D: 314.282.9827

C: 314.708.2009






# 704 NW MOCK AVE

## DEMOGRAPHICS & PHOTOS

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
RICK SPECTOR  
314.282.9827 (DIRECT)  
314.708.2009 (MOBILE)  
RSPECTOR@L3CORPORATION.COM



## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u> 9,964	<u>1 MILE</u> 4,119	<u>1 MILE</u> \$91,204
<u>3 MILES</u> 58,125	<u>3 MILES</u> 27,701	<u>3 MILES</u> \$106,201
<u>5 MILES</u> 94,632	<u>5 MILES</u> 35,537	<u>5 MILES</u> \$108,627

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Th value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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## SITE PLAN

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## ZOOM AERIAL

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