

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

L³ 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

STEVE COLLINS

STEVE.COLLINS@THEPALOMARGROUP.COM

C: 706.564.8556

704 NW MOCK AVE

DEMOGRAPHICS & PHOTOS

PLEASE CONTACT: L³ 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.

704 NW MOCK AVE

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



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. The 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.

704 NW MOCK AVE

ZOOM AERIAL

PLEASE CONTACT:

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



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. The 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.